



# 2021 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 John Wong  
Mailing Address 4246 Triumph Street  
City/Town Burnaby Postal Code V5C 1Z4  
Phone Number(s) (H) 604-614-8399 (C) \_\_\_\_\_  
Email \_\_\_\_\_

### Property

Name of Owner John Wong and Cheryl Wong  
Civic Address of Property 4781 Frances Street, Burnaby,  
BC V5C 2S1

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.

02/08/2021  
Date

[Signature]  
Applicant Signature

### Office Use Only

Appeal Date 03/04/2021 Appeal Number BV# 6422

#### 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**

To: City of Burnaby, Board of Variance council (Re: LOT: 21 / DL: 122 / Plan: 1308)

My name is John Wong. My wife (Cheryl Wong) and I are owners at 4781 Frances Street and are looking to build our new home at this location.

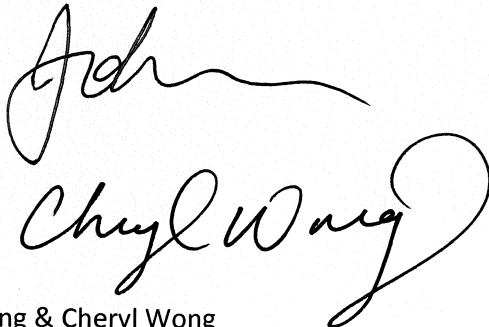
Our designer Steve Zlomislic from Western View Home design made us aware prior to plan submission in September 2020 that our home would eventually require Board of Variance approval, which was later confirmed by our plan checker Mariela Siciliano in late January 2021.

Due to the Burnaby bylaw requiring a minimum front yard depth of 25.18 feet. Our potential future home would require a front yard dept of 20.72 feet.

Where the hardship is experienced for me and my family is that we are looking to build our "forever" home now, while our children are still very young and able to experience it through the coming years. We do not want to wait until other homes further west are built to be able to have average setbacks adjusted. In support of our goals, we have gained written support from our neighboring owners Kevin Li and Chan Juan Chen at 4789 Frances Street. As well Laura Lim at 4771 Frances Street. Please see exhibit A and Exhibit B for reference.

Thank you for your time and I look forward to our meeting on March 4<sup>th</sup>, 2021

Sincerely,

The image shows two handwritten signatures in black ink. The first signature is 'John' in a cursive script. The second signature is 'Cheryl Wong' in a more formal cursive script.

John Wong & Cheryl Wong

4781 Frances Street.



## BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> February 1, 2021			<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> February 9, 2021 for the March 4, 2021 hearing.			
<b>APPLICANT NAME:</b> John Wong			
<b>APPLICANT ADDRESS:</b> 4246 Triumph St. Burnaby, BC V5C 1Z4			
<b>TELEPHONE:</b> 604-614-8399			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> New single family dwelling with secondary suite and detached garage.			
<b>ADDRESS:</b> 4781 Frances St.			
<b>LEGAL DESCRIPTION:</b>	<b>LOT:</b> 21	<b>DL:</b> 122	<b>PLAN:</b> 1308

Building Permit application BLD20-00923 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

### Zone R5 / Sections 105.9

#### COMMENTS:

The applicant proposes to build a new single family dwelling with secondary suite and detached garage. In order to allow the Building Permit application to proceed, the applicant requests that the following variances be granted:

- 1) To vary Section 105.9 – “Front Yard” of the Zoning Bylaw requirement for the minimum front yard depth from 7.67 m (25.18 ft.) based on front yard averaging to 6.32 m (20.72 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. Principal building projection exemptions in the calculations of building depth will conform to the requirements of the Depth, Principal Building definition.
4. Retaining walls and Fences will conform to the requirements of Section 6.14.

