



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 EZAR VIVIANJUEVA
Mailing Address 1103-1139 W BROADWAY
City/Town VANCOUVER Postal Code V6H 1G1
Phone Number(s) (H) _____ (C) 604.537.9527
Email INFO@AFORM.CA

Property

Name of Owner JINNY SOK WANG
Civic Address of Property 8062 JOFFRE AVE. A BURNABY

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.

SEP 09, 19
Date

cuilhou
Applicant Signature

Office Use Only

Appeal Date _____ 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

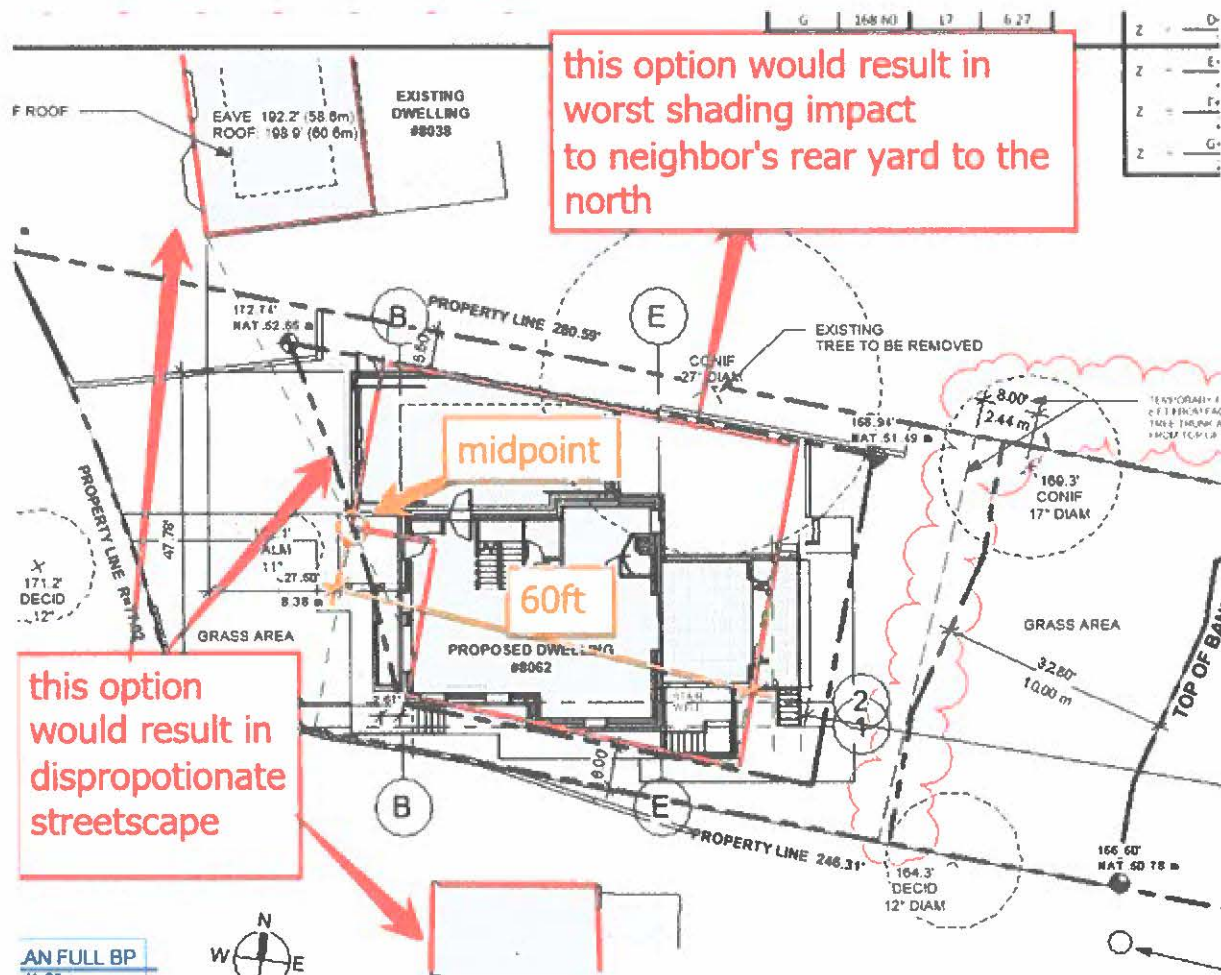
DATE: September 09, 2019
ATTENTION: To Board of Variance

FROM: Czar Villanueva
RE: 8062 Joffre Proposed Passive House

Hello,

We are proposing a Passive House single family with a secondary suite. I am writing to apply for relaxation of the building depth. Please review the following cases.

