

# 2019 Board of Variance Notice of Appeal Form

## OFFICE OF THE CITY CLERK

Burnaby City Hall, 4949 Canada Way, Burnaby BC, V5G 1M2, Phone: 604-294-7290 Email: clerks@burnaby.ca

Applicant
Name of Applicant Doug Chernoff
Mailing Address 3863 GILPIN ST
City/Town Bunnby BC Postal Code VSG ZHZ
Phone Number(s) (H) 604-451-5401 (C) 778-953-611Z
Email doug. Chernoft@gmail.com
Property
Name of Owner Doug + Alison Chernoff
Name of Owner  Doug + Alison Chernoff  Civic Address of Property  3862 Harper Court
I hereby declare that the information submitted in support of this application is, to the best of my knowledge, true and correct in all aspects, and further that my plans have no conflict with municipal bylaws other than those applied for with in this application.
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Date Applicant Signature
Office Use Only
Appeal Date April 4th 2019 Appeal Number BV#
Required Documents:  Eee Application Receipt  Building Department Referral Letter  Hardship Letter from Applicant  Site Plan of Subject Property

Any documents submitted in support of this Board of Variance Appeal will be made available to the Public

City Of Burnaby Board of Variance

Re: 3862 Harper Court Length of Building Bylaw Variance Request.

To The Board of Variance.

We are requesting an exemption from the building length Bylaw on the grounds that the unusual shape of the lot constitutes a hardship to our building design.

The lot in question is a pie shaped lot with a narrow front and wide back.

When the proposed house is measured from the front to back in a straight line, the house falls well within the maximum of 60 feet.

However, the particular measurement technique used by the bylaw means the house is measured along a diagonal line following the shape of the lot. This puts our length calculation over the length limit.

We are seeking an exemption from the bylaw on the grounds that the house is not exceptionally long, and that it does not pass the bylaw simply because the lot shape causes the calculation of the length to be measured diagonally across the structure.

**Best Regards** 

Doug & Alison Chernoff

3863 Gilpin St

Burnaby, BC



## **BOARD OF VARIANCE REFERRAL LETTER**

**DATE: March 08, 2019** This is **not** an application. DEADLINE: March 08, 2019 for the April 04, 2019 hearing. Please submit this letter to the Clerk's office **APPLICANT NAME: Doug Chernoff** (ground floor) when you APPLICANT ADDRESS: 3863 Gilpin St., Burnaby, B.C., V5G 2H2 make your Board of Variance application. TELEPHONE: 604-451-5401 PROJECT DESCRIPTION: New single family dwelling with secondary suite and attached garage **ADDRESS: 3862 Harper Court LEGAL DESCRIPTION:** LOT: C DL: 35 **PLAN: EPP80024** 

Building Permit application BLD18-01190 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

#### **Zone R5 / Sections 105.8(1)**

### **COMMENTS:**

The applicant proposes to build a new single family dwelling with secondary suite and attached garage. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

1) To vary Section 105.8(1) – "Depth of Principal Building" of the Zoning Bylaw requirement for the maximum building depth from 60 feet to 74.43 feet.

Notes:

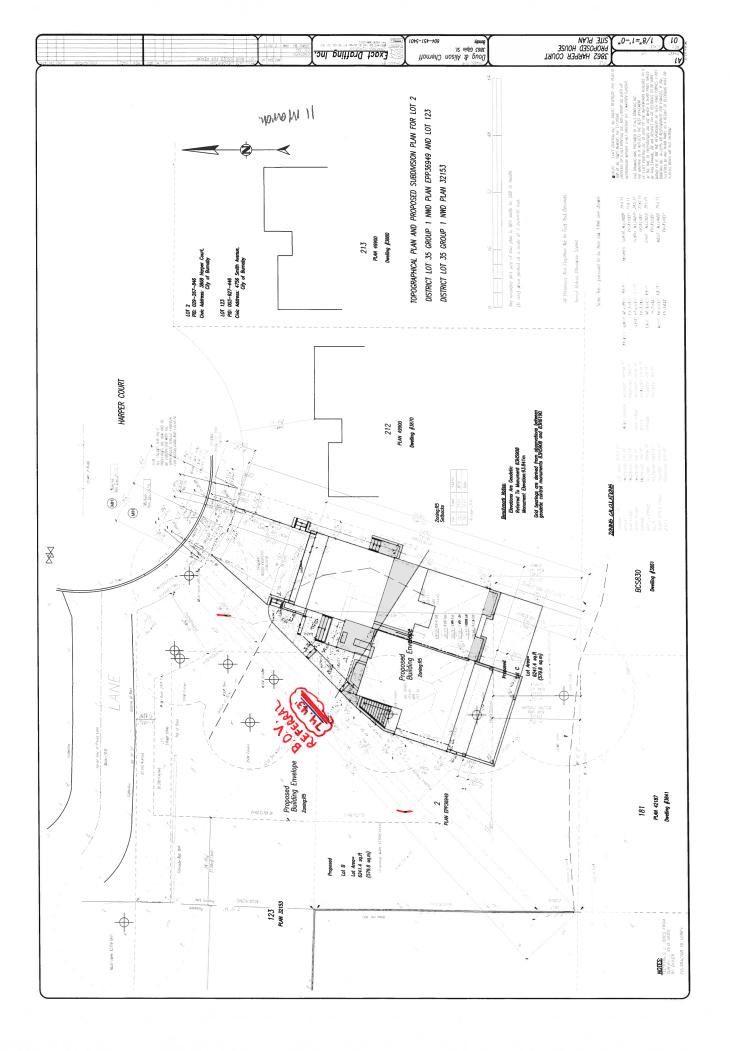
- 1. The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.
- 2. The applicability of this variance, if granted, are limited to the scope of the proposal shown on the attached plans.
- 3. All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.
- 4. Fences and retaining walls will conform to the requirements of Section 6.14.