MSA

Peter Kushnir  
Deputy Chief Building Inspector

**PLAN OF SURVEY OF LOT 21, BLOCK 14,  
DISTRICT LOT 122, GROUP 1,  
NEW WESTMINSTER DISTRICT,  
PLAN 1308**

4781 Frances Street  
Burnaby, B.C.

**ZONING: R5**

**NOTE:**

Elevations shown are based on  
Geodetic Datum (CY028GVRD2018).  
Bench Mark: Control Monument 77H6819  
located at the intersection of  
Georgia Street and Beta Avenue.  
B.M. Elevation = 302.31 feet.  
( 92.145 metres )

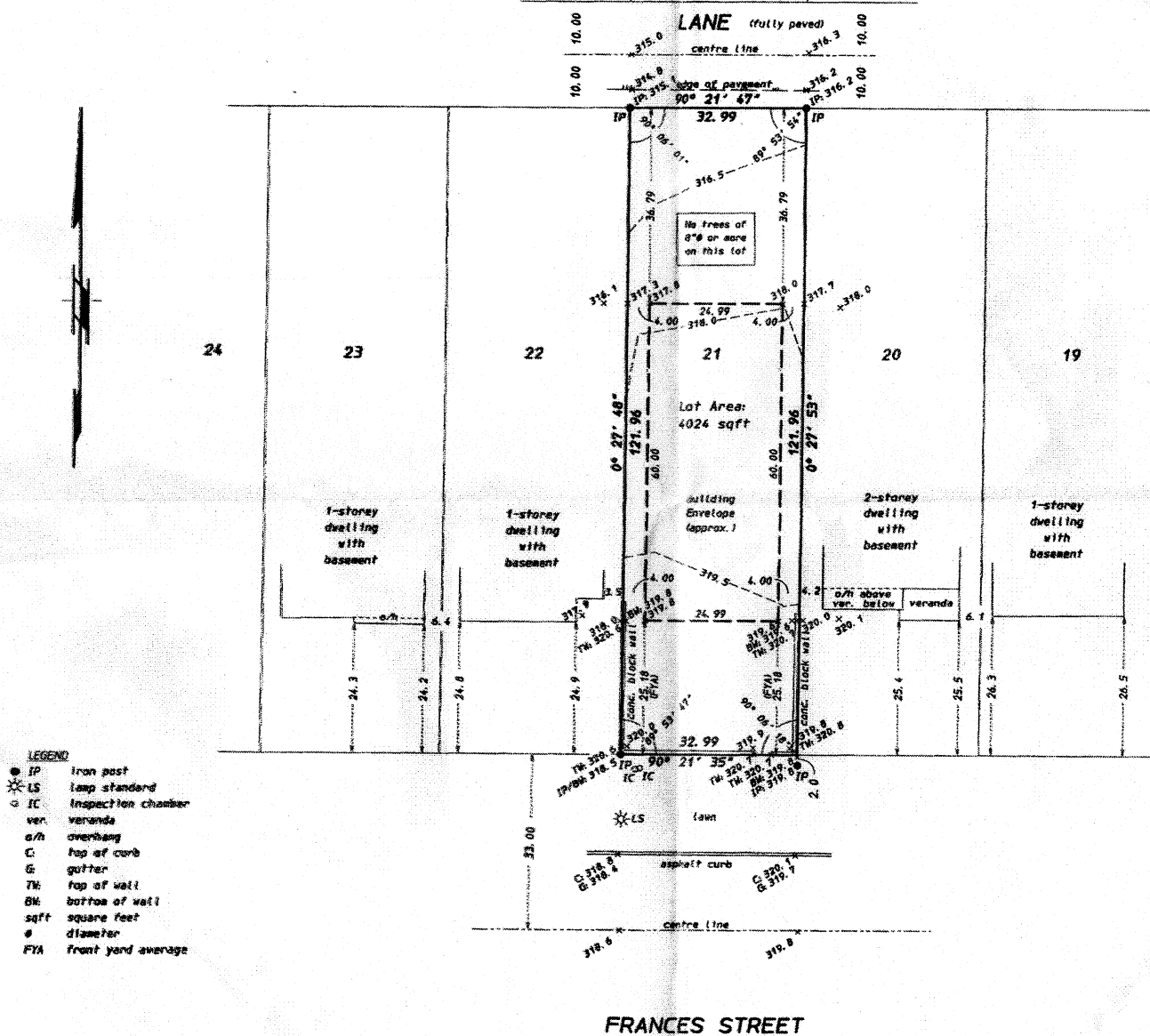
SCALE: 1 INCH = 16 FEET



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

**RECEIVED**  
OCT 18 2020

BUILDING DEPARTMENT



- LEGEND**
- IP Iron post
  - ✱ LS Lamp standard
  - IC Inspection chamber
  - ver. Veranda
  - a/h Overhang
  - C Top of curb
  - G Gutter
  - TW Top of wall
  - BT Bottom of wall
  - sfft Square feet
  - Ø Diameter
  - FYA Front yard average