1. The front lot line is on a very sharp curve, to avoid the front of the house to look disproportionate to the adjacent neighbor's house, we had turned the house roughly 11deg from the side property line, this then allowed our front facade to appear parallel to the street. The option below shows the negative impact if we were perpendicular to the rear lot line



2. With the front lot line being on a very steep curve, if we push the house towards the rear lot line to be perpendicular to the rear lot line, it will have the worst shading and privacy effect on the neighbor's rear yard to the north. The front facade will also look disproportionate to the adjacent Neighbor's facade on both sides.

We hope you will consider our case and approve the proposed 7.19 ft building depth as shown on the site plan. We look forward to hearing from you.



BOARD OF VARIANCE REFERRAL LETTER

DATE: September 5, 2019		<i>This is <u>not</u> an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>	
DEADLINE: September 10, 2019 for the October 03, 2019 hearing.			
APPLICANT NAME: Czar Villanueva			
APPLICANT ADDRESS: 1103-1139 W. Broadway, Vancouver			
TELEPHONE: 604-537-9527			
PROJECT			
DESCRIPTION: New Single Family Dwelling with secondary suite and attached garage			
ADDRESS: 8062 Joffre Avenue			
LEGAL DESCRIPTION:	LOT: 118	DL: 175	PLAN: NWP11579

Building Permit application BLD19-00315 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / Section 102.7(b)

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 102.7(b) – "Depth of Principal Building" of the Zoning Bylaw requirement for the maximum building depth from 18.30 metres (60.00 feet) to 21.70 metres (71.19 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.

MS

Peter Kushnir
Deputy Chief Building Inspector

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development inc.

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ISSUE DATE	ISSUED FOR
APR 26/18	CLIENT REVIEW
OCT 24/18	CLIENT REVIEW
FEB 25/19	STRUCT COORDINATION
APR 18/19	BUILDING PERMIT
AUG 15/19	BP AMENDMENT
SEP 05/19	BP AMENDMENT

