



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 Oscar Woodman
Mailing Address 1782 View Street
City/Town Port Moody Postal Code V3H 5Y2
Phone Number(s) (H) 604-937-7640 (C) 778-848-0244
Email woodmandesign@shaw.ca

Property

Name of Owner Cheyl Hon / RAHUL SOMA
Civic Address of Property ~~3738 Warren Street~~ 7920 Hunter
~~Burnaby, BC V5G 2B5~~ V5A 2B9

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.

November 4, 2019
Date

Oscar Woodman
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

June 25, 2019

City of Burnaby: Building Department
4949 Canada Way
Burnaby BC
V5G 1M2

Dear Sir or Madam,

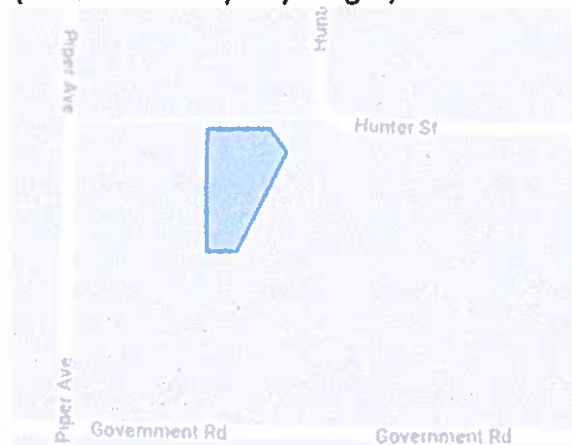
RE: Application for new construction/House design for
7920 Hunter Street, Burnaby BC, V5A 2B9

I am writing this letter to support the request for a variance application for the Soma residence.

GENERAL INFORMATION

My husband and I would like to apply for a variance application for our proposed family home in Burnaby. We are a family of 4. We have two young children and are the eldest in our families and are responsible for taking care of our parents and extended family.

Our property at 7920 Hunter Street is an irregular shaped lot. This has resulted in some challenges with regards to determining the correct building envelope and lot depth based on the criteria described in the municipal bylaws. I have attached an image of the shape of our lot below for your reference. (Taken from Property Insight)



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JUL 04 2019
BUILDING DEPARTMENT

HARDSHIPS IMPACTING HOME DESIGN

Upon designing our home with Oscar Woodman, we determined that there were several issues that have impacted the design of our home. They are as follows:

Possibility of 2 Rear Yards

We made a visit to the city of Burnaby on February 14th, 2019 to inquire whether our land survey by LNLS was done in accordance with the bylaws. We were informed by Parissa Shafizdeh from the Planning Department that due to the shape of our lot, we would need to consider the south and west sides of the lot as rear yards, which significantly reduced our building envelope. On February 15, 2019 we were also informed by email that the lot depth

would be measured from the front of the lot to the intersection between the south and west lot lines. As a result of this information, Oscar Woodman, our designer, created a house design within those parameters. This was extremely restrictive and we had to make several compromises to fit our house design within these parameters by moving living space to other floors of the home.

Building Depth Measurement

Due to the irregular shape of our lot, determining the appropriate building depth has also been challenging as the lot depth may be measured differently than the building depth. As a result of this, our building depth is potentially, extremely restricted making it nearly impossible to build the necessary square footage and layout on the main floor of our home that we would need for our family.

In our family, we have a member with a disability (wheelchair user) who will visit us and we require an accessible entry and living space to accommodate this. This includes an accessible bedroom and bathroom, which has already taken the place of a living room on the main floor of the home. Unfortunately, if our building envelope is further restricted, we will be unable to build a home on this lot to meet our family's needs.

Thank you in advance for considering this request.

Sincerely,

Two handwritten signatures in black ink. The first signature is cursive and appears to be 'Cheryl'. The second signature is also cursive and appears to be 'Rahul'.