**FRANCES STREET**

**NOTE:**

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

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

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

**NOTE:**

The building envelope shown is only our  
interpretation of the City of Burnaby  
building bylaws. The 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.

R5 FRONT YARD SETBACK CALCULATIONS			
HOUSE	LOT	FRONT YARD	AVERAGE
4765	23	24.2	25.18
4771	22	24.8	(7.67m)
4789	20	25.4	MINIMUM
4795	19	26.3	19.69
TOTAL:		100.7	(6.0m)

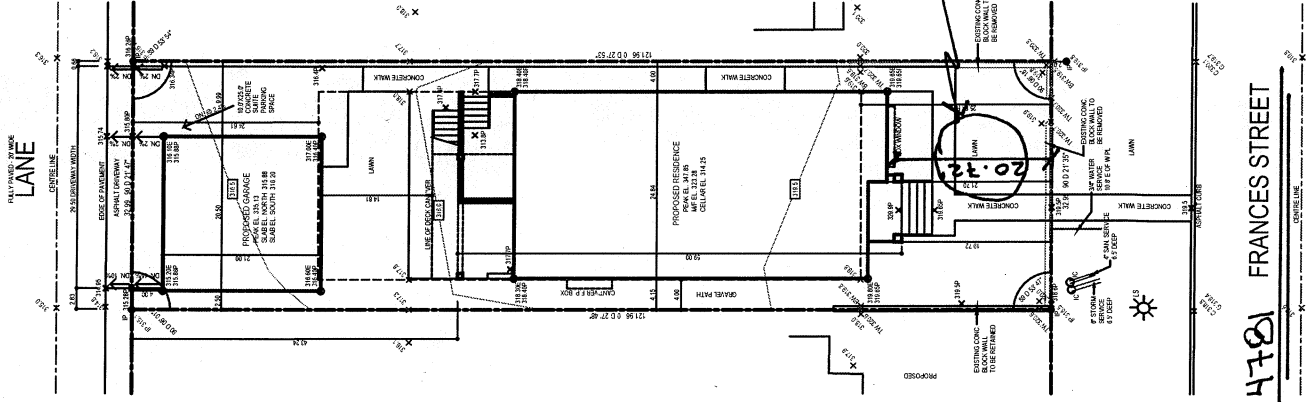
Ken K. Wong and Associates  
B.C. Land Surveyor  
5624 Hastings Street  
Burnaby, B.C. V5B 1R6  
(phone) 604.294.8881  
(fax) 604.294.0625  
wong\_associates@shawbiz.ca  
200396 FB972 P122-123  
R-454 SU-3050  
Drawn by: TB

SITE NOTES AND SPECIFICATIONS	
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BC BUILDING ACT AND REGULATIONS.	
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.	
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.	
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19. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.	
20. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.	