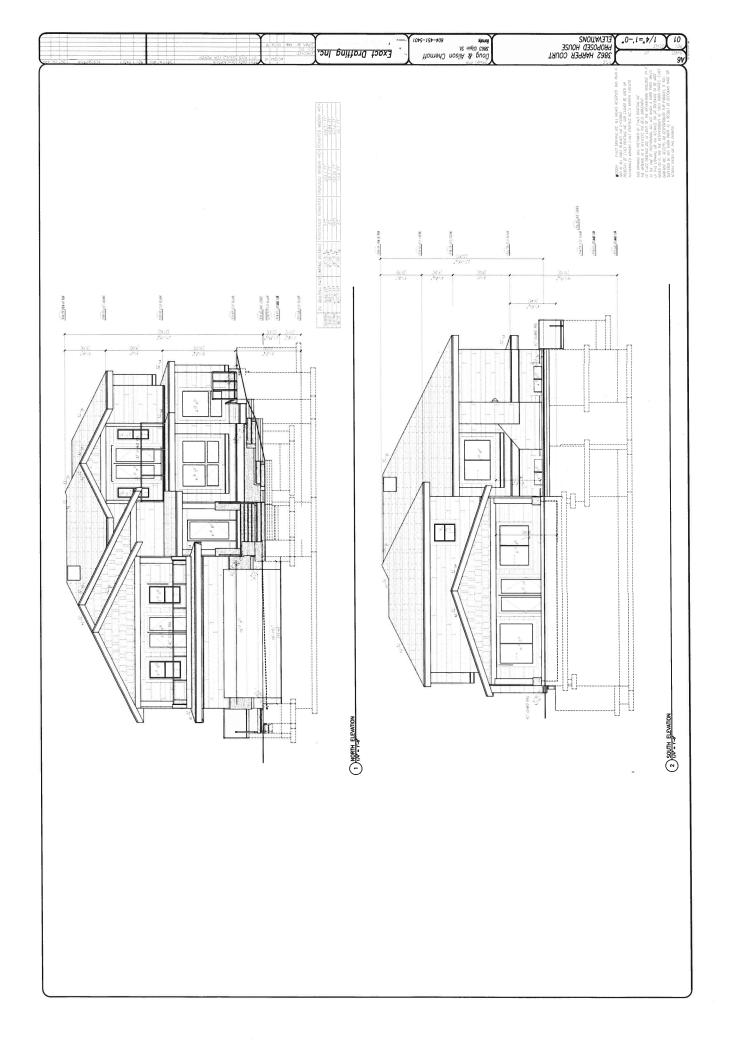
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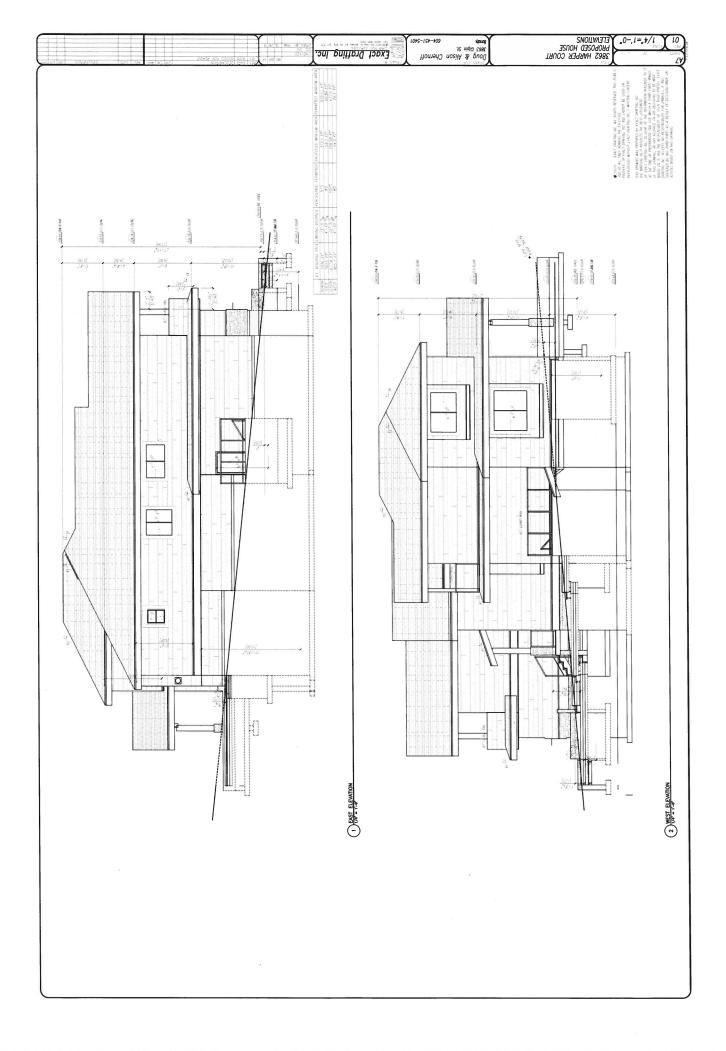
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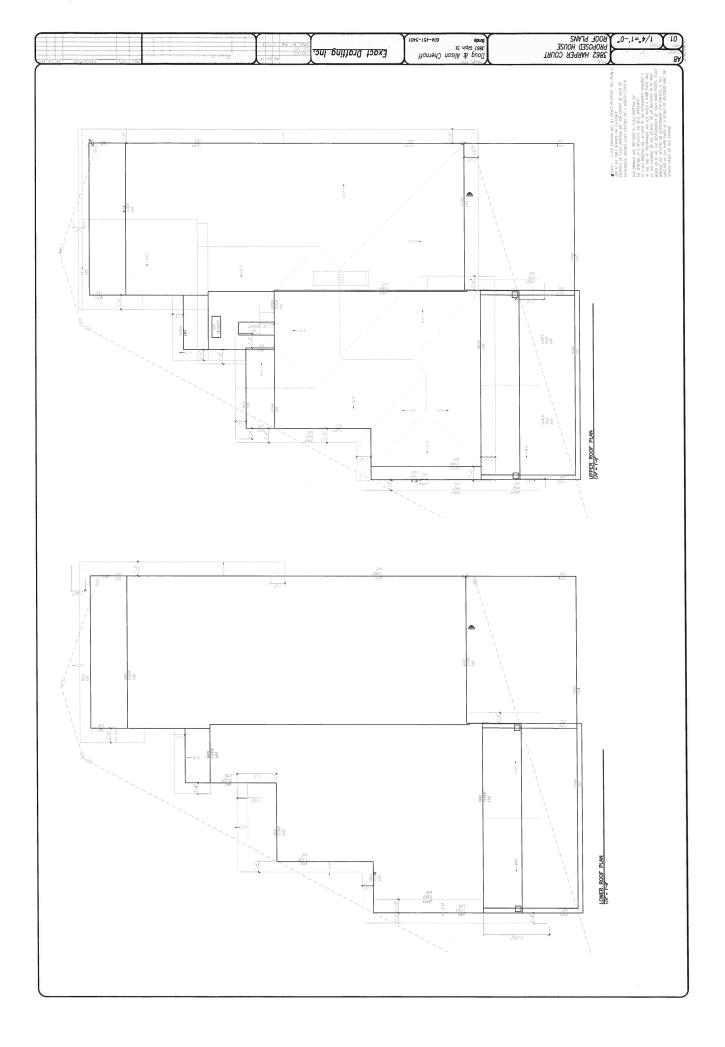
Peter Kushnir

