



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 ANNA PRINTS FOR PERMIT MASTERS
Mailing Address 720-999 W Broadway
City/Town Vancouver Postal Code V5Z 1K5
Phone Number(s) (H) 604-628-9880 (C) 604-446-9660
Email anna@permitmasters.ca

Property

Name of Owner Mark Matsuno / Noziko Matsuno (daki)
Civic Address of Property 7918 Nelson ave., 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.

Date

2019/11/05

Applicant Signature

[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

September 10, 2019

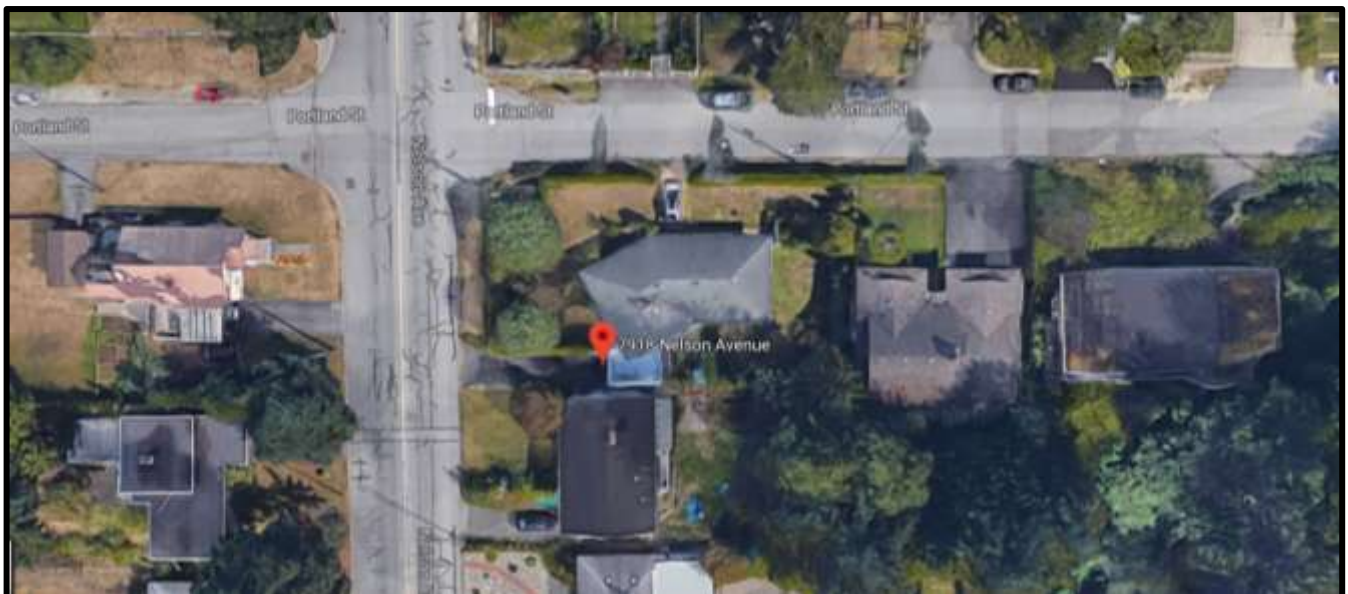
Erin Meyers
Permit Masters
999 W Broadway
Vancouver, British Columbia

City of Burnaby, BC
Board of Variance

Re: 7918 Nelson Ave, Burnaby

Dear Board Members

Permit Masters was retained by the homeowners of the above noted address to assist with the preparation of the required drawings and management of the permit process for a proposed secondary suite. The home is a single level home above grade with a basement level that is partially above grade at the rear of the house due to the grades sloping towards the back of the property. The front door of the home faces Portland Street at the north side of the property and the home has an existing single car garage located at the south side of the home with access to Nelson Avenue at the west side of the home. The property is currently zoned Residential District (R2)



The property is proposed to be used as a Single family dwelling with a secondary suite. As per the zoning bylaw a single family dwelling with a secondary suite should provide one independant parking space for each dwelling unit when possible. We are seeking a variance to the parking requirements as only 1 parking space in the existing garage meets the requirements of the zoning bylaw and additional parking space do not meet the minimum requirements.