RECEIVED

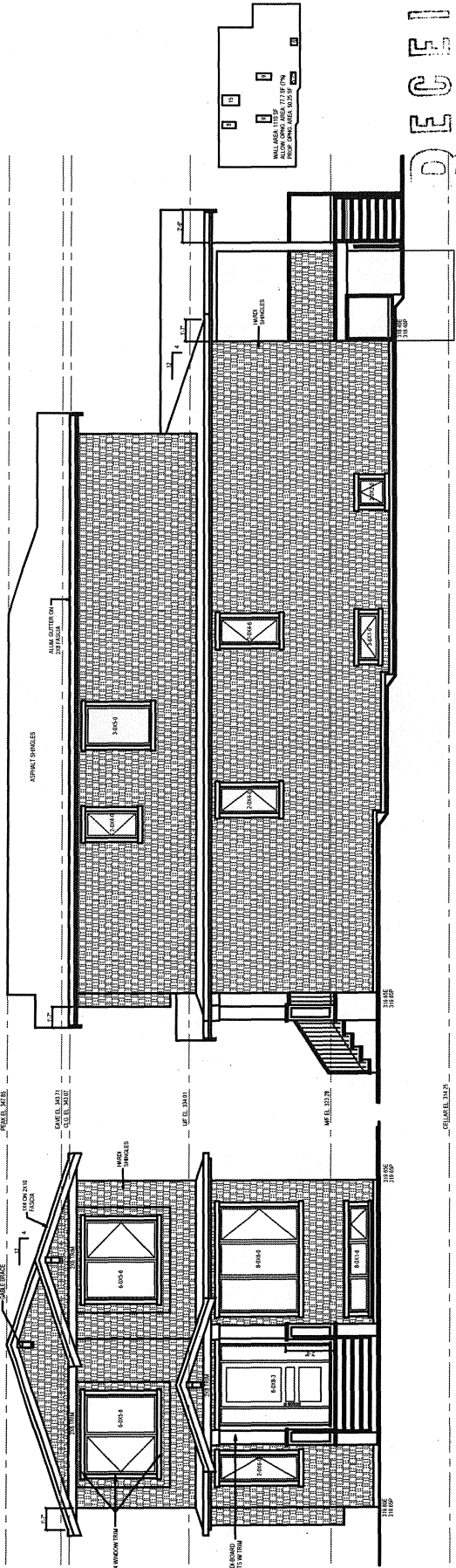
OCT 29 2020

BUILDING DEPARTMENT

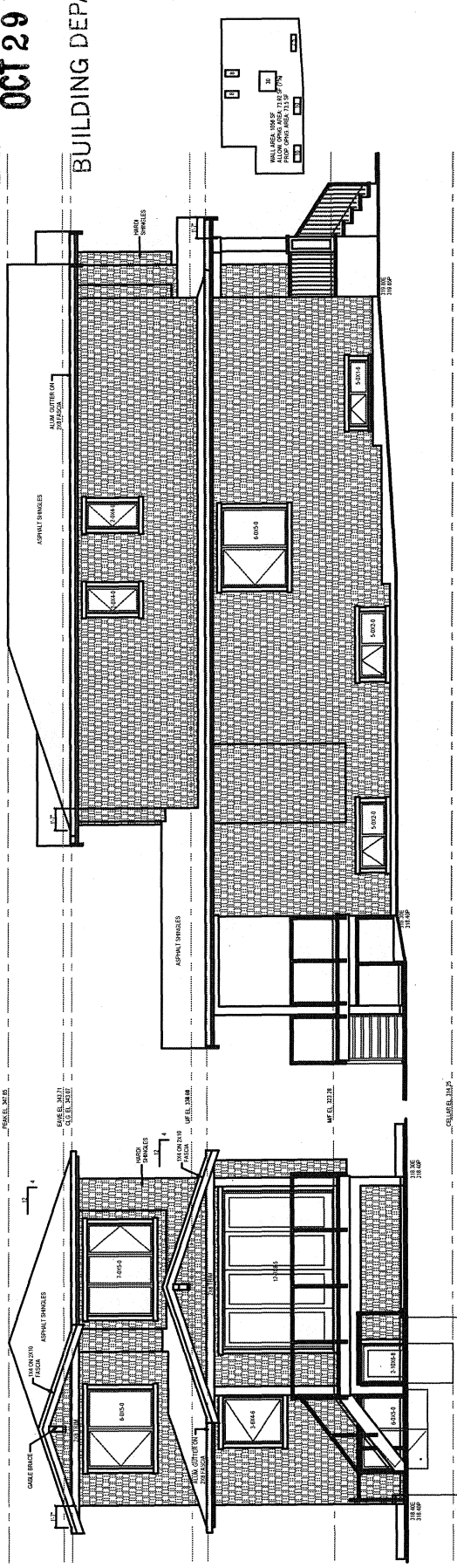


HOME DESIGN LTD.  
888 REGENT STREET  
COQUITLAM, BC V3J5K3  
604.831.9843  
WWW.HOMEDSIGN.COM

