



# 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 MERRY GAO

Mailing Address 1275 West Hastings Street

City/Town Vancouver Postal Code V6E 4S8

Phone Number(s) (H) \_\_\_\_\_ (C) 7788998958

Email yanstudio1@live.com

### Property

Name of Owner Li Qiang

Civic Address of Property 7960 12TH AVENUE

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.

Date June 5, 2019

Applicant Signature [Signature]

### Office Use Only

Appeal Date July 04 Appeal Number BV# 6370

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

7960 12<sup>th</sup> Ave

To Whom It May Concern,

The property was purchased in 2016, and built in the 1950s. The minimum side yard requirement for this zoning is currently 4.9ft. Since the house was built many years ago, the existing side yard setback does not meet the current requirement. Considerable work would be required to fulfil this requirement. Thus, we hope the board can relax the side yard requirement to that of 3.66ft.

Sincerely,

Owner Name:

*Li Qiong*

*June.05.2019*



**BOARD OF VARIANCE REFERRAL LETTER**

<b>DATE:</b> May 27, 2019		<i>This is <b>not</b> an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>
<b>DEADLINE:</b> June 11, 2019 for the July 04, 2019 hearing.		
<b>APPLICANT NAME:</b> Merry Gao		
<b>APPLICANT ADDRESS:</b> 1275 Hastings Street, Vancouver, B.C., V6E 4S8		
<b>TELEPHONE:</b> 778-899-8958		
<b>PROJECT</b>		
<b>DESCRIPTION:</b> Interior Alterations, Exterior Alterations, Rear Addition and Covered Deck Addition to ESFD		
<b>ADDRESS:</b> 7960 12 <sup>th</sup> Ave		
<b>LEGAL DESCRIPTION:</b>	<b>LOT:</b> 11	<b>DL:</b> 28
<b>PLAN:</b> NWP24032		

Building Permit application BLD19-00069 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

**Zone R5 / Sections 105.10(1)**

**COMMENTS:**


The applicant proposes to build interior alterations, exterior alterations, a rear addition and a rear covered deck addition to an existing single family dwelling. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

- 1) To vary Section 105.10(1) – “Side Yards” of the Zoning Bylaw requirement for the minimum side yard width from 4.9 feet to 3.66 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, is 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

  
 \_\_\_\_\_  
 Gloria Grill  
 Building Code Engineer

NO.	DATE	ISSUES/REVISIONS
1.	5/27/2019	ISSUED FOR PERMIT APPLICATION
2.		
3.		
4.		
5.		
6.		
7.		

**Building Design Studio**

11studio@live.com  
1275 West Hastings Street  
Vancouver, B.C.

Civic Address:  
**7960 12TH AVENUE  
BURNABY BC**

LEGAL DESCRIPTION

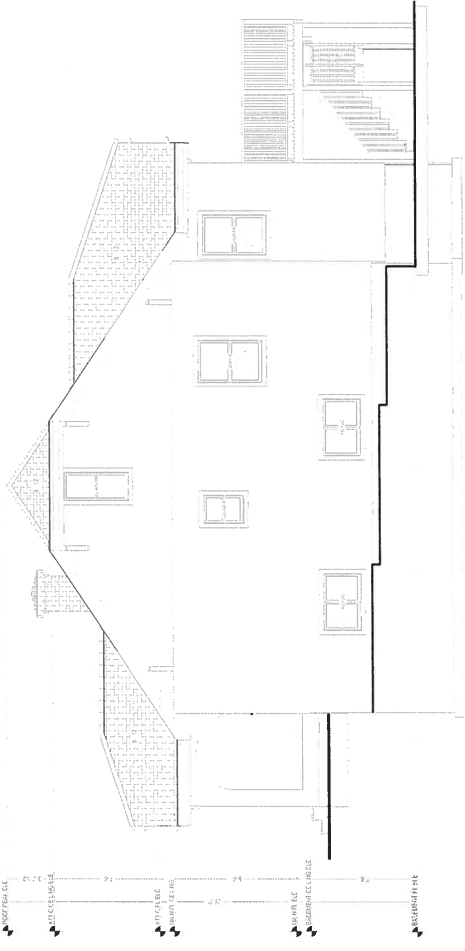
DRAWN:  
**MERRY GAO**  
11studio@live.com  
778-999-9958

