



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 Burnaby BC Postal Code V5G 2H2
Phone Number(s) (H) 604-451-5401 (C) 778-953-6112
Email doug.chernoff@gmail.com

Property

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.

March 8 / 2019

Date

Applicant Signature

Office Use Only

Appeal Date April 4th 2019 Appeal Number BV# _____

Required Documents:

- ☒ Fee 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			<i>This is not an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>
DEADLINE: March 08, 2019 for the April 04, 2019 hearing.			
APPLICANT NAME: Doug Chernoff			
APPLICANT ADDRESS: 3863 Gilpin St., Burnaby, B.C., V5G 2H2			
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.

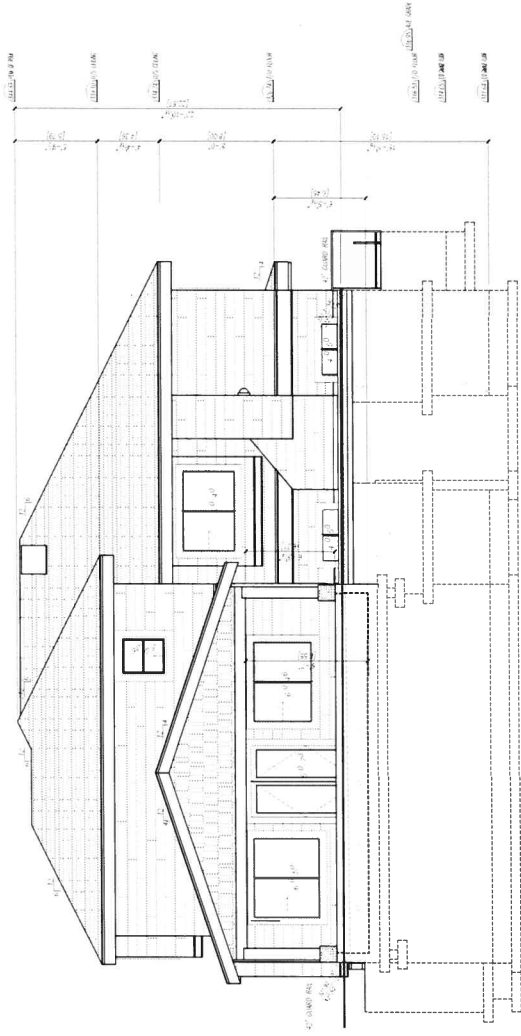
Notes:

- 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.*

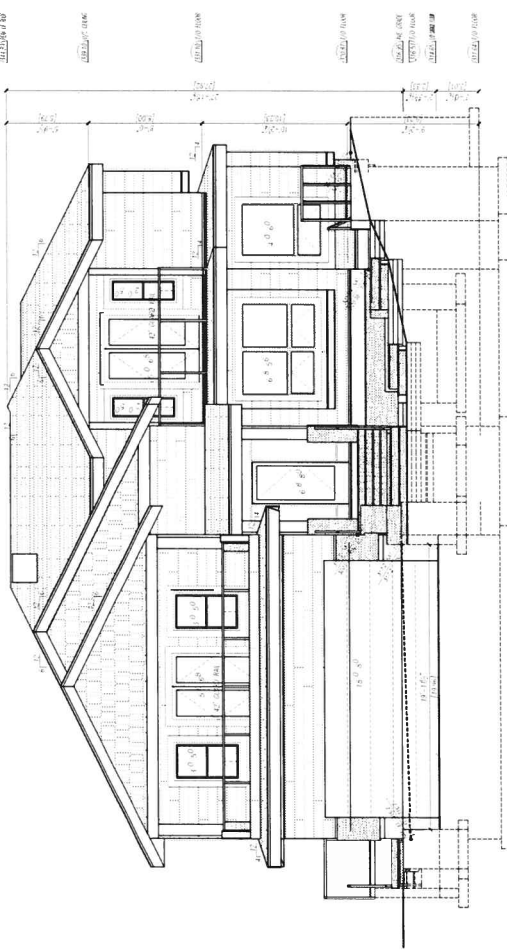
LM

Peter Kushnir
Deputy Chief Building Inspector

IN BUILDING (4.4)	LOADING DISTANCE	PLATE THICKNESS	PROPOSED WINDOW AREA	TREATED WINDOW AREA
20.0 ft	2'-1" - 6'-6"	5/8"	12.1 ft ²	549.2 ft ²
4.0 ft	3'-0" - 7'-6"	5/8"	68.8 ft ²	63.2 ft ²
20.0 ft	6'-0" - 10'-0"	1/2"	158.28 ft ²	672.6 ft ²
30.0 ft	6'-0" - 10'-0"	3/8"	54.0 ft ²	666.1 ft ²