Cheryl Hon & Rahul Soma

Home owners of 7920 Hunter Street

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JUL 04 2019

BUILDING DEPARTMENT

BOARD OF VARIANCE REFERRAL LETTER

DATE: October 23, 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: November 12, 2019 for the December 05, 2019 hearing.			
APPLICANT NAME: Cheryl Hon			
APPLICANT ADDRESS: 3738 Warren Street Burnaby BC V5G 2G5			
TELEPHONE: 604-817-1399			
PROJECT			
DESCRIPTION: New single family dwelling with secondary suite and attached garage			
ADDRESS: 7920 Hunter Street			
LEGAL DESCRIPTION:	LOT: 270	DL: 58	PLAN: NWP34056

Building Permit application BLD19-00584 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R1 / Sections 101.7

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 101.7 – “Depth of Principal Building” of the Zoning Bylaw requirement for the maximum building depth from 18.3 metres (60 feet) to 25.25 metres (82.83 feet). The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

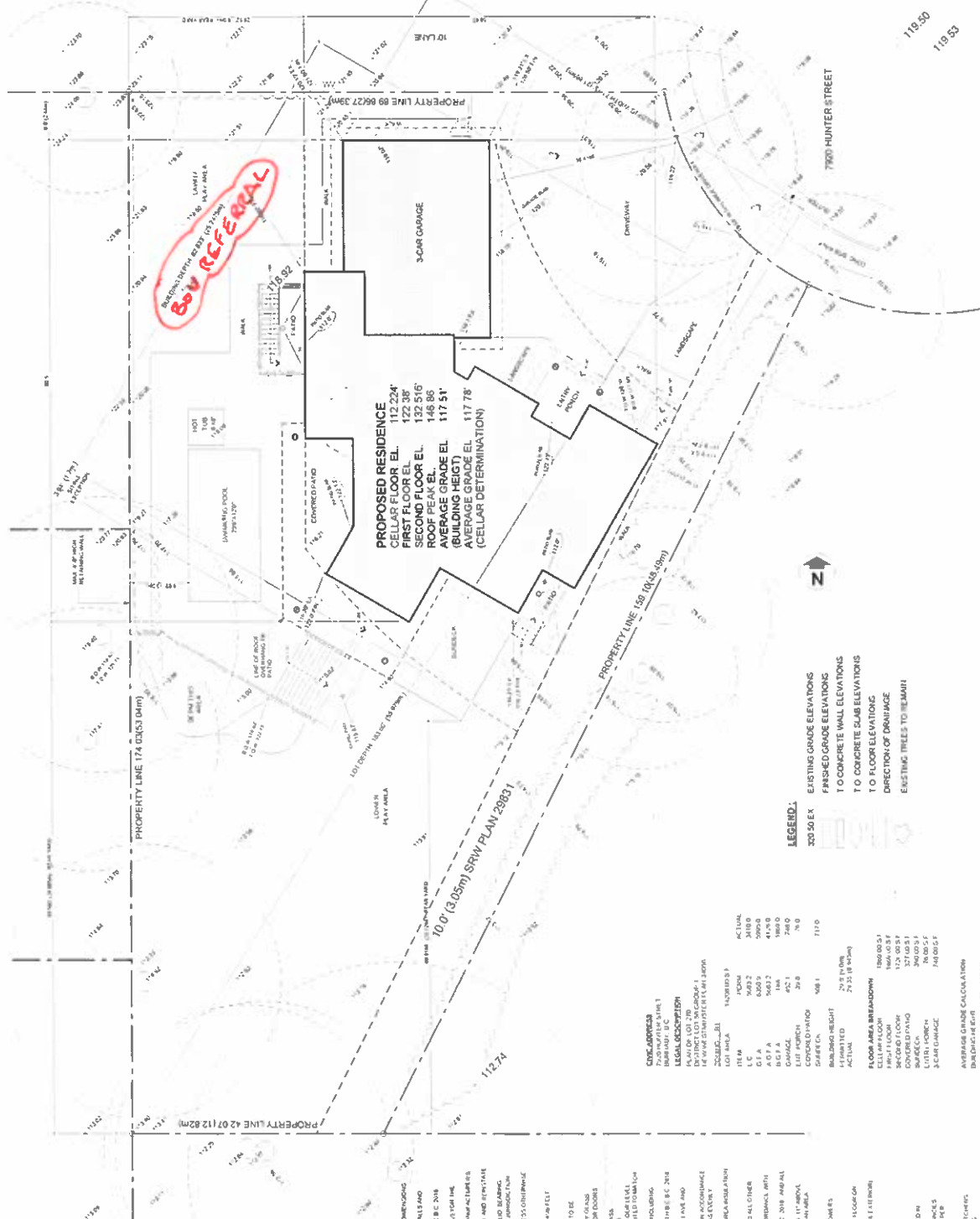
Notes:

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. All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.
3. Fences and retaining walls will conform to the requirements of Section 6.14.

