



## 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 Tarandeep Tarn Dhillon  
Mailing Address 4130 Mt. Lehman Road  
City/Town Abbotsford Postal Code V4X 1Y1  
Phone Number(s) (H) 604-613-3760 (C) 604-614-3257  
Email permmele@hotmail.com

#### Property

Name of Owner Tarandeep Tarn Dhillon  
Civic Address of Property 3581 Phillips Avenue  
Bby BC. VSA 2W8

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 29/21  
Date

[Signature]  
Applicant Signature

#### Office Use Only

Appeal Date 2021 Mar 04 Appeal Number BV# 6421

#### 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**

Tarndeeep Tarn Dhillon

4130 Mt Lehman Road

Abbotsford, BC /V4X 1Y1

January 29, 2021

To: The City of Burnaby Zoning by Law

Re: CIVIC ADDRESS OF PROPERTY: 3581 Phillips Avenue

LEGAL DESCRIPTION OF PROPERTY: LOT: 199 DL: 44 GP 1 PLAN: 56018

Requesting/appealing: Variance of the front yard

My property at 3581 Phillips Avenue Burnaby BC, Zoning R1.

The area of the lot is 14,560 sqft but due to the stream, building area is limited. I am appealing for the relaxation of Sections 101.8 and 6.12 (2.1). Front yard set back is currently 9 m (29.52 ft.) and, instead, we have proposed front yard setback at 7.5M, based on front yard averaging, to 7.5 m (24.6 ft.) to allow construction of a new single family dwelling encroaching into the required front yard. Front yard setbacks help to harmonize the siting of new dwellings of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single-family dwelling with a secondary suite and attached garage at 3581 Phillips Avenue. The property has a creek/stream running diagonally through the middle of the back yard and that has caused set back of the building envelope, which has impacted building mass. The creek runs across the entirety of the property towards the north side of my home, which limits my square footage and living area. Cutting into middle of my whole property which limits my building envelope and so that is why I need the variance of the front yard to build a desired dwelling that is equivalent to the new homes in the neighborhood. R1 Residential District Government Road - single family neighborhood Section 101.8 - "Front Yard" The neighboring homes also have set back from the front property line along Phillips Avenue. The home to the north side and South side of my property may also already have set back as well.

Please allow this and I thank you in advance

OWNER TARNDDEEP DHILLON

604-613-3760 or 604-614-3257

**BOARD OF VARIANCE REFERRAL LETTER**

|                                                                                          |                 |                                                                                                                                                                                |                       |
|------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <b>DATE:</b> January 29, 2021                                                            |                 | <i>This is <b>not</b> an application.<br/>Please submit this letter to<br/>the Clerk's office (ground<br/>floor) when you make your<br/>Board of Variance<br/>application.</i> |                       |
| <b>DEADLINE:</b> February 9, 2021 <b>for the March 4, 2021 hearing.</b>                  |                 |                                                                                                                                                                                |                       |
| <b>APPLICANT NAME:</b> Tarndeeep Dhillon                                                 |                 |                                                                                                                                                                                |                       |
| <b>APPLICANT ADDRESS:</b> 2795 Napier Street, Vancouver, BC V5K 2W9                      |                 |                                                                                                                                                                                |                       |
| <b>TELEPHONE:</b> 604-614-3257                                                           |                 |                                                                                                                                                                                |                       |
| <b>PROJECT</b>                                                                           |                 |                                                                                                                                                                                |                       |
| <b>DESCRIPTION:</b> New Single Family Dwelling with Secondary Suite and Attached Garage. |                 |                                                                                                                                                                                |                       |
| <b>ADDRESS:</b> 3581 Phillips Ave.                                                       |                 |                                                                                                                                                                                |                       |
| <b>LEGAL DESCRIPTION:</b>                                                                | <b>LOT:</b> 199 | <b>DL:</b> 44                                                                                                                                                                  | <b>PLAN:</b> NWP56017 |

Building Permit application BLD20-00819 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

**Zone R1 / Section 101.8**

**COMMENTS:**

The applicant proposes to construct 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 101.8 – "Front Yard" of the Zoning Bylaw requirement for the minimum front yard depth from 9 m (29.5 ft.) to 7.62 m (25 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.