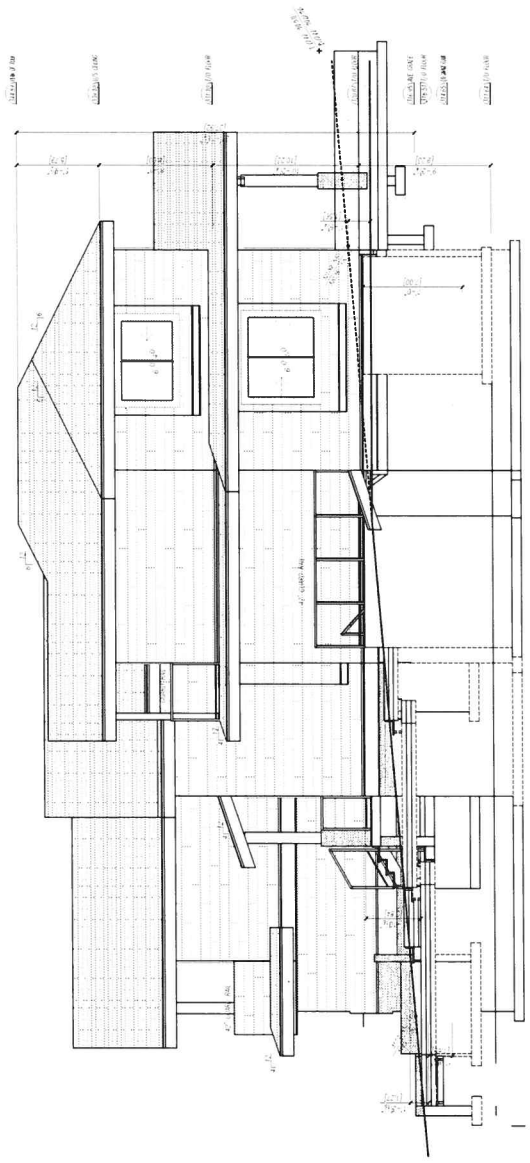


2 SOUTH ELEVATION $1/4" = 1'-0"$

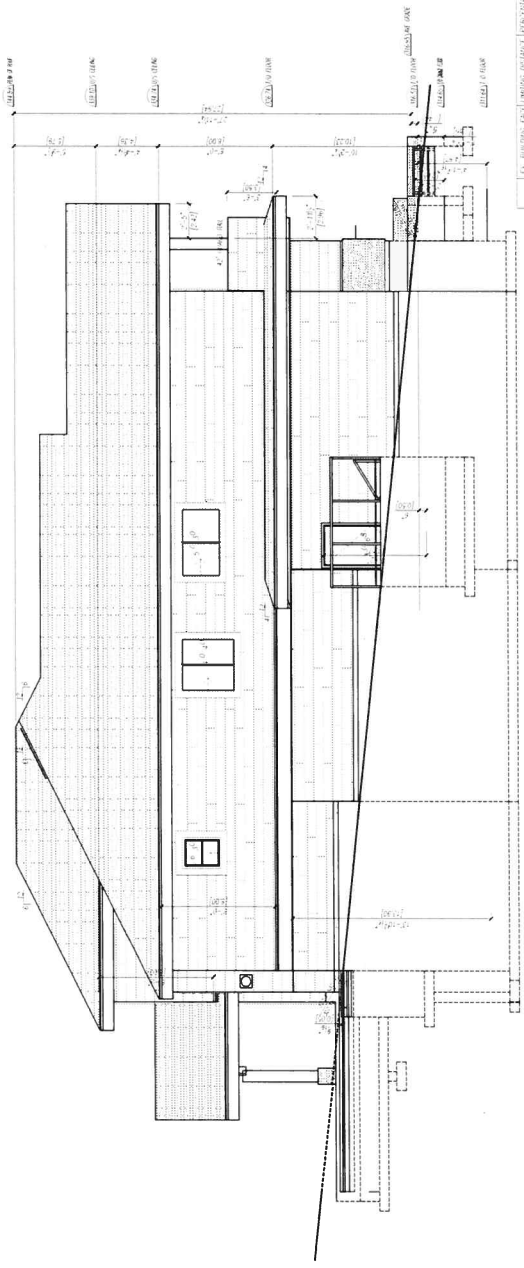


1 NORTH ELEVATION

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. FINISH GRADE TO BE DETERMINED BY THE OWNER.
3. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT.
4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS SHOWN ON THIS DRAWING.
5. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS SHOWN ON THIS DRAWING.



2 WEST ELEVATION
1/4"=1'-0"



1 EAST ELEVATION
1/4"=1'-0"

NO.	DESCRIPTION	DATE	BY	CHKD.
1	3862 HARPER COURT PROPOSED HOUSE ELEVATIONS	10/10/2010	ALC	ALC
2		10/10/2010	ALC	ALC
3		10/10/2010	ALC	ALC
4		10/10/2010	ALC	ALC
5		10/10/2010	ALC	ALC
6		10/10/2010	ALC	ALC
7		10/10/2010	ALC	ALC
8		10/10/2010	ALC	ALC
9		10/10/2010	ALC	ALC
10		10/10/2010	ALC	ALC

