



## 2020 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 Dan Perreault  
Mailing Address 827 Spruce Avenue  
City/Town Cosm Ham BC Postal Code V3J 2P2  
Phone Number(s) (H) 604-290-8603 (C) 52M7  
Email dan@perreaulthomes.ca

#### Property

Name of Owner Rino Cioffi - Kristy Bombini-Cioffi  
Civic Address of Property 5360 Venables Street  
Burnaby B.C. V5B 1Y1

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.

Jan 8, 2020

Date

Dan Perreault

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

Rino Cioffi and Kristy Bombini-Cioffi

5360 Venables Street

Burnaby BC V5B 1Y1

[kbcioffi@gmail.com](mailto:kbcioffi@gmail.com)

December 3, 2019

RE Building Permit BLD18 00582

Dear Board of Variance Members:

We are submitting this hardship letter with the intent of having our accessory building pushed back to 2' from the property line.

In short, we were informed that our accessory building was within the proper distance to the edge of the property line to include a bathroom. We have since spent time and money on plans, design, foundation and fixtures to include this bathroom in our yard. We are kindly asking you to reconsider.

Please see our supporting notes below:

- July 2019 A revision to Building permit BLDG18 00582 was allowed to include a bathroom at the south end of the pool bar (accessory building) with a rear setback of 2'-0" from property line. This revision was accepted and initialed on approved plans by the plan checker.
- August 2019 Pool bar and bathroom foundation was inspected and approved by the Building Dept. Survey plan was given to inspector.
- August 2019 Pool bar and bathroom foundation were poured.
- Oct 2019 Prior to the pool permit being issued we were advised the plan checker made an error and the south side rear setback would have to be increased to 4'. This was now not possible without reducing the bathroom width by 2'-0" which would not allow enough room for a toilet and sink or removing the foundation which would be very costly.
- Oct 2019 The plans had to be revised after the foundation was poured to reduce the bathroom width by 2'-0" to maintain a 4'-0" setback from the rear property line which would now eliminate the toilet and sink.

In conclusion, having an outdoor bathroom would be especially useful to us as we will have a pool in the backyard. This would make it easier for our young children to change as well as go to the bathroom, rather than having to come through the house. We are in the food business and entertaining local clients, suppliers, friends and family is very important to us. A bathroom included in our yard would be

of great benefit to us. Furthermore, we believe that a setback of 2' would have no visual impact to neighbouring properties.

We sincerely thank you for taking the time to reconsider our request.

Rino Cioffi and Kristy Bombini-Cioffi



## BOARD OF VARIANCE REFERRAL LETTER

DATE: December 16, 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: January 14, 2020 for the February 06, 2020 hearing.			
APPLICANT NAME: Dan Perreault			
APPLICANT ADDRESS: 827 Spruce Avenue, Coquitlam, BC V3J 2P2			
TELEPHONE: 604-290-8603			
PROJECT			
DESCRIPTION: New single family dwelling with secondary suite and attached garage			
ADDRESS: 5360 Venables Street			
LEGAL DESCRIPTION:	LOT: D	DL: 127	PLAN: 23241

A proposed revision for Building Permit BLD18-00582 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

### Section 6.6(1)(c)

#### COMMENTS:

The applicant has received a Building Permit. In order to allow the Building Permit to proceed, the applicant requests that the following variance be granted:

- 1) To vary Section 6.6(1)(c) – "Accessory Buildings and Uses" of the Zoning Bylaw requirement for the minimum rear yard depth for accessory buildings to the lane from 01.20 m (03.94 ft.) to 00.67 m (02.23 ft.). The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

#### *Note:*

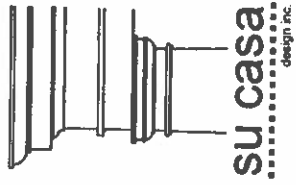
1. The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.
2. All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.
3. Fences and retaining walls will conform to the requirements of Section 6.14.