Drawing Title:  
**EXISTING  
ELEVATION**

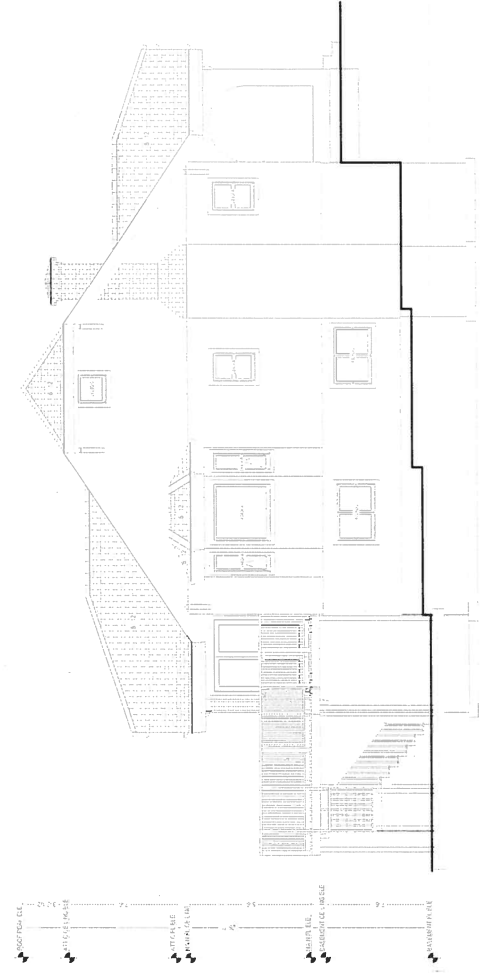
scale: AS SHOWN  
date: 5/7/2019  
checked:

project no.: 2019B-001  
sheet no.: **A-5**  
revision:

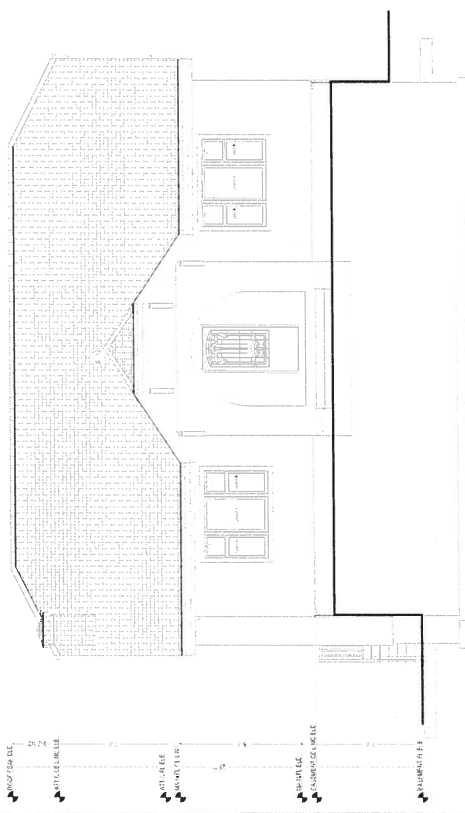
Disclaimer:  
It is the responsibility of the contractor to  
verify all information prior to the commencement of  
work. The designer shall not be responsible for  
any errors or omissions. COPYRIGHT  
RESERVED. This drawing and design is at  
the sole discretion of the designer and  
cannot be used without their  
knowledge and written consent.