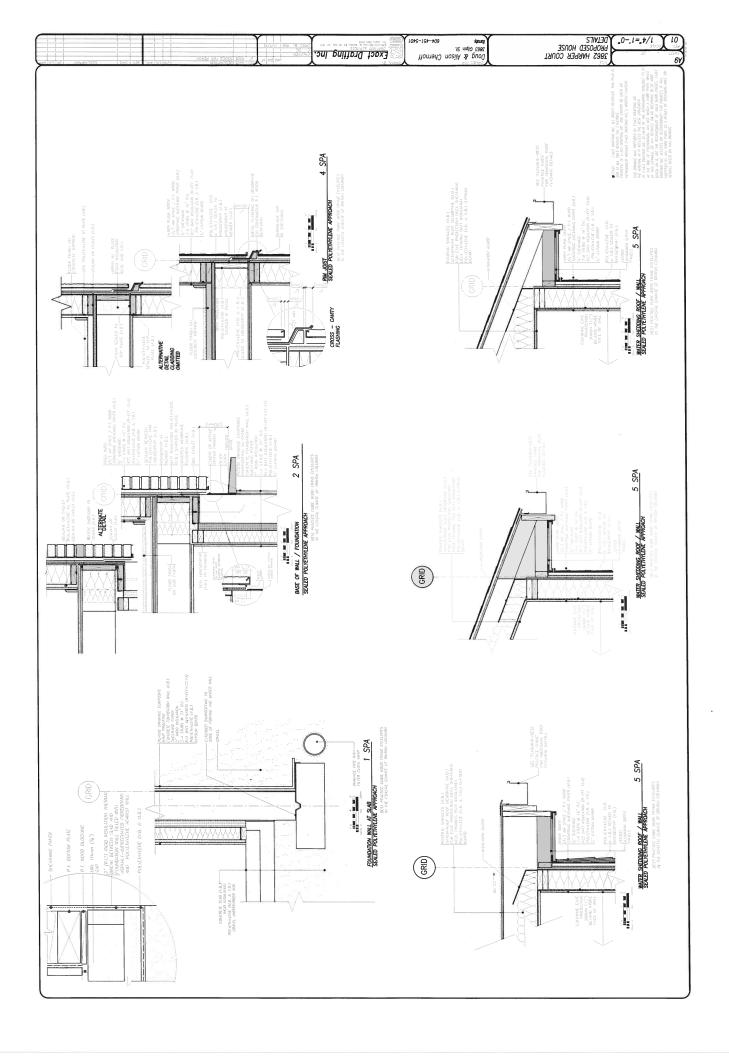
Deputy Chief Building Inspector

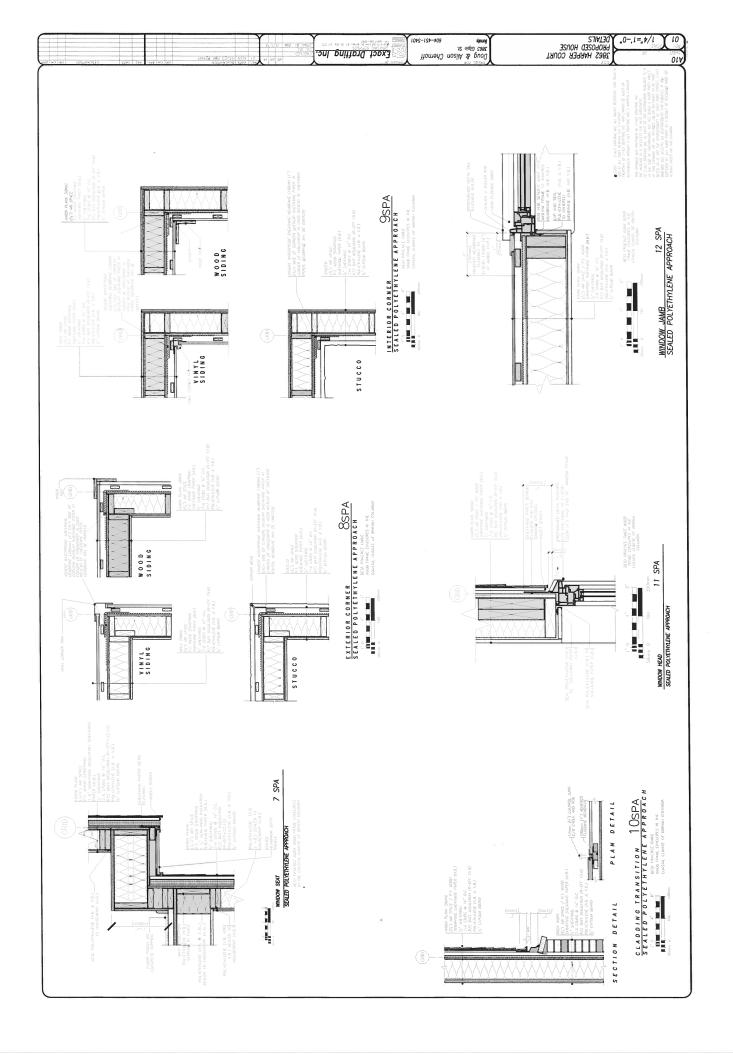


