



# 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 Zva Mawji

Mailing Address 3760 Norfolk st

City/Town Burnaby, BC Postal Code V5G 1E4

Phone Number(s) (H) \_\_\_\_\_ (C) 778 389 7869

Email mawji.z@gmail.com

### Property

Name of Owner Nasim Mawji

Civic Address of Property 3760 Norfolk st. Burn  
Burnaby, BC V5G 1E4

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.

May 28<sup>th</sup>, 2019  
Date

[Signature]  
Applicant Signature

### Office Use Only

Appeal Date July 01 Appeal Number BV# 6371

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**

Nasim Mawji  
3760 Norfolk St.  
Burnaby, BC V5G 1E4  
(778) 241 7869  
nasimsmawji@gmail.com

MAY 28<sup>th</sup>, 2019

Board of Variance  
Burnaby City Hall  
4949 Canada Way  
Burnaby, BC V5G 1M2

In Request for Variance  
3760 Norfolk St. Burnaby, BC V5G 1E4

To the Board of Variance.

This letter is to ask the Board for approval of the existing setbacks.

My family bought the house from a previous owner and were unaware of any changes done to the house. We believe that the house was built in 1966.

We were informed this year after the architectural drawings were submitted that the setbacks are an issue. We do not know what the solution to this issue is, and this is a definite hardship to our family.

I am \_\_\_\_\_ and currently trying to create a functional space for my \_\_\_\_\_ brother and elderly mom to live in. The reason I did this is because my mother and brother need a clean and functional living space.

My brother is \_\_\_\_\_ and requires a dust-free, clean home with specific environmental settings.

The renovations were done for the safety and comfort of my family, which were desperately needed. I have been trying to get my family back into the house for eight months. The change of living has had a large effect on my brother and mothers' health, both mentally and physically.

It is urgent that our family be reunited as soon as possible.

Thank you for your consideration.

Sincerely,

Zia Mawji for Nasim Mawji

**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> Zia Mawji			
<b>APPLICANT ADDRESS:</b> 3760 Norfolk Street, Burnaby, B.C., V5G 1E4			
<b>TELEPHONE:</b> 778-389-7869			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> Interior & Exterior Alterations and Enclosure of Carport into Garage for ESFD			
<b>ADDRESS:</b> 3760 Norfolk Street			
<b>LEGAL DESCRIPTION:</b>	<b>LOT:</b> 2	<b>DL:</b> 44	<b>PLAN:</b> NWP1321 Part W 1/2, Group 1

Building Permit application BLD19-00298 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

**Zone R5 / Sections 6.12(3)(a); 105.8(1); 105.9**

**COMMENTS:**

The applicant has built interior & exterior alterations and has converted a carport into a garage to an existing single family dwelling. In order to allow the Building Permit application to proceed, the applicant requests that the following variances be granted:

- 1) To vary Section 6.12(3)(a) – “Exceptions to Side Yard Requirements” of the Zoning Bylaw requirement for the minimum side yard width from 3.3 feet to 3.13 feet.
- 2) To vary Section 105.8(1) – “Depth of Principal Building” of the Zoning Bylaw requirement for the maximum building depth from 50 feet to 56.66 feet.
- 3) To vary Section 105.9 – “Front Yard” of the Zoning Bylaw requirement for the minimum front yard depth from 19.7 feet to 15.65 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 these variances, 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



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Gloria Grill  
Building Code Engineer

**NOTES:**

1. DO NOT SCALE DRAWINGS
2. ALL WORKS CARRIED OUT SHALL CONFORM TO THE BRITISH COLUMBIA BUILDING CODE, 2018, AND/OR APPLICABLE HAVING JURISDICTION.
3. CONTINUATION AND SUB-COMMITMENTS SHALL CHECK THE WORK FOR ALL DIMENSIONS PRIOR TO COMMENCING.
4. ALL DIMENSIONS ARE MEASURED FROM UNLESS NOTED OTHERWISE.