The parking requirement for the Single family dwelling and Secondary suite is established in Section 800.4 (1a) :

Single family dwelling with secondary suite - 1 independently accessible parking space for each dwelling unit. The Director Planning and Building may waive the requirement for a second parking space where the single family dwelling was constructed before January 1, 2014 and the Director Planning and Building is satisfied that it is not feasible to create a second parking space on the property. (B/L No. 13258-14-01-27)

The existing building was built in 1958 with a single parking space in an attached garage. With the existing lot coverage, building setbacks, layout of the property and orientation of the garage, an additional parking space could not be accomodated on the site.



Given the grading of the site it would not be possible to widen the existing concrete driveway to create a second parking space without the addition of extensive retaining walls and removal of mature trees along the driveway.



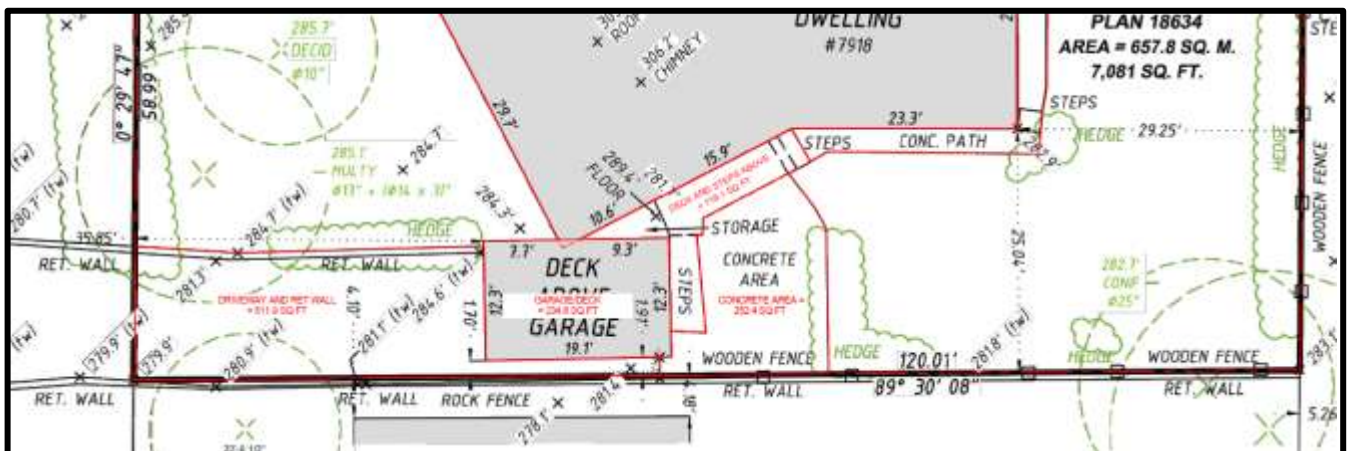
Enlarging the existing garage would require the reduction of living space and create unreasonable cost to the owner of the property.

The existing driveway has been used as a second parking space and can continue to operate as such. Tandem parking may not meet the zoning requirements but can be used effectively by the residents. Because of the small scale of the proposal it is possible for the resident to coordinate the use of the tandem parking.

We also note that the property is located on a corner and that street parking is available along the property.



The property was originally approved with a carport. The carport has been upgraded and enclosed. The upgrade from a carport to a garage never received approval and the setback to the side property line requires a variance to the zoning bylaw. The required setback is 3.5 metres and current setback is 1.7 metres to 1.91 metres.



The addition of a wall to the carport does not change the interface between the parking and the neighbours to the south. The south façade of the garage is facing the blank side façade of the property to the south. The garage does not obstruct the visibility or reduce the enjoyment of the property to the south. Furthermore, because of existing vegetation, the garage has limited visual impact on the public realm.