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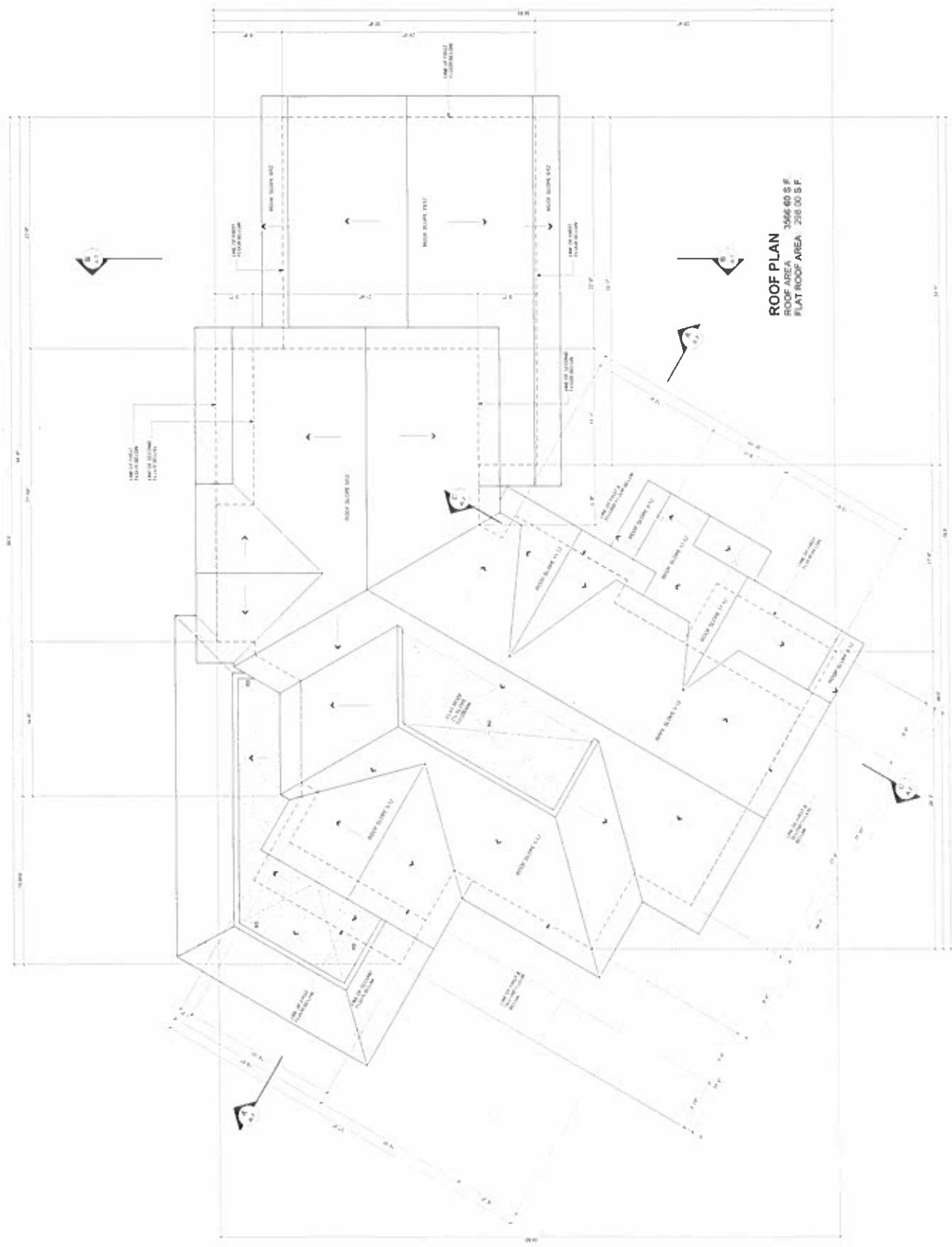
Peter Kushnir
Deputy Chief Building Inspector



SITE PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

- [illegible]



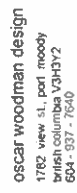
oscar woodman design
 1712 view st. port moody
 british columbia v3h1r2
 604-937-7640

project title
RESIDENCE- SOMA
 7920 HUNTER STREET
 BURNABY, BC

sheet title
ROOF PLAN

date started	initial revision
job no.	
drawn by	chad
scale	1/4" = 1'-0"
sheet no.	