MS

*Kushnir*

Peter Kushnir  
Deputy Chief Building Inspector





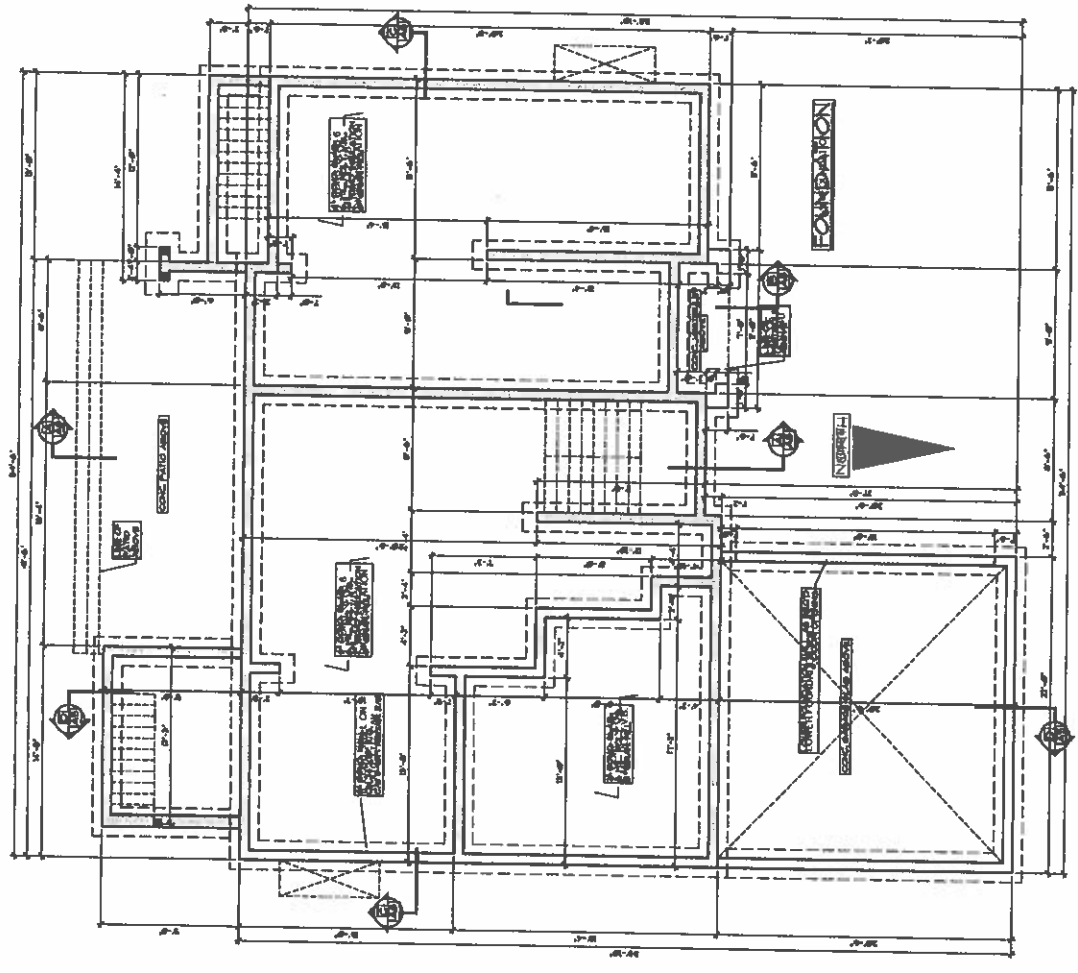
2543 surrey ave.  
abbotsford, b.c. V2S 3T4  
Tel: (604) 856-3222  
Fax: (604) 854-1003

CIOFFI RESIDENCE  
5360 VENABLE STREET, BURNABY, B.C.

1506  
FOUNDATION  
Scale  
1/4" = 1'-0" UNO.  
DATE  
APRIL 22, 2018  
DRAWN  
JUP  
JOB NO.  
17046

Sheet no. A2

These drawings are to be used only for the project and site identified above. No other use, reproduction, or distribution is permitted without the written consent of the designer.