It is our opinion that the required variance will not create impacts on the surrounding properties and that alternative will create hardship to the owner of the property. Additionally, we have obtained a letter from the property owner to the south of the subject property, this letter indicates that they do not have any concerns with the garage or the setbacks.

Sincerely,

A handwritten signature in black ink, appearing to read "Erin Meyers", written over a thin horizontal line.

Erin Meyers
Senior Team Lead
Permit Masters
P) 604-628-9880 ext. 208
erin@permitmasters.ca

BOARD OF VARIANCE REFERRAL LETTER

DATE: Oct 23, 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: November 12, 2019 for the December 05, 2019 hearing.			
APPLICANT NAME: Anna Prints			
APPLICANT ADDRESS: 720 – 999 W Broadway Vancouver, BC V5Z 1K5			
TELEPHONE: 604-628-9880			
PROJECT			
DESCRIPTION: Interior Alterations, Exterior Alterations to ESFD			
ADDRESS: 7918 Nelson Ave			
LEGAL DESCRIPTION:	LOT: A	DL: 158	PLAN: NWP18634

Building Permit application BLD19-00397 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / Sections 102.9(1)

COMMENTS:

The applicant proposes to build interior alterations and permit exiting exterior alterations to an existing single family dwelling. The existing exterior alterations the applicant is wanting to permit is the enclosure of the carport. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

- 1) To vary Section 102.9(1) – “Side Yards” of the Zoning Bylaw requirement for the minimum side yard width from 1.5 m (4.9 feet) to 0.52 m (1.7 feet) and the sum of both side yards from 3.5 m (11.5 feet) to 2.98 m (9.77 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.

LE



Peter Kushnir
Deputy Chief Building Inspector

ZONING: R2

CONSTRUCTION NOTES:

ALL INFORMATION RELATED TO ELECTRICAL AND PLUMBING WORK MUST BE PROVIDED TO THE CITY OF EDMONTON PRIOR TO CONSTRUCTION. ONLY PROPER PERMIT SHOULD BE APPLIED AND COMPLIANCE SHOULD BE ENSURED PRIOR TO INSTALLING FURNACE AND HOT WATER TANK LOCATIONS TO BE VERIFIED ON SITE.

PERMIT APPLICATION FOR A SECONDARY SUITE

HARDWARED AND INTERCONNECTED SMOKE ALARM AND CARBON MONOXIDE ALARM REQUIRED IN EACH DWELLING UNIT AS WELL AS CORRIDORS AND COMMON AREAS

ANY STRUCTURAL WORK (BEAM, COLUMN, JOIST TRUSS OR BEARING WALL ALTERATION) REQUIRES A SEPARATE PERMIT

SEPARATE PERMITS ARE REQUIRED PRIOR TO ANY PLUMBING AND/OR ELECTRICAL WORK

ALL CONSTRUCTION TO COMPLY WITH THE 2012 BRITISH COLUMBIA BUILDING CODE

PERMIT ISSUED SUBJECT TO FIELD INSPECTORS APPROVAL

HOMEOWNER TO CALL FOR ALL INSPECTIONS

Legal Address	LOT A, DISTRICT LOT 158 GROUP 1, NWD, PLAN 18634
Municipal Address	7918 NELSON AVE, BURNABY
Project	TV9001-EW
Permit Number	S1
Date	MARCH 2019
Scale	DO NOT SCALE DRAWINGS 1/8"=1'-0"