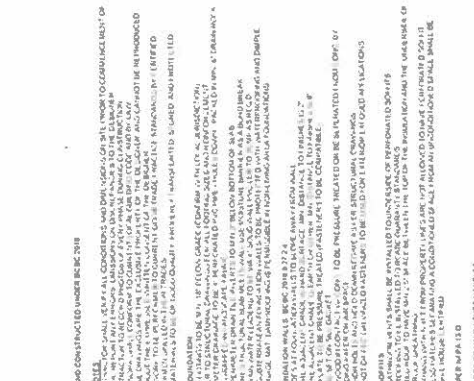
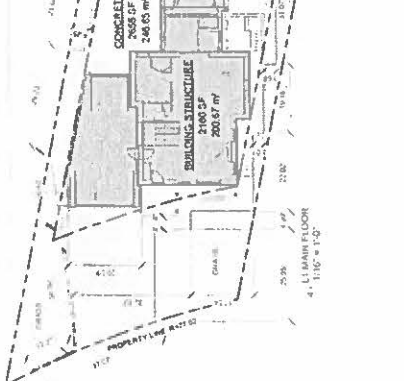
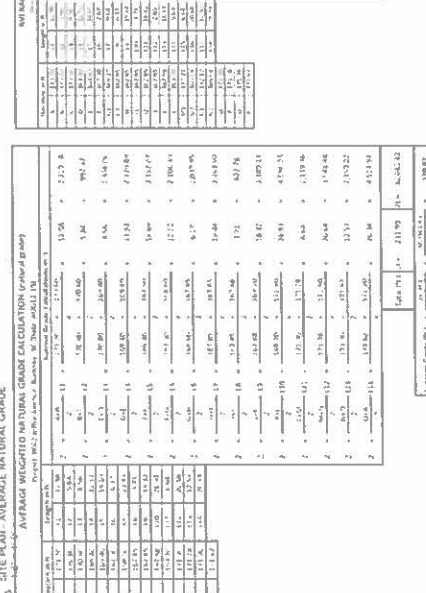
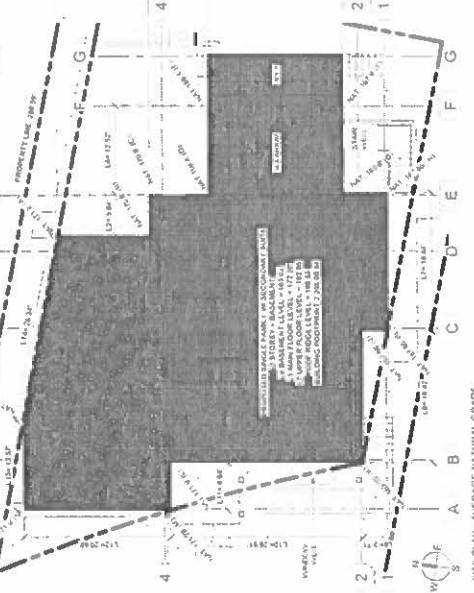
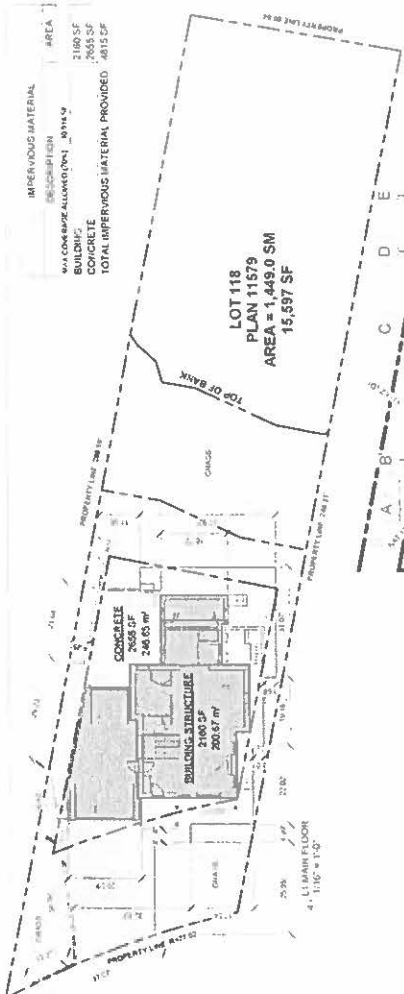
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Compound	Temperature (°C)	Vapor Pressure (mm Hg)	Reference
Water	0	4.58	1
	10	9.25	1
	20	17.54	1
	30	31.82	1
Ethanol	0	1.22	2
	10	2.34	2
	20	4.58	2
	30	8.83	2
Methanol	0	1.29	3
	10	2.50	3
	20	4.94	3
	30	9.59	3
Acetone	0	1.85	4
	10	3.54	4
	20	6.89	4
	30	13.15	4
Benzene	0	0.18	5
	10	0.35	5
	20	0.68	5
	30	1.33	5

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Average Width (ft)	280.0	280.0	280.0
Area (sq ft)	280.0	280.0	280.0