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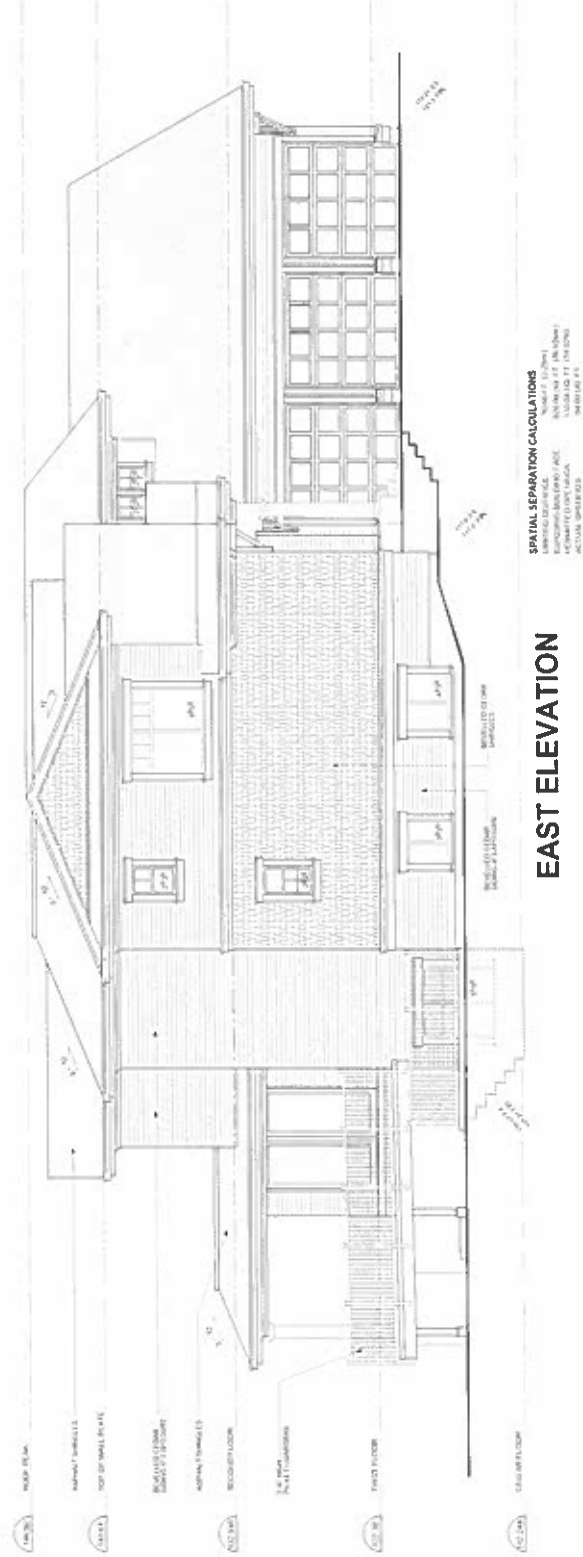
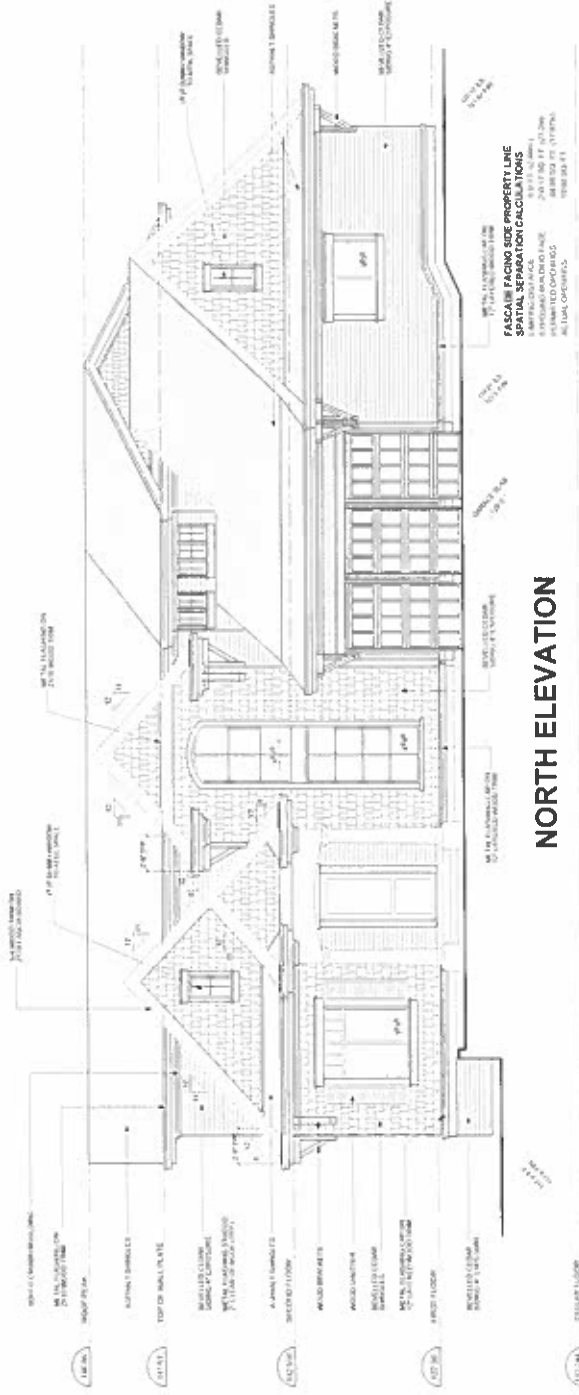
oscar woodman design
1782 view st, port moody
british columbia V3H3Y2
604-937-7640