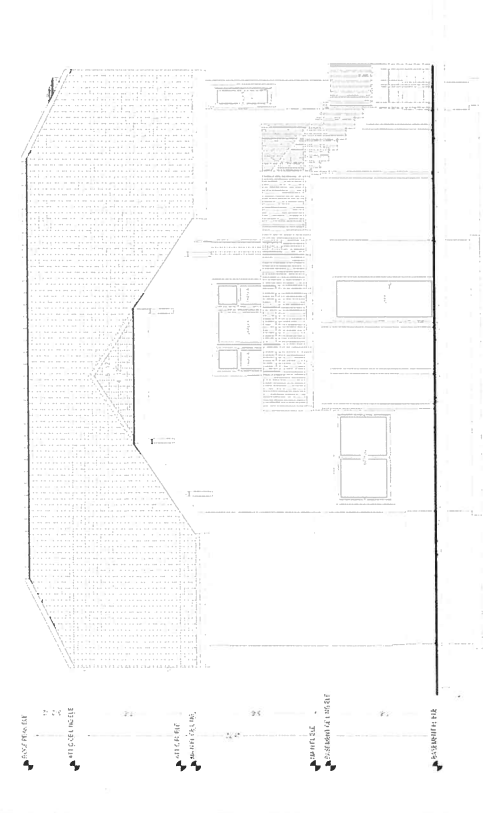
**EXISTING WEST ELEVATION**  
Scale: 1/4" = 1'-0"



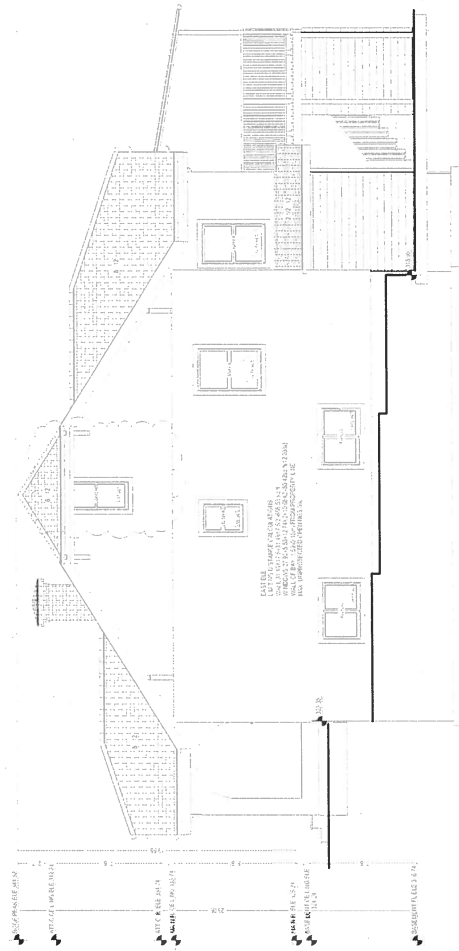
**EXISTING EAST ELEVATION**  
Scale: 1/4" = 1'-0"



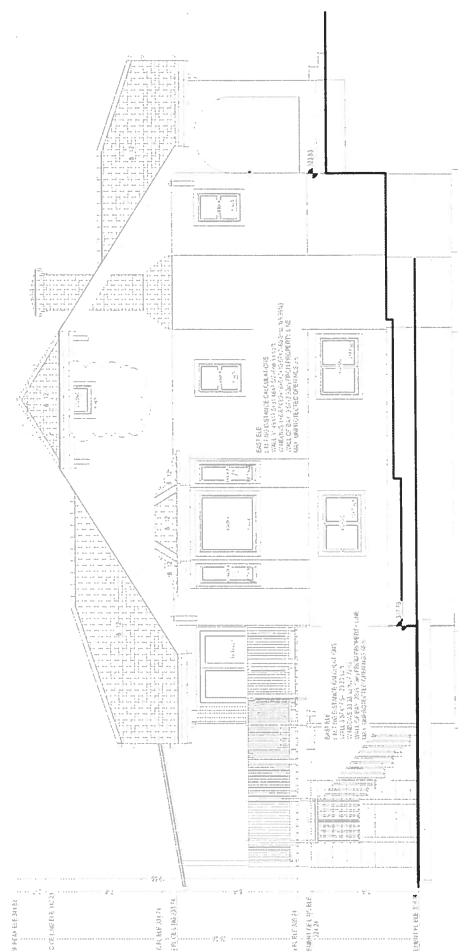
**EXISTING NORTH ELEVATION**  
Scale: 1/4" = 1'-0"