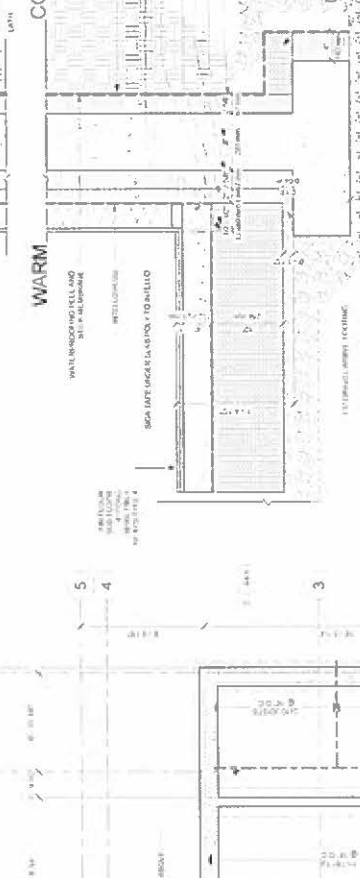
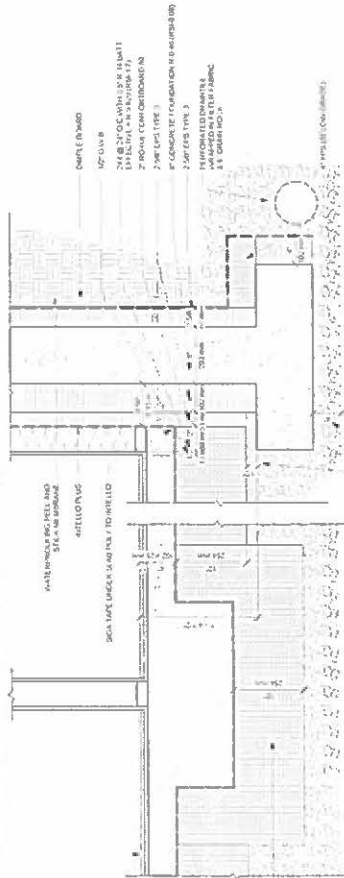


ORIGINAL, SIZE 38x24 ARCH D

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ISSUE DATES	ISSUED FOR
1 APR 2018	CLIENT REVIEW
2 OCT 0118	CLIENT REVIEW
3 FEB 25 19	STRICT COORDINATION
4 APR 18 19	BUILDING PERMIT
5 AUG 15 19	BP AMENDMENT
6 SEP 05 19	BP AMENDMENT
7	

REVISION	DATE	DESCRIPTION
1		DESIGN SCHEDULED IN BURNABY OVER LAYERS
2		BUT SCREEN UNDER LAYERS
3		BEFORE INITIAL LAYERS
4		BEFORE INITIAL LAYERS
5		BEFORE INITIAL LAYERS
6		BEFORE INITIAL LAYERS
7		BEFORE INITIAL LAYERS



**8082 JOFFRE
AVE, BURNABY**

**FOUNDATION
PLAN**

Project Number	Issue Date
Drawn by	Author
Checked by	Checker
Scale	As indicated
A2.0	

ORIGINAL SIZE 36x24 ARCH-D

DESIGNED BY: JEFFREY A. JOFFRE
 601 ST. JAMES ST. #100
 ALL DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, AS APPLICABLE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY.

ISSUE DATES	ISSUED FOR
1 APR 20 19	CLIENT REVIEW
2 OCT 01 19	CLIENT COORDINATION
3 FEB 25 19	STRUCT. COORDINATION
4 APR 18 19	BUILDING PERMIT
5 AUG 15 19	UP AMENDMENT
6 SEP 04 19	BP AMENDMENT
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NO	DATE	REVISION	SCHEDULE
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8062 JOFFRE
 AVE, BURNABY

ROOF PLAN

Project Number	Issue Date	Author
Drawn By	Checked By	Scale
	1/4" = 1'-0"	A2.4

ORIGINAL SET 3604 APR



ROOF PLAN
 1 1/4" = 1'-0"