LE

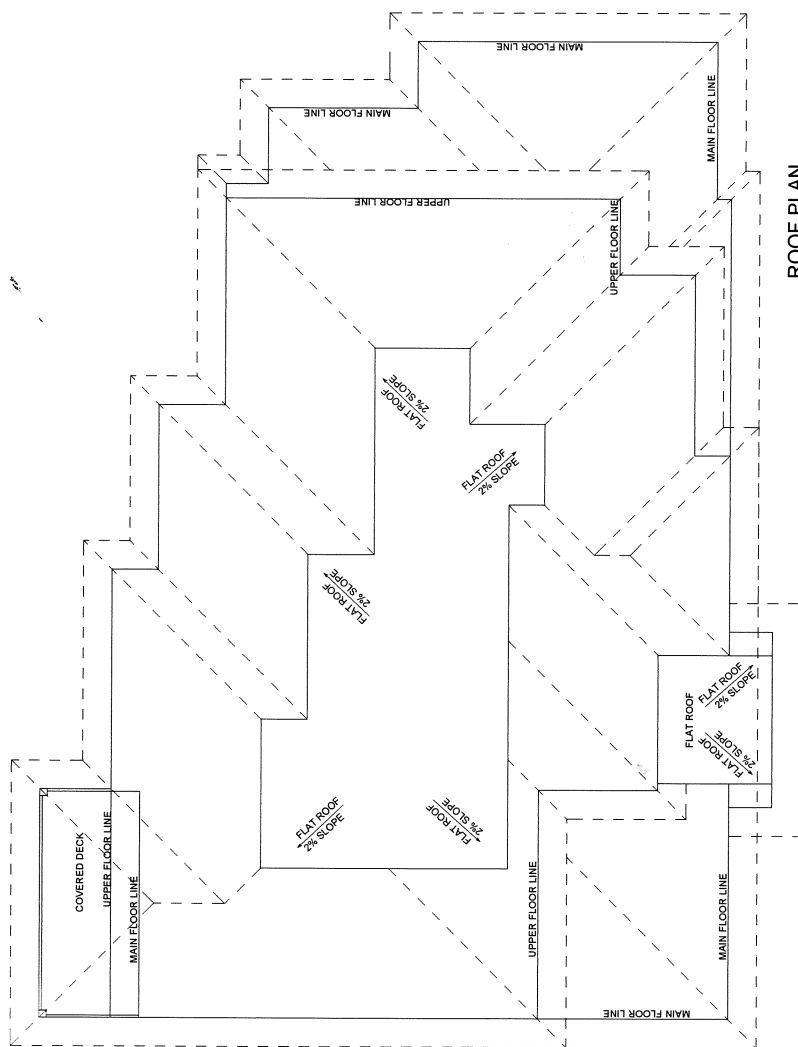


Peter Kushnir  
Deputy Chief Building Inspector

④ 如 1994 年 12 月 1 日, 某公司因向某银行借款 100 万元, 期限 1 年, 利率 10%, 于 1995 年 12 月 1 日到期。如 1995 年 12 月 1 日, 该银行因故未能如期收回该笔贷款, 则 1995 年 12 月 1 日, 该银行应计提坏账准备 10 万元。

BOY FRONT YARD

THESE PLAN CONFIRM  
TO THE B.C. BUILDING  
CODE 2018 EDITION



**SMANN**  
**DESIGN GROUP**  
DESIGN+PLANNING+PERMITS

SMANN DESIGN GROUP  
7844-124TH STREET SURREY BC, V3W3X6  
PH: 778-591-2400 OFF: 778-833-0986  
INFO@SMANNDESIGNGROUP.CA

DRAWING TITLE:  
SINGLE FAMILY DWELLING  
PARMJIT DHILLON  
3581 PHILLIPS AVE BURNABY, BC  
DATE: DEC/14/2020

SCALE: 1/4"=1'-0"