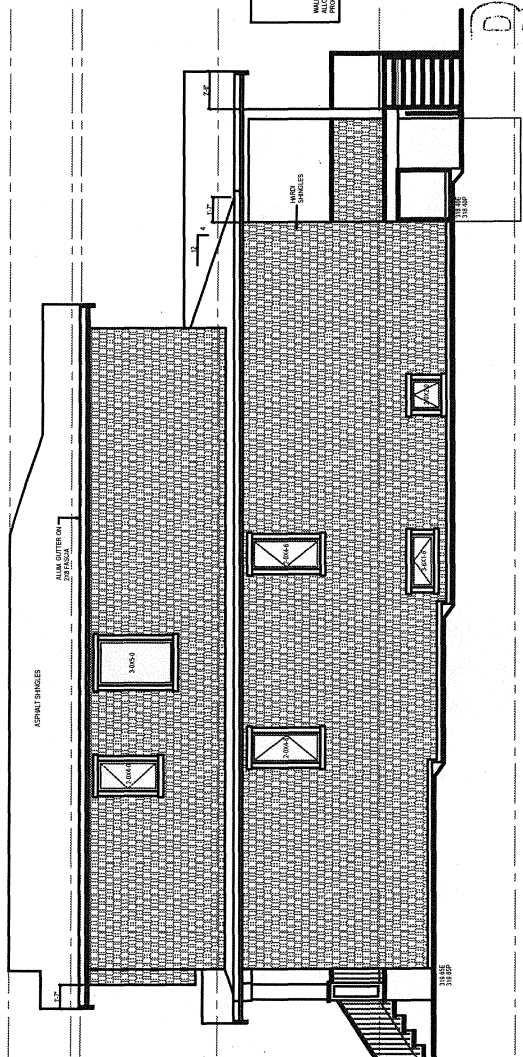
CLIENT	JOHN WONG
PROJECT NAME	4781 FRANCES STREET
DATE	OCTOBER 2020
SCALE	1/8" = 1'-0"
PLANNING	1
DATE	1
OF	1



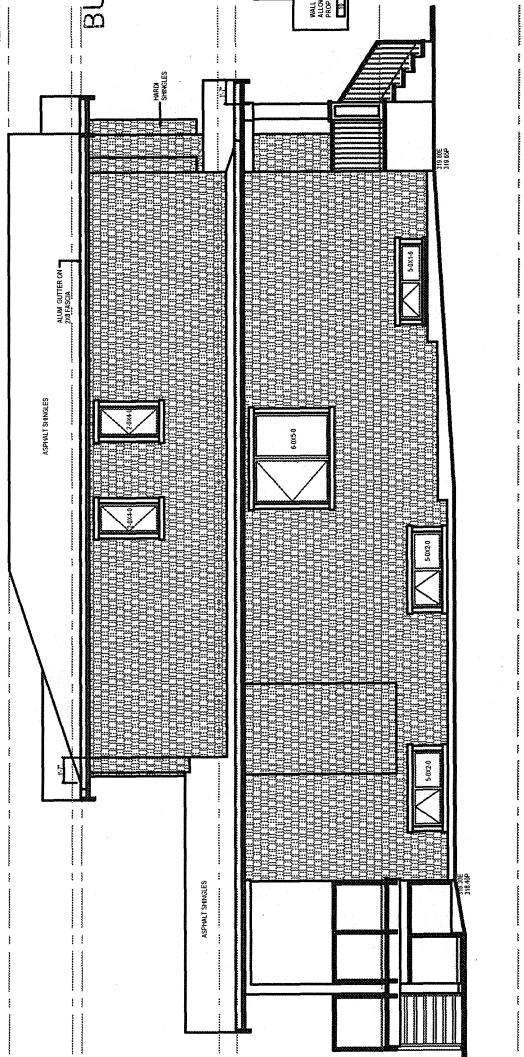
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