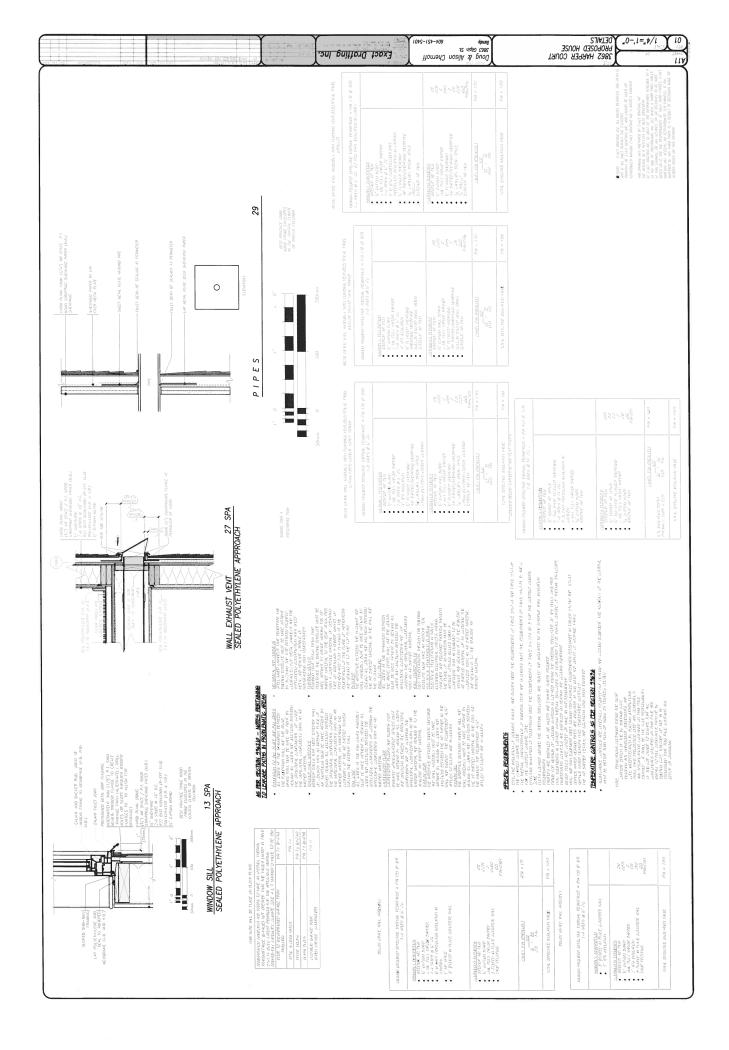












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