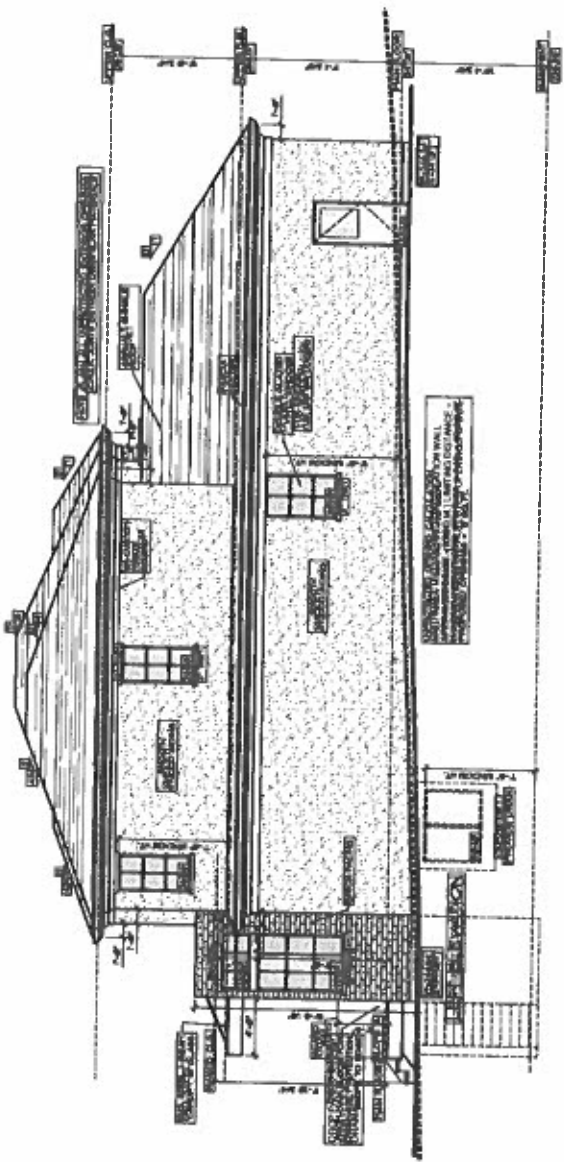
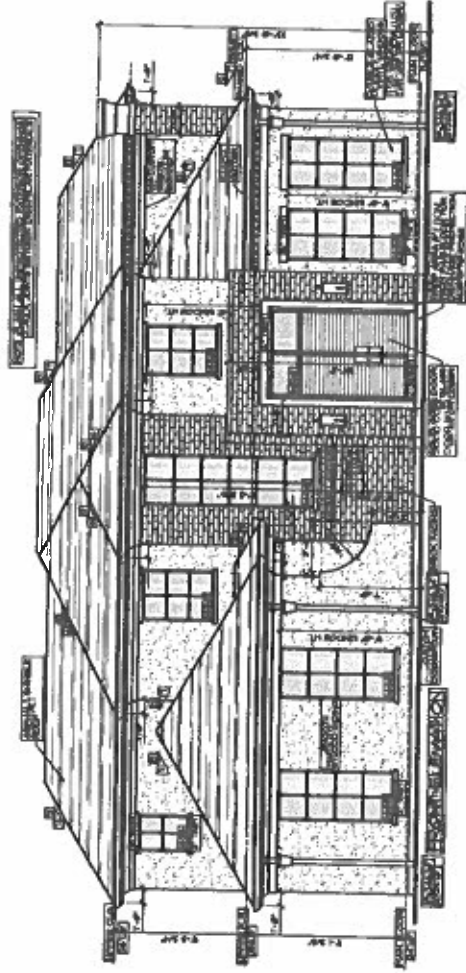