- ARCHITECTURAL DRAWING LIST**
- A0.01 SITE PLAN
  - A1.01 BASEMENT FLOOR PLAN AND UPPER FLOOR PLAN
  - A2.01 NORTH AND WEST ELEVATIONS
  - A2.02 SOUTH AND EAST ELEVATIONS

**PROJECT DATA**

CWIC ADDRESS  
3760 NORFOLK STREET  
BURNABY, B.C.  
LEGAL DESCRIPTION:  
BLANTHORN DISTRICT LOT 69  
PLANTHORN  
ZONING DISTRICT:  
R6

**PROJECT INFORMATION**

LOT AREA (MUNICIPALITY OF BURNABY DATA)  
37,111.03 m<sup>2</sup> (1,107,034.46 sq. ft.) (306,561 sq. ft.)  
BASEMENT AREA 555,64.50 FT<sup>2</sup>  
PROPOSED GARAGE AREA 232,78.50 FT<sup>2</sup>

REVISED FOR BUILDING PERMIT MAY 9TH, 2019  
REVISED FOR BUILDING PERMIT APRIL 17TH, 2019  
ISSUED FOR BUILDING PERMIT APRIL 11TH, 2019

DRAWINGS NOT TO BE REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION OF DESIGNER

DESIGNER:  
UNIT 200 8100 OLIVER DRIVE  
VANCOUVER, BC V6H 2G6  
CONTACT: 604-271-1686  
WWW.SJARCHITECTS.COM

**3760 NORFOLK STREET  
BURNABY, B.C.**

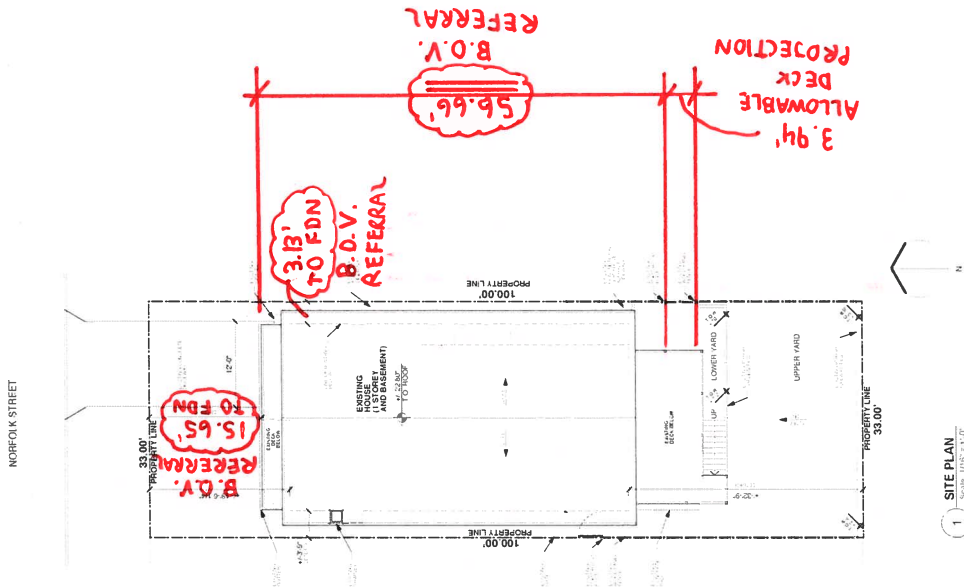
**SITE PLAN**

DRAWN: SJ

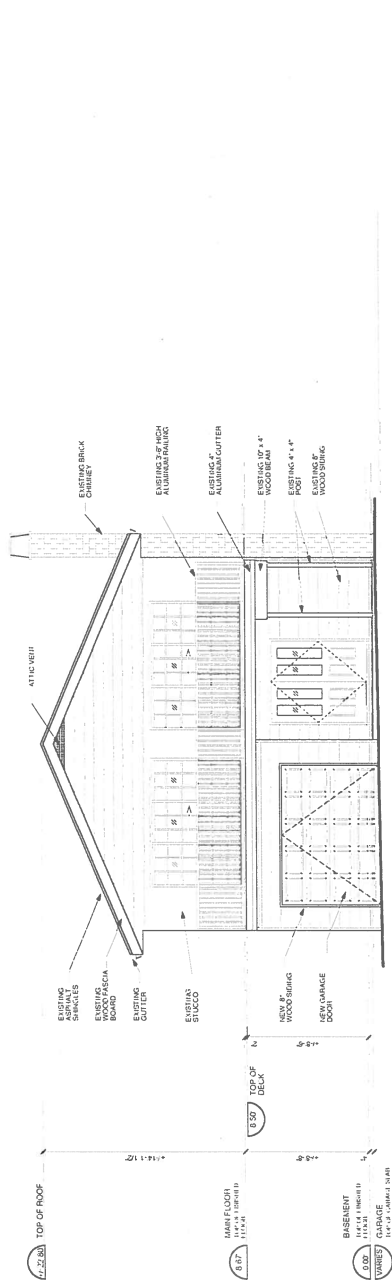
DATE: MARCH 6TH, 2019

SCALE: 1/16" = 1'-0"