RECEIVED  
OCT 29 2020  
BUILDING DEPARTMENT

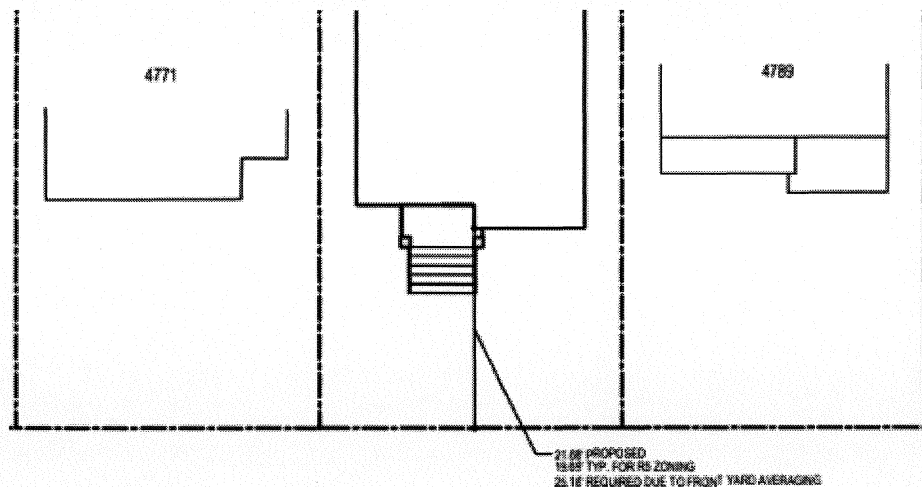


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888 REGENT STREET  
COQUITLAM, BC V3J 5K3  
604-831-9843  
WEST@HOMEDSIGN.COM

CLIENT	JOHN WONG
ADDRESS	4781 FRANCES STREET
DATE	OCTOBER 1, 2020
SCALE	1/8" = 1'-0"
PROJECT	ADDITIONAL
SHEET	3
OF	4

Dear Neighbor at 4771 Frances St.

Hope this letter finds you well, my name is John Wong and I am the owner of the house at 4781 Frances Street. I am writing to you to let you know that we are going to build a new home for our family over the next year. We are a family of four which includes my wife and two kids. With the design of our home and what best suits our family's needs, we would like your support in our request to the City of Burnaby for a relaxation to the front yard setback. Typically the front yard setback in this zone is 6.0m (19.69') but due the average established by our neighboring homes the City's required setback is 7.67m (25.18'). For us to design our home and meet the minimum required space between the home and garage we need to extend our home about 3.5' towards the south. We are confident that this move will have no negative impact to you. Please view the enclosed drawings and contact me with any questions you may have. My family and I are extremely excited to be moving into the neighborhood. Thank you for your time and your support.



亲爱的邻居，在 4771 Frances St. 希望这封信能对您有所帮助，我叫 John Wong，我是 Frances Street 4781 号房屋的所有人。我写信给您，是为了通知您，我们将在明年为我们的家人盖新房。我们是一家四口，其中包括我的妻子和两个孩子。有了我们的房屋设计以及最适合我们家庭需求的房屋，我们希望您能向本那比市提出要求，让其放松前院的挫折。通常，该区域的前院挫折为 600 万 (19.69 英寸)，但由于我们邻近房屋的平均值，纽约市所需的挫折为 767 万 (25.18 英寸)。为了设计房屋并满足房屋与车库之间的最小空间要求，我们需要将房屋向南延伸约 3.5 英尺。我们相信此举不会对您造成负面影响。请查看随附的图纸，如有任何疑问，请与我联系。我和我的家人很高兴能搬到附近。感谢您的时间和支持。