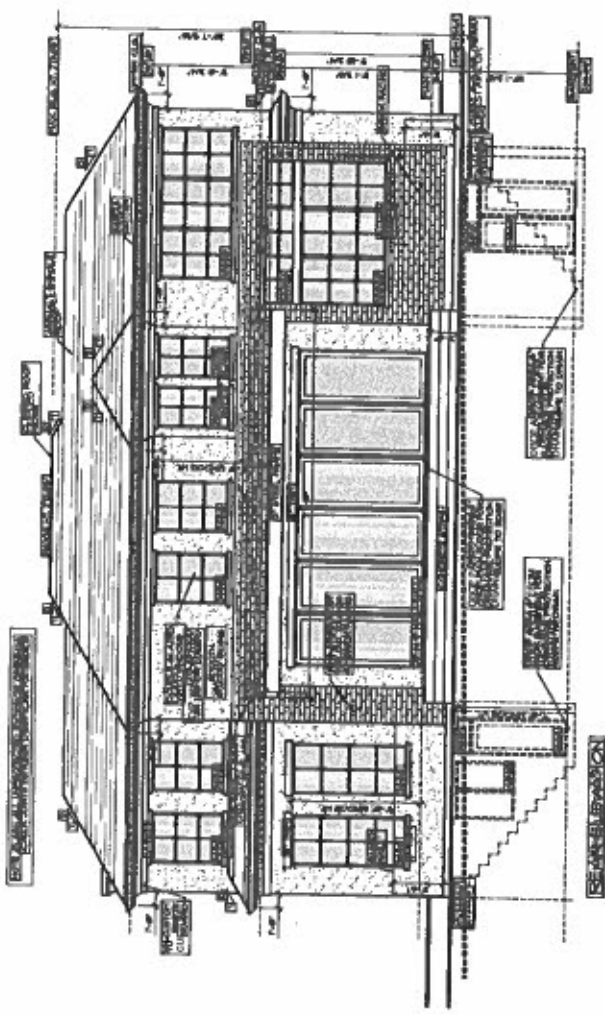
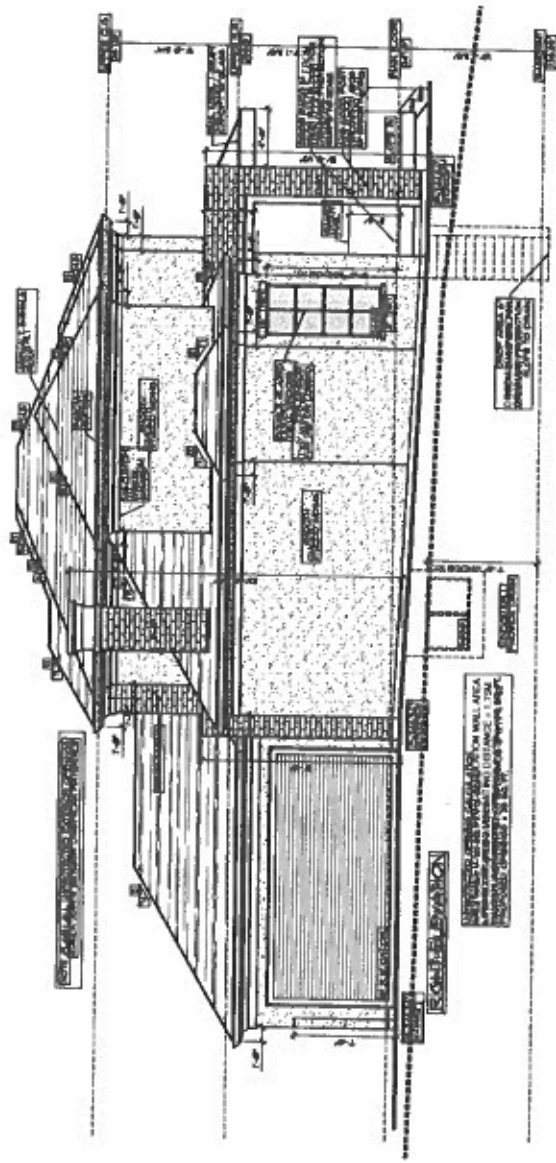
NO.	DESCRIPTION	DATE
1	FOUNDATION	APRIL 22, 2018
2	FOUNDATION	APRIL 22, 2018
3	FOUNDATION	APRIL 22, 2018
4	FOUNDATION	APRIL 22, 2018
5	FOUNDATION	APRIL 22, 2018
6	FOUNDATION	APRIL 22, 2018
7	FOUNDATION	APRIL 22, 2018
8	FOUNDATION	APRIL 22, 2018
9	FOUNDATION	APRIL 22, 2018
10	FOUNDATION	APRIL 22, 2018