RESIDENCE- SOMA
7920 HUNTER STREET
BURNABY, BC

ELEVATION

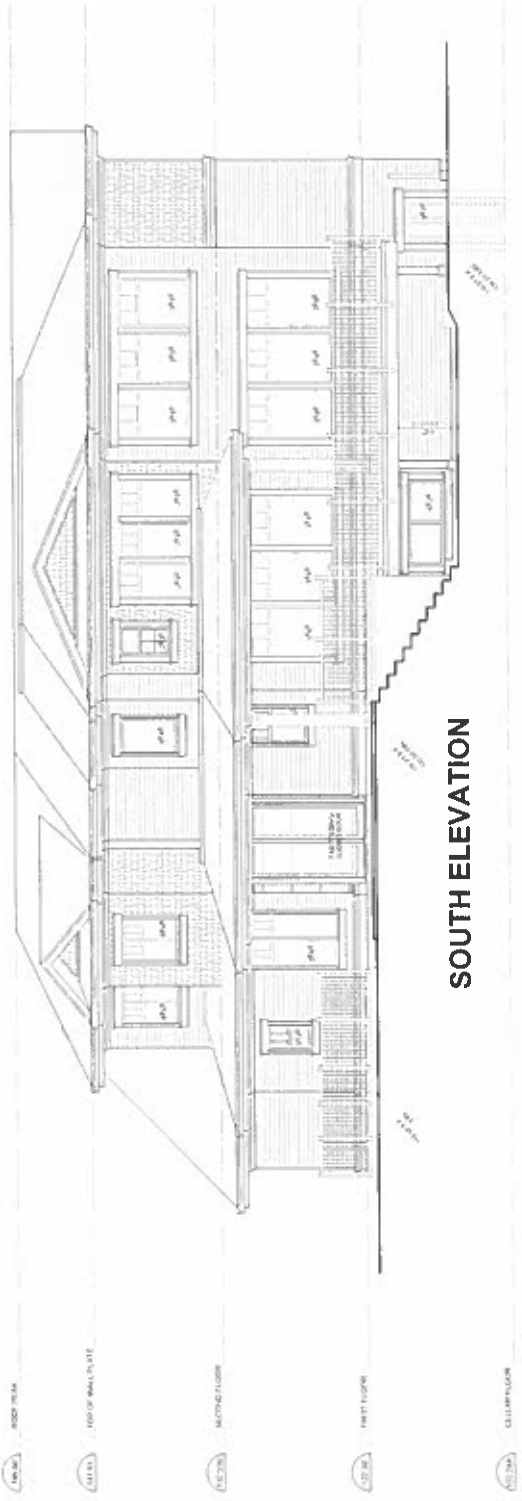
date started	issue revision
atcc 39218	
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drawn	child
scale	
sheet no	

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WEST ELEVATION



SOUTH ELEVATION

o
scar woodman design
 1782 view st. port moody
 british columbia v3h3y2
 604 - 307 - 7540

project title
RESIDENCE- SOMA
 7920 HUNTER STREET
 BURNABY, BC

sheet title
ELEVATION

date started	issue / revision
job no.	drawn / date
drawn / date	scale
sheet no.	

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