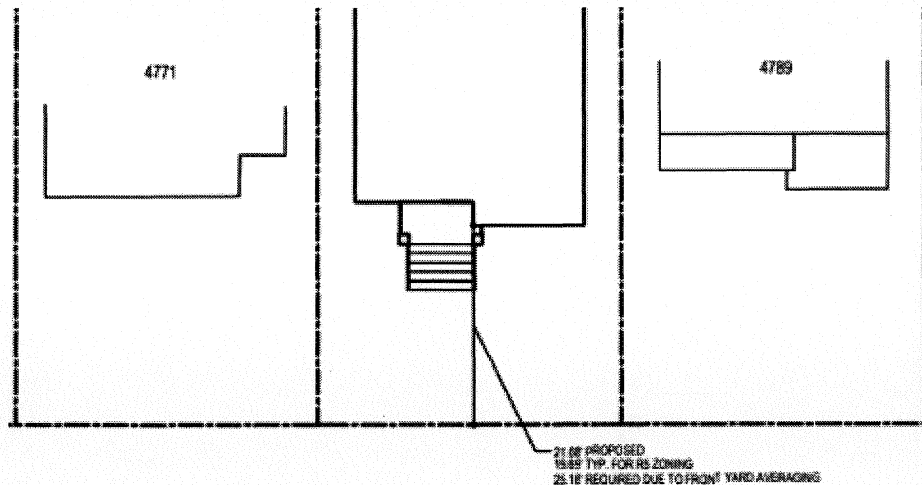
I, Laureline, the owner of 4771 Frances Street, hereby support the owner of 4781 Frances St. (John Wong & Family) and their request with the City of Burnaby.

Date: Sept. 16, 2020

Laureline  
Signature

Dear Neighbor at 4789 Frances St.


Hope this letter finds you well, my name is John Wong and I am the owner of the house at 4781 Frances Street. I am writing to you to let you know that we are going to build a new home for our family over the next year. We are a family of four which includes my wife and two kids. With the design of our home and what best suits our family's needs, we would like your support in our request to the City of Burnaby for a relaxation to the front yard setback. Typically the front yard setback in this zone is 6.0m (19.69') but due the average established by our neighboring homes the City's required setback is 7.67m (25.18'). For us to design our home and meet the minimum required space between the home and garage we need to extend our home about 3.5' towards the south. We are confident that this move will have no negative impact to you. Please view the enclosed drawings and contact me with any questions you may have. My family and I are extremely excited to be moving into the neighborhood. Thank you for your time and your support.



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I, Kevin Li, the owner of 4789 Frances Street, hereby support the owner of 4781 Frances St. (John Wong & Family) and their request with the City of Burnaby.

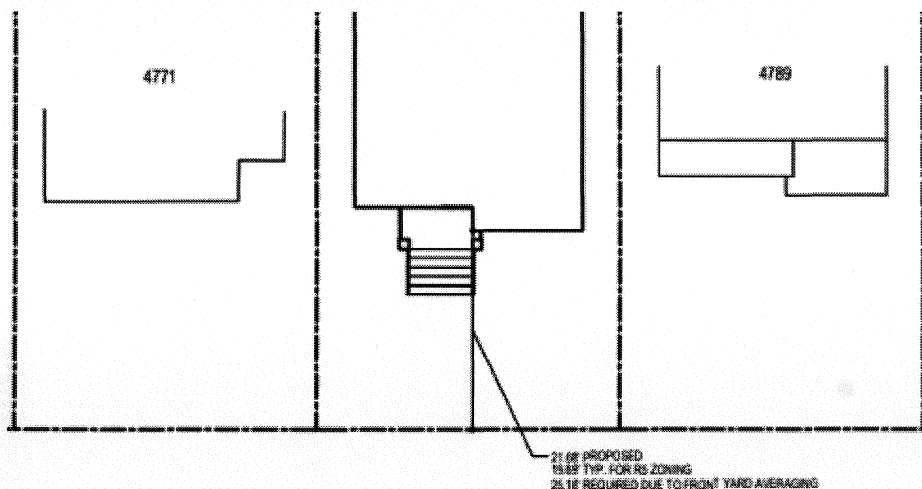
Date: Sept 15, 2020

  
Signature



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I, Chan Juan Chen, the owner of 4789 Frances Street, hereby support the owner of 4781 Frances St. (John Wong & Family) and their request with the City of Burnaby.

Date: Sep 15, 2020

Chan Juan Chen  
Signature