THESE DRAWINGS CONFORM TO THE 2012 B.C. BUILDING CODE

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	APR 21, 2018
2	ISSUED FOR PERMIT	APR 21, 2018
3	ISSUED FOR PERMIT	APR 21, 2018
4	ISSUED FOR PERMIT	APR 21, 2018
5	ISSUED FOR PERMIT	APR 21, 2018
6	ISSUED FOR PERMIT	APR 21, 2018
7	ISSUED FOR PERMIT	APR 21, 2018
8	ISSUED FOR PERMIT	APR 21, 2018
9	ISSUED FOR PERMIT	APR 21, 2018
10	ISSUED FOR PERMIT	APR 21, 2018

THESE DRAWINGS CONFORM TO THE 2012 B.C. BUILDING CODE





NO.	DESCRIPTION	DATE	BY
1	FOUNDATION	10/10/10	W.D.
2	1ST FLOOR	10/10/10	W.D.
3	2ND FLOOR	10/10/10	W.D.
4	ROOF	10/10/10	W.D.
5	EXTERIOR FINISHES	10/10/10	W.D.
6	INTERIOR FINISHES	10/10/10	W.D.
7	MECHANICAL	10/10/10	W.D.
8	ELECTRICAL	10/10/10	W.D.
9	PLUMBING	10/10/10	W.D.
10	PAINTING	10/10/10	W.D.

THESE DRAWINGS CONFORM TO THE 2012 B.C. BUILDING CODE

**su casa**  
design inc.

2543 mcdonald ave.  
vancouver, b.c. v6b 3t4  
tel: (604) 699-3222  
fax: (604) 694-1603

CIOFFI RESIDENCE  
5360 VENABLE STREET, BURNABY, B.C.

1000  
ELEVATIONS  
SECTION  
1/4" = 1'-0" UNLESS NOTED  
DATE  
APRIL 25, 2018  
DRAWN  
AJP  
JOB NO.  
17046  
SHEET NO. A7

THIS SET OF DRAWINGS IS THE PROPERTY OF SU CASA DESIGN INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SU CASA DESIGN INC. © 2018 SU CASA DESIGN INC.





THESE DRAWINGS CONFORM TO THE 2012 B.C. BUILDING CODE

NO.	REVISION	DATE
01	ISSUED FOR PERMIT	APRIL 23, 2018
02	ISSUED FOR PERMIT	APRIL 23, 2018
03	ISSUED FOR PERMIT	APRIL 23, 2018
04	ISSUED FOR PERMIT	APRIL 23, 2018
05	ISSUED FOR PERMIT	APRIL 23, 2018
06	ISSUED FOR PERMIT	APRIL 23, 2018
07	ISSUED FOR PERMIT	APRIL 23, 2018
08	ISSUED FOR PERMIT	APRIL 23, 2018
09	ISSUED FOR PERMIT	APRIL 23, 2018
10	ISSUED FOR PERMIT	APRIL 23, 2018