aform
development inc.
10000 14th Avenue
Oakland, CA 94612
510.537.5227

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ISSUE DATES	ISSUED FOR
1 APR 30/18	CLIENT REVIEW
2 OCT 01/18	CLIENT REVIEW
3 FEB 25/19	STRUCT. COORDINATION
4 APR 18/19	BUILDING PERMIT
5 AUG 15/19	BP AMENDMENT
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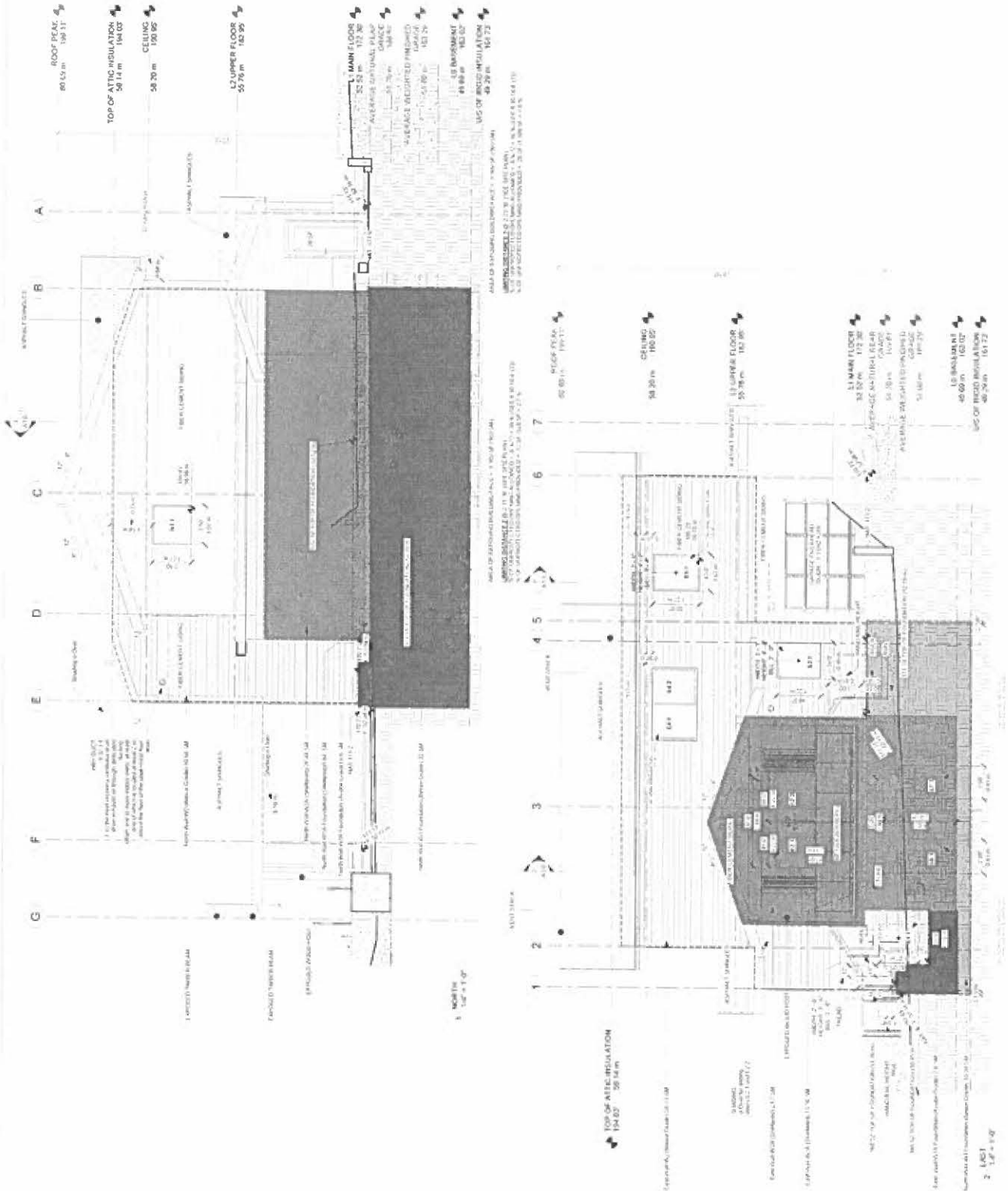
8062 JOFFRE
AVE, BURNABY

ELEVATIONS -
NORTHEAST

Project Number
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Author
Checked by
Scale
1/4" = 1'-0"