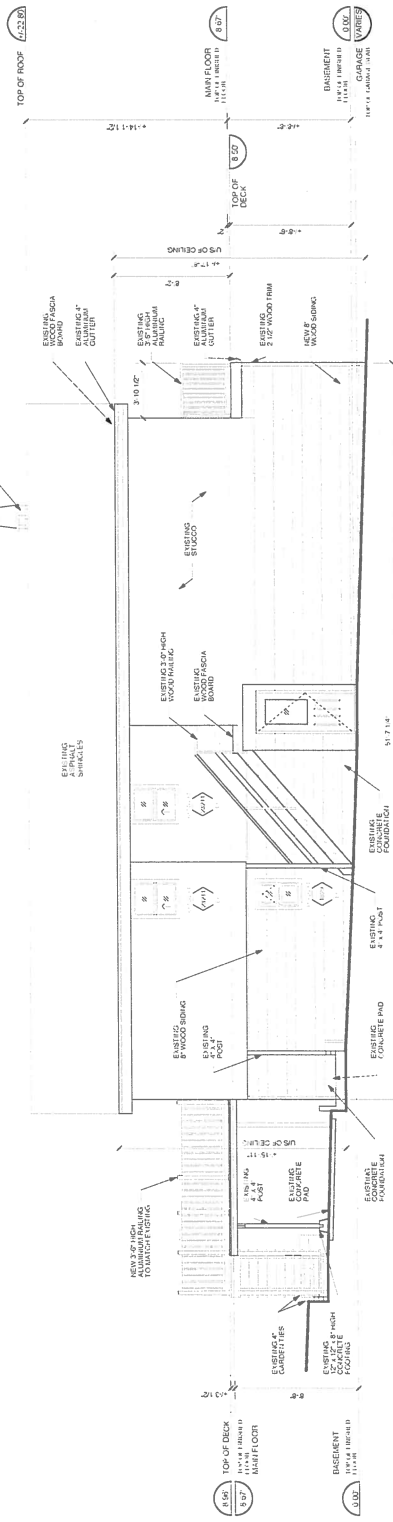
**A0.01**



**1 SITE PLAN**  
DATE: 11/15/17



1 NORTH ELEVATION  
Scale 1/4" = 1'-0"



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

**WEST ELEVATION WINDOW CALCULATIONS**

WINDOW DISTANCE = 4'-2 1/2" x 12'

EXPANDED WALL AREA = 15'-11" x 17'-8" = 2,317'-2 1/2" sq. ft. = 603.950 sq. ft.

EXISTING WALL AREA = 3'-6" x 8'-2" = 29.333 sq. ft.

**NEW ALLOWABLE WALL AREA** = 603.950 sq. ft. - 29.333 sq. ft. = 574.617 sq. ft.

**EXISTING OPENING AREA** = 17'-3 1/2" x 17'-3 1/2" = 299.688 sq. ft.

**WINDOW AREA SUMMARY**

1 x 11'-6" x 2'-2 1/2" = 25.500 sq. ft.

2 x 11'-6" x 2'-2 1/2" = 51.000 sq. ft.

2 x 11'-6" x 2'-2 1/2" = 51.000 sq. ft.