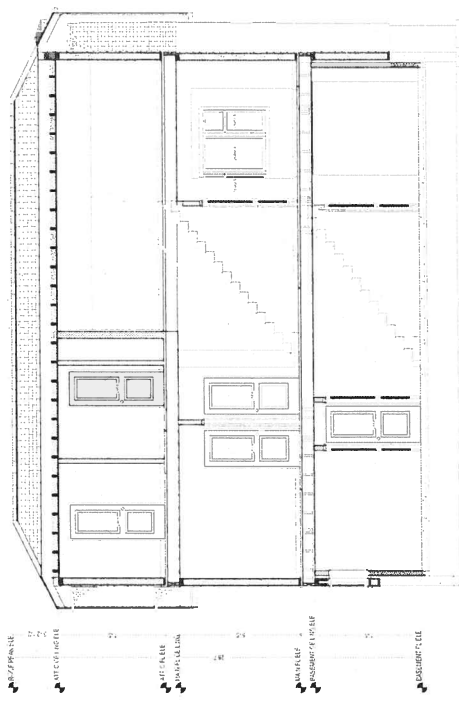
**EXISTING SOUTH ELEVATION**  
Scale: 1/4" = 1'-0"



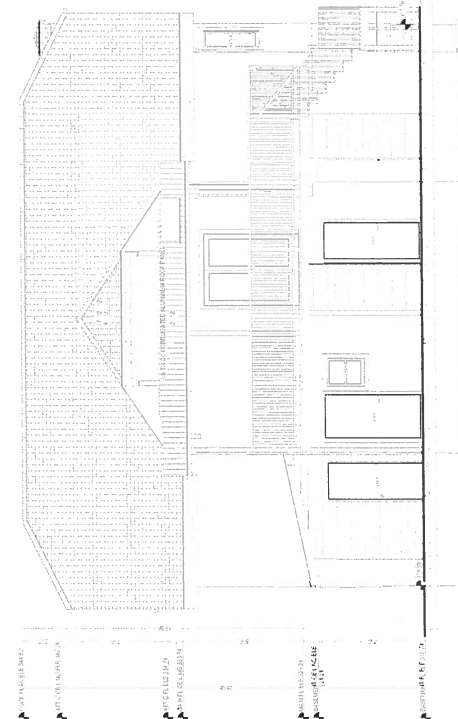
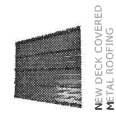
PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"



A-A SECTION  
SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	5/7/2019	ISSUED FOR PERMIT APPLICATION
2		
3		
4		
5		
6		
7		

**Building Design Studio**  
 ystudio@bds.com  
 1275 West Hastings Street  
 Vancouver, B.C.

Client Address:  
 7960 12TH AVENUE  
 BURNABY BC

LEGAL DESCRIPTION

DRAWN:  
**MERRY GAO**  
 ystudio1@bds.com  
 778-896-8958

Drawing Title:  
**PROPOSED ELEVATION**

Scale:  
**AS SHOWN** 5/7/2019

Project no.:  
**2019B-001**

Sheet no.:  
**A-6**

Revision:

Disclaimer:  
 It is the responsibility of the contractor to  
 information prior to the commencement of  
 decisions to the engineer. COPYRIGHT  
 RESERVED. This drawing and designs is at  
 and can not be used without their  
 knowledge and written consent.