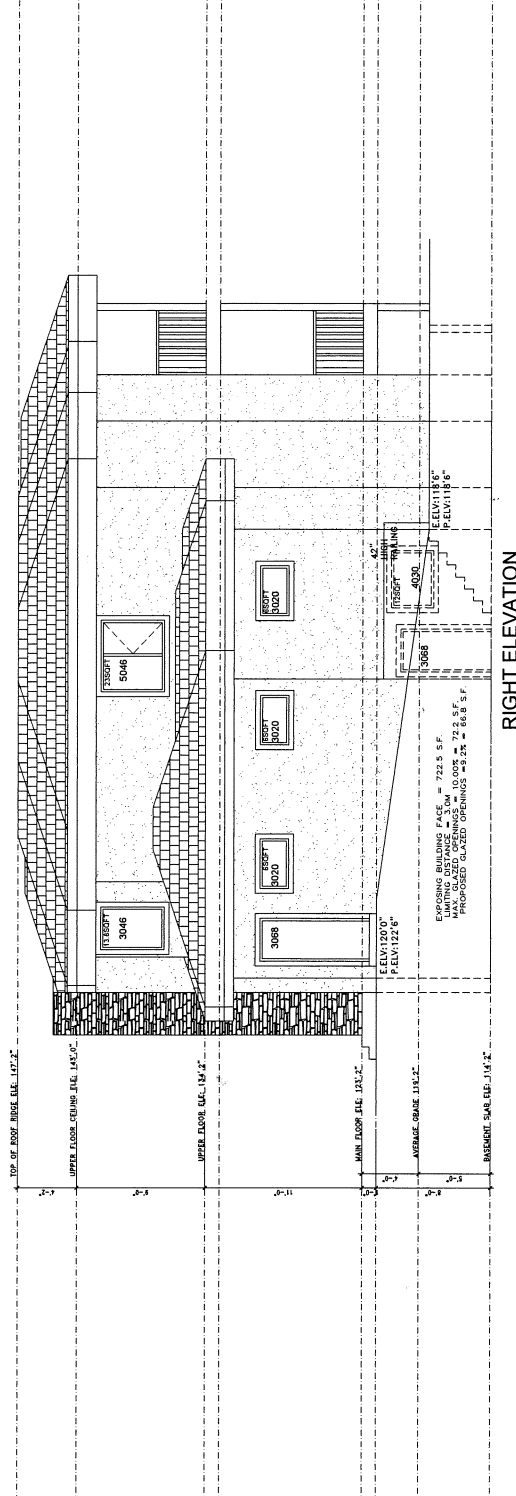
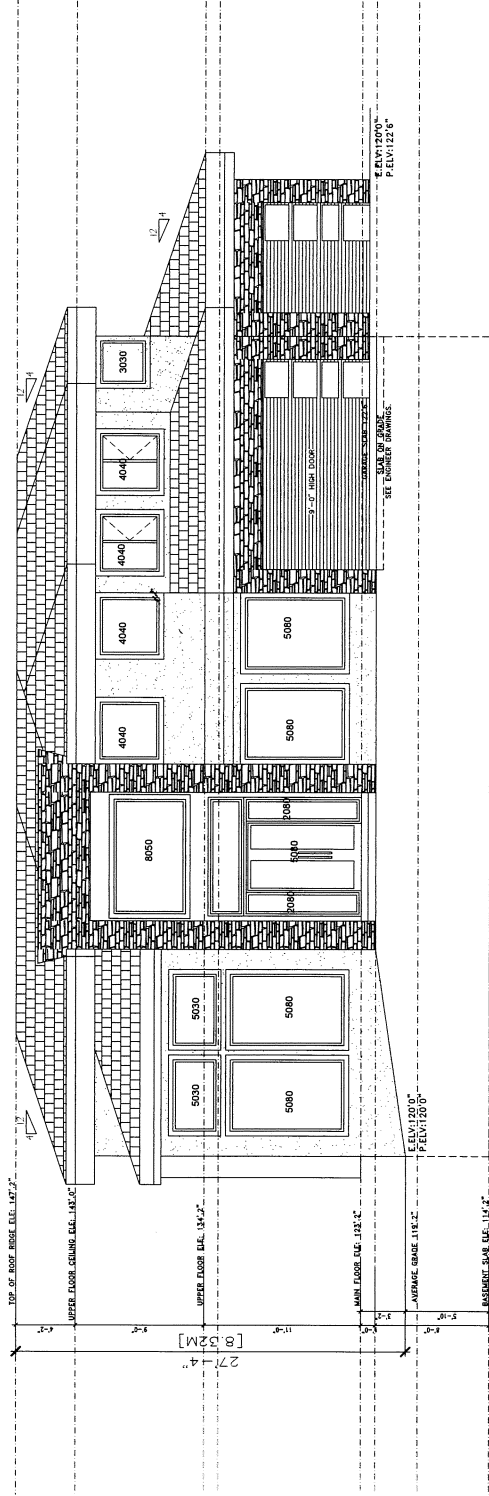
PREPARED BY: SAT

SHEET #

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RIGHT ELEVATION

**SMANN**  
**DESIGN GROUP**  
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SHEET #

A4.0

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