**SECTION F**

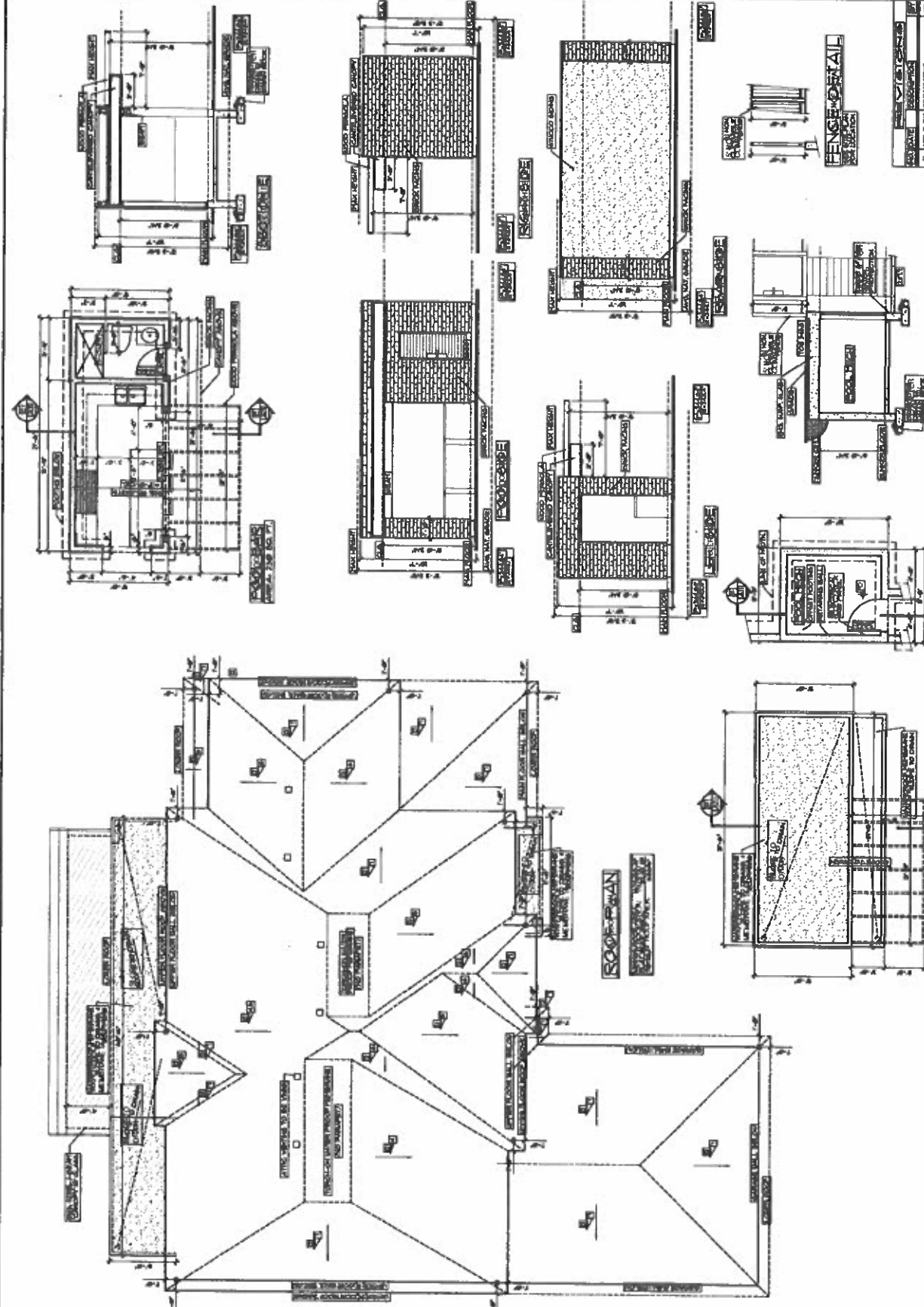
**POOL DETAIL**

**POOL PLAN**

**POOL PLAN**

**POOL PLAN**

**POOL PLAN**



TOPOGRAPHIC PLAN OF LOT "D" DISTRICT LOT 127  
 GROUP 1, NEW WESTMINSTER DISTRICT  
 PLAN 23241

5340 Venables Street  
 Burnaby, B.C.

ZONING: R4

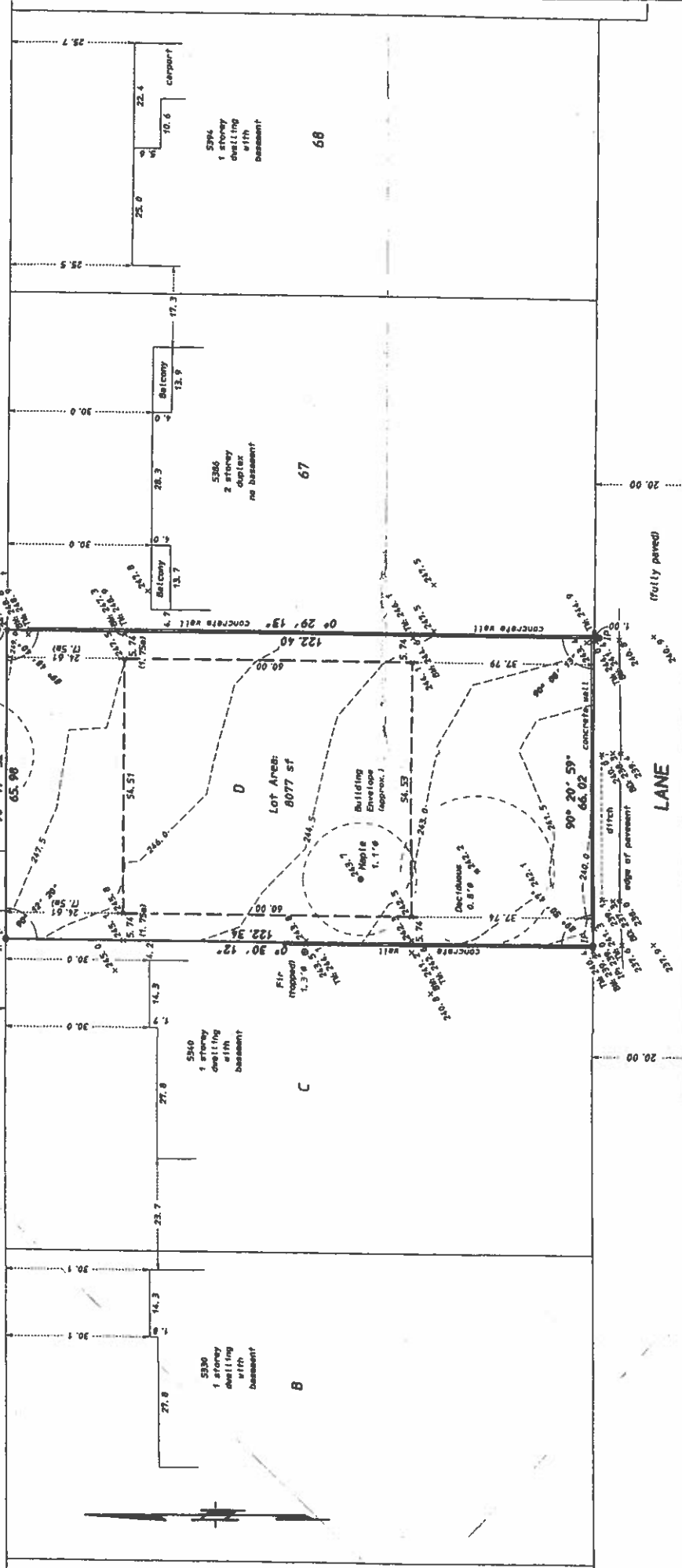
VENABLES STREET

SCALE: 1 INCH = 16 FEET



All distances are in feet and decimals thereof unless otherwise indicated  
 Contour interval: 1.5 feet

RECEIVED  
 JUN 13 2018  
 BUILDING DEPARTMENT



NOTE:  
 Elevations are based on geodetic datum.  
 Bench Mark: Burnaby 750436  
 Located at the south side of Parker Street at the centre of Howard Avenue.  
 B.M. Elevation = 230.99 feet  
 (72.043 metres)

© copyright restriction  
 This document is not valid unless  
 originally signed and sealed.

CERTIFIED CORRECT:  
 Lot dimensions are correct  
 according to ground survey.

May 25, 2018  
 [Signature]

NOTE:  