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ORIGINAL SIZE: 36x24 ARCH D



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ISSUE DATES	ISSUED FOR
1 APR 30/18	CLIENT REVIEW
2 OCT 01/18	CLIENT REVIEW
3 FEB 25/19	STRICT COORDINATION
4 APR 18/19	BUILDING PERMIT
5 AUG 15/19	BP AMENDMENT
6 SEP 05/19	BP AMENDMENT
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REVISION SCHEDULE	DESCRIPTION
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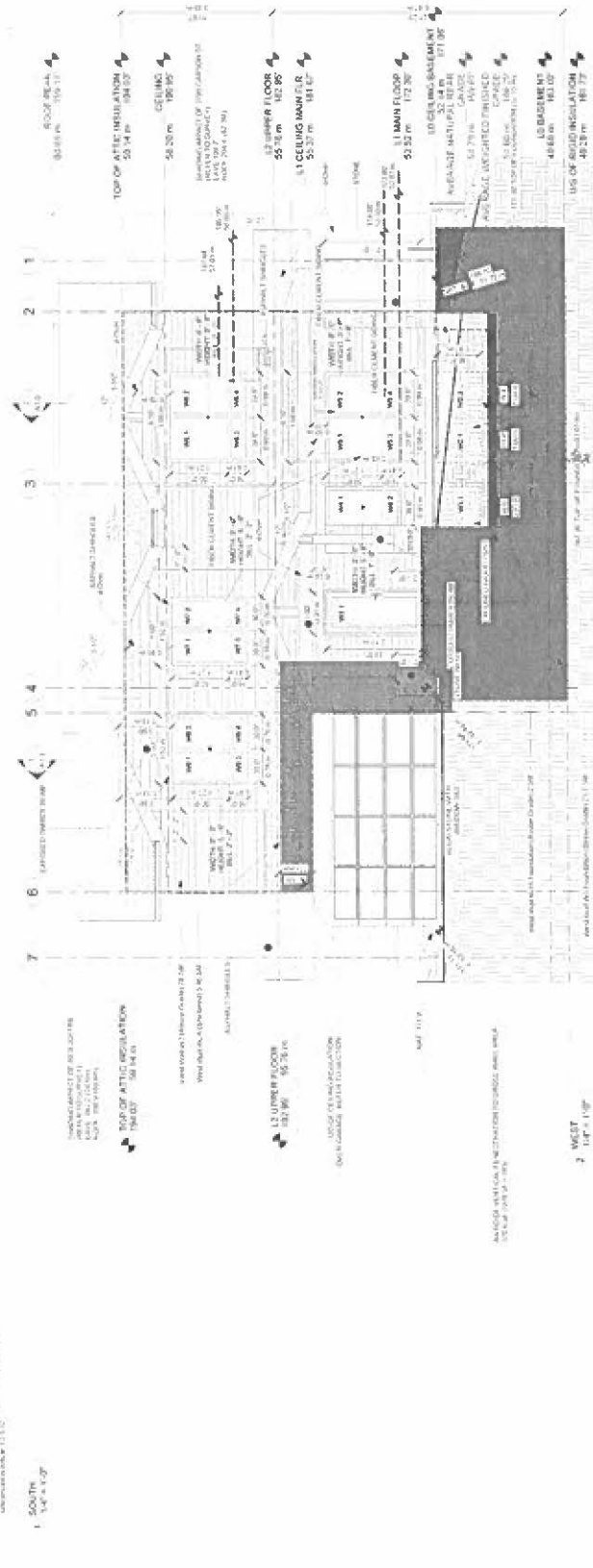
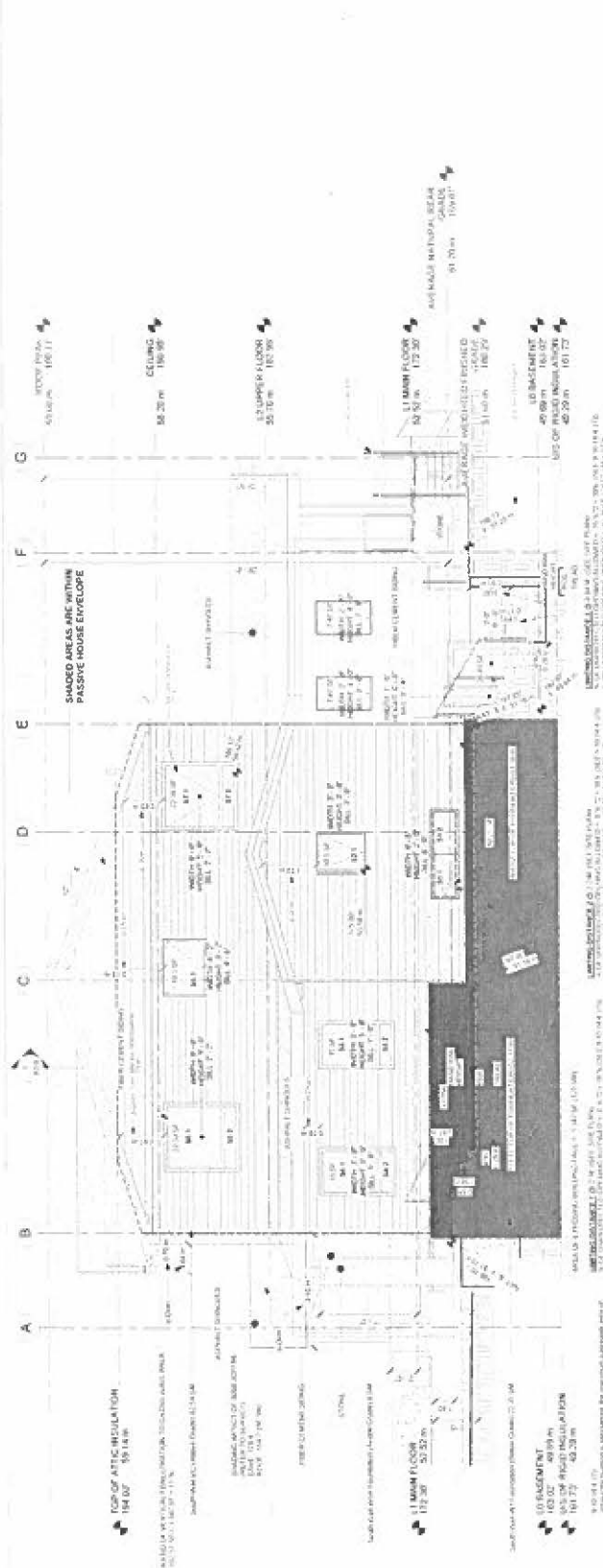
8062 JOFFRE
AVE, BURNABY