PERMITMASTERS
EDMONTON VANCOUVER CALGARY TORONTO



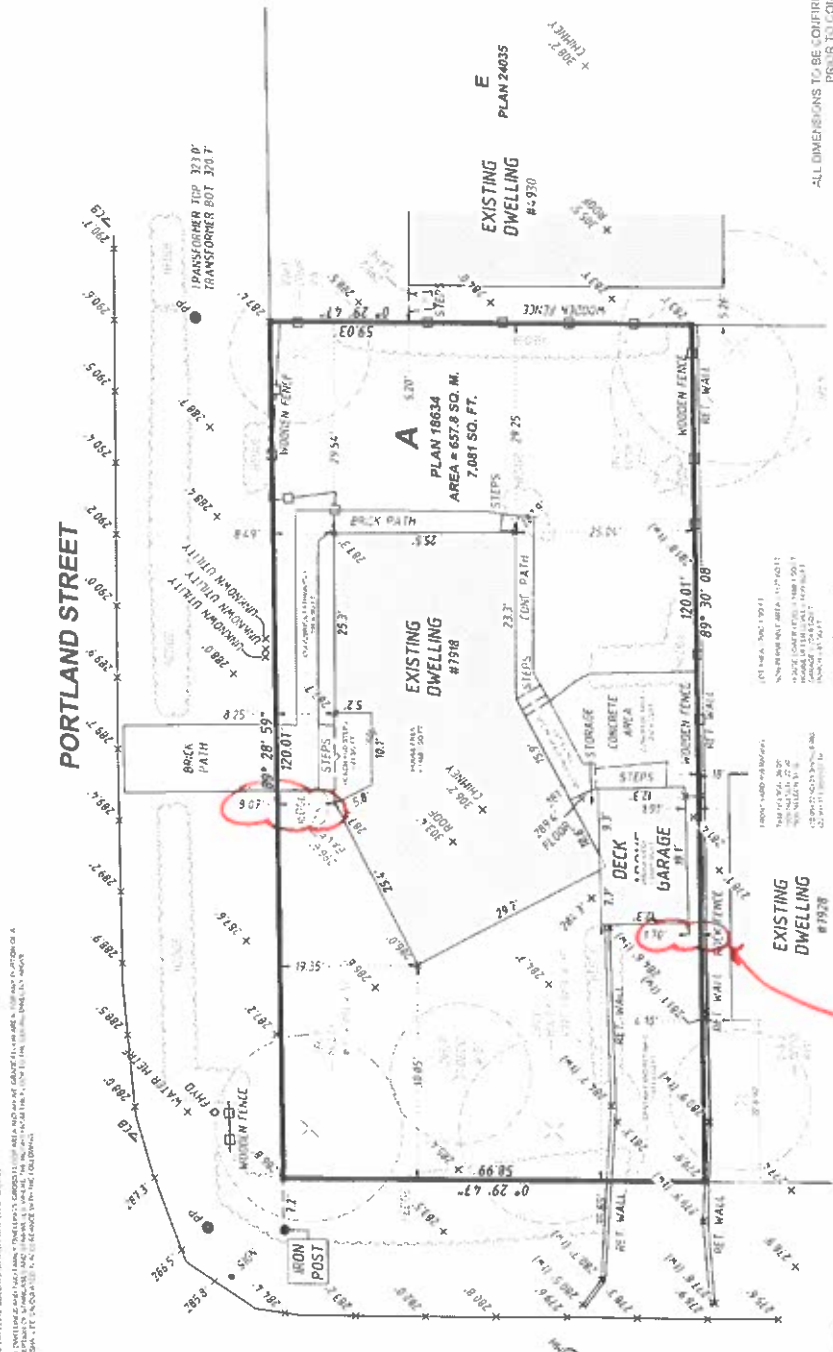
1. THE CITY OF EDMONTON HAS REVIEWED THE APPLICATION FOR A SECONDARY SUITE AND HAS ISSUED THIS PERMIT. THE PERMIT IS VALID FOR 12 MONTHS FROM THE DATE OF ISSUANCE. THE PERMIT HOLDER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF EDMONTON PRIOR TO CONSTRUCTION. ONLY PROPER PERMIT SHOULD BE APPLIED AND COMPLIANCE SHOULD BE ENSURED PRIOR TO INSTALLING FURNACE AND HOT WATER TANK LOCATIONS TO BE VERIFIED ON SITE.

2. THE CITY OF EDMONTON HAS REVIEWED THE APPLICATION FOR A SECONDARY SUITE AND HAS ISSUED THIS PERMIT. THE PERMIT IS VALID FOR 12 MONTHS FROM THE DATE OF ISSUANCE. THE PERMIT HOLDER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF EDMONTON PRIOR TO CONSTRUCTION. ONLY PROPER PERMIT SHOULD BE APPLIED AND COMPLIANCE SHOULD BE ENSURED PRIOR TO INSTALLING FURNACE AND HOT WATER TANK LOCATIONS TO BE VERIFIED ON SITE.