 The building envelope shown is only our interpretation of the City of Burnaby Building Bylaws. The size and location of the building envelope must be confirmed by the City Planning Department prior to any design work. Failure to do so places sole responsibility for the design onto the house designer.

15 16 A

FRONT YARD SETBACK CALCULATIONS				
HOUSE	LOT	FRONT YARD	AVG	AVG
5330	B	30.1	28.9	
5340	C	30.0		
5396	67	30.0	MINIMUM	
5394	68	25.5	24.61	
	TOTAL	115.6	17.5d	

LEGEND:  
 IP iron post  
 PP power pole  
 Tt top of wall  
 Bt bottom of wall  
 Bt bottom of ditch  
 sf square feet  
 d diameter

NOTE:  
 All trees are plotted in  
 accordance with Burnaby  
 Tree Bylaw 1996.

NOTE:  
 For construction, use lead  
 plugs in sidewalk or City  
 survey monument only, for  
 elevation control.

Ken K. Wong and Associates  
 B.C. Land Surveyor  
 5624 E. Hastings Street  
 Burnaby, B.C. V5B 1B4  
 Telephone: 604-294-8881  
 Fax: 604-294-0425  
 E-mail: ken\_wong@kenk Wong Associates Ltd. ca  
 180225 P0356 P14-16  
 A-556 A-532 A-7877 R-1627  
 Drawn by: TB S2-5756