ELEVATIONS -
SOUTH/WEST

Project Number	Project Number
Issue Date	Issue Date
Author	Author
Checker	Checker
Scale	1/4" = 1'-0"

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ORIGINAL, DATE 30/04/2018



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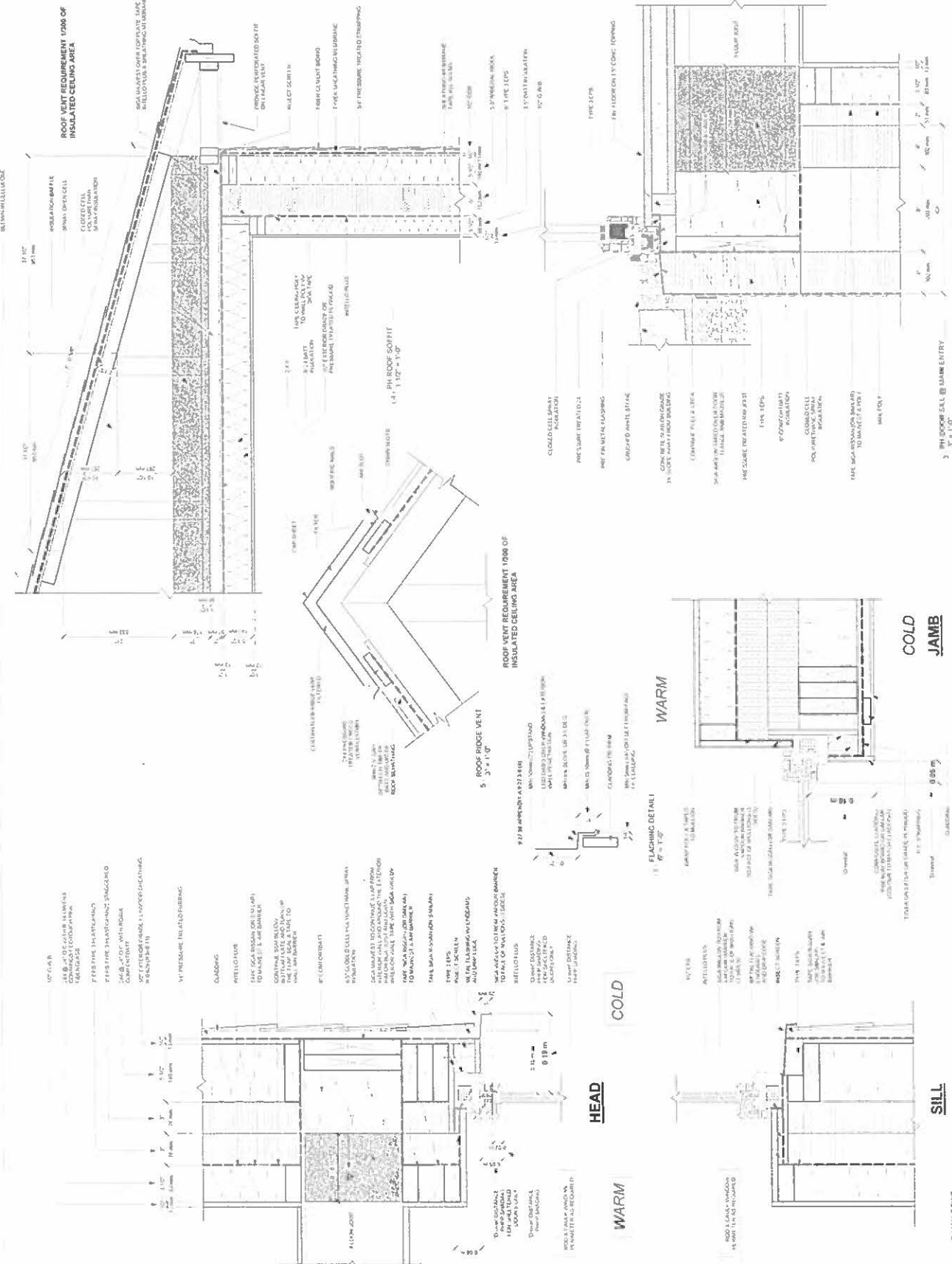
ISSUE DATES	ISSUED FOR
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3 FEB 2019	CERTIFIER ALIGNMENT
4 APR 2019	BUILDING PERMIT
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REVISION SCHEDULE	DESCRIPTION
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8062 JOFFRE
AVE, BURNABY

WINDOW DETAILS

Project Number	8062 JOFFRE
Issue Date	11/15/2018
Author	Author
Checker	Checker
Scale	As indicated
	A5.1

ORIGINAL SIZE 36x24 ARCH D



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 889-569-1715
 1000 4th Street
 San Francisco, CA 94107

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Wanted attention to civil liberties issues by making them more prominent than they are at present in the US news cycle.

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Table 1

FRONT YARD AVERAGE SETBACK CALCULATIONS

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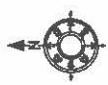
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**ACCUSED BY CAMP SOLD & SAFETY
ATTORNEY DENIES AND FILES SUIT.**
MONTANA STATE CRIMINALS HAVE NOT BEEN

11/11/11

100

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FRONT YARD AVERAGE SETBACK CALCULATIONS		PROPERTY SETBACK
LOT	ADDITIONS	
10	100' SETTING AVERAGE	42.07
10	100' SETTING AVERAGE	36.51
10	100' SETTING AVERAGE	38.85
10	100' SETTING AVERAGE	37.14
AVERAGE =		38.36

[illegible]