3. THE CITY OF EDMONTON HAS REVIEWED THE APPLICATION FOR A SECONDARY SUITE AND HAS ISSUED THIS PERMIT. THE PERMIT IS VALID FOR 12 MONTHS FROM THE DATE OF ISSUANCE. THE PERMIT HOLDER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF EDMONTON PRIOR TO CONSTRUCTION. ONLY PROPER PERMIT SHOULD BE APPLIED AND COMPLIANCE SHOULD BE ENSURED PRIOR TO INSTALLING FURNACE AND HOT WATER TANK LOCATIONS TO BE VERIFIED ON SITE.

4. THE CITY OF EDMONTON HAS REVIEWED THE APPLICATION FOR A SECONDARY SUITE AND HAS ISSUED THIS PERMIT. THE PERMIT IS VALID FOR 12 MONTHS FROM THE DATE OF ISSUANCE. THE PERMIT HOLDER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF EDMONTON PRIOR TO CONSTRUCTION. ONLY PROPER PERMIT SHOULD BE APPLIED AND COMPLIANCE SHOULD BE ENSURED PRIOR TO INSTALLING FURNACE AND HOT WATER TANK LOCATIONS TO BE VERIFIED ON SITE.

5. THE CITY OF EDMONTON HAS REVIEWED THE APPLICATION FOR A SECONDARY SUITE AND HAS ISSUED THIS PERMIT. THE PERMIT IS VALID FOR 12 MONTHS FROM THE DATE OF ISSUANCE. THE PERMIT HOLDER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF EDMONTON PRIOR TO CONSTRUCTION. ONLY PROPER PERMIT SHOULD BE APPLIED AND COMPLIANCE SHOULD BE ENSURED PRIOR TO INSTALLING FURNACE AND HOT WATER TANK LOCATIONS TO BE VERIFIED ON SITE.



ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

THIS DOCUMENT IS THE PROPERTY OF PERMITMASTERS. UNAUTHORIZED REPRODUCTION OR DISTRIBUTION WILL BE PROSECUTED

1 SITE PLAN
S2 1/8"=1'-0"

BY REFERRAL

ZONING: R2

CONSTRUCTION NOTES:

ALL INFORMATION RELATED TO ELECTRICAL AND PLUMBING FIXTURES ARE FOR INFORMATION ONLY. COMPLIANCE SHOULD BE ENSURED PRIOR TO INSTALLING FURNACE AND HOT WATER TANK LOCATIONS TO BE VERIFIED ON SITE.

PERMIT APPLICATION FOR A SECONDARY SUITE

HARDWIRED AND INTERCONNECTED SMOKE ALARM AND CARBON MONOXIDE ALARM REQUIRED IN EACH DWELLING UNIT AS WELL AS CORRIDORS AND COMMON AREAS.

ANY STRUCTURAL WORK (BEAM, COLUMN, JOIST TRUSS OR BEARING WALL ALTERATION) REQUIRES A SEPARATE PERMIT

SEPARATE PERMITS ARE REQUIRED PRIOR TO ANY PLUMBING WORK AND/OR ELECTRICAL WORK.

ALL CONSTRUCTION TO COMPLY WITH THE 2012 BRITISH COLUMBIA BUILDING CODE

PERMIT ISSUED SUBJECT TO FIELD INSPECTORS APPROVAL

**HOMEOWNER TO CALL
FOR ALL INSPECTIONS**

Legal Address

LOT A, DISTRICT LOT 158
GROUP 1, NW/4, PLAN 18634
7918 NELSON AVE, BURNABY

Project

TV9001-EW

Drawing Number

A3

Date

MARCH 2019

Scale

DO NOT SCALE DIMENSIONS
1/4" = 1'-0"

PERMITMASTERS

EDMONTON VANCOUVER CALGARY TORONTO