**TOTAL** = 177.500 sq. ft.

REVISED FOR BUILDING PERMIT MAY 09TH, 2019  
 REVISED FOR BUILDING PERMIT APRIL 17TH, 2019  
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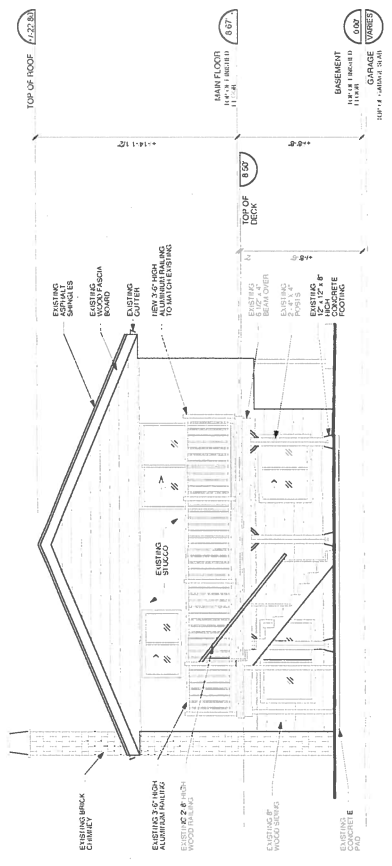
DESIGNER: JAMES W. HARRIS ARCHITECTS  
 11111 HARRIS DRIVE  
 SUITE 100  
 GREENSBORO, NC 27409  
 (336) 853-8888  
 www.jwharris.com

3760 NORFOLK STREET  
 BURNABY, B.C.

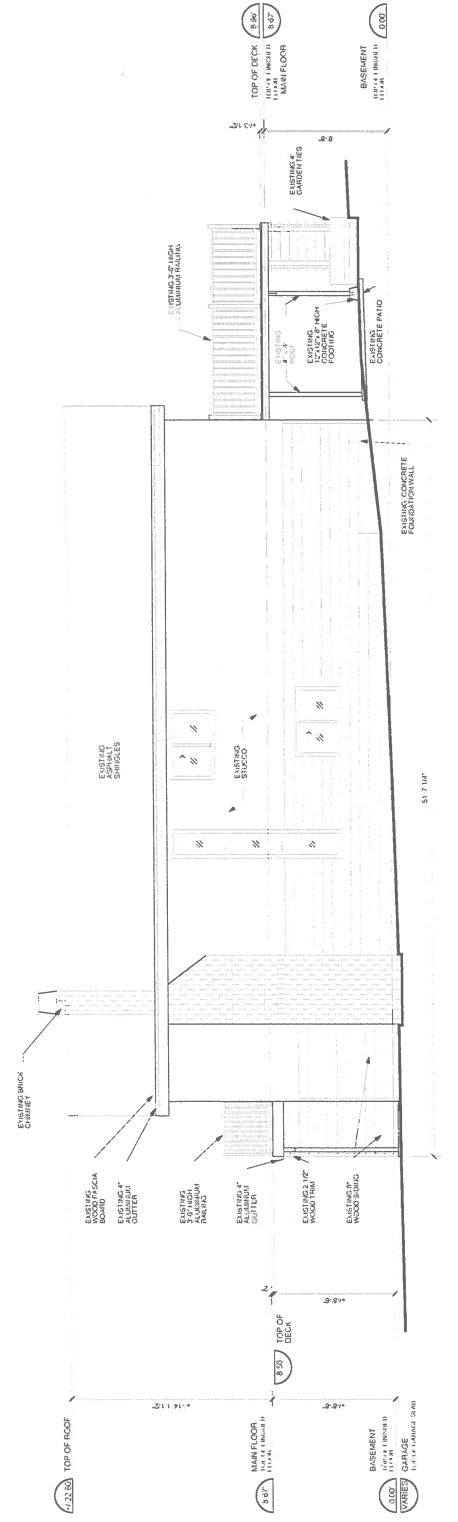
NORTH AND WEST  
 ELEVATIONS

DRAWN: SJ  
 DATE: MARCH 01TH, 2019  
 SCALE: 1/4" = 1'-0"

A2.01



1 SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



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

REVISED FOR BUILDING PERMIT MAY 9TH, 2019  
 REVISED FOR BUILDING PERMIT APRIL 17TH, 2019  
 ISSUED FOR BUILDING PERMIT APRIL 11TH, 2019

DESIGNER  
 UNIT 205 810 QUAYSIDE DRIVE  
 VICTORIA, BRITISH COLUMBIA V8W 2M6

3760 NORFOLK STREET  
 BURNABY, B.C.

SOUTH AND EAST  
 ELEVATIONS

DRAWN: SJ  
 DATE: MARCH 8TH, 2019  
 SCALE: 1/4" = 1'-0"

A2.02