



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 ARUN AVASTHI
Mailing Address 7325 Willingdon Avenue
City/Town Burnaby Postal Code V5J 3R8
Phone Number(s) (H) 778-228-8215 (C) 604-364-3166
Email AA7JOY@TELU.S.NET

Property

Name of Owner ARUN + JOY TISHMA AVASTHI
Civic Address of Property 7325 Willingdon Avenue

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.

March 9, 2021
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2021 April 08 Appeal Number BV# 6427

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



BOARD OF VARIANCE REFERRAL LETTER

DATE: March 8, 2021			<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: March 9, 2021			
APPLICANT NAME: Arun Avasthi			
APPLICANT ADDRESS: 7325 Willingdon Ave, Burnaby, BC V5J 3R8			
TELEPHONE: 604-364-3166			
PROJECT			
DESCRIPTION: Interior and Exterior Alterations to Existing Single Family Dwelling			
ADDRESS: 7325 Willingdon Ave			
LEGAL DESCRIPTION:	LOT: 19	DL: 149	PLAN: 1373 NWD

Building Permit application BLD19-00813 has been issued. A revision has been proposed and will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R3 / Section 103.7(b)

COMMENTS:

The applicant proposes to build interior and exterior alterations to an existing single family dwelling. The building permit has been issued and a revision to the building permit is being proposed. In order to allow the Building Permit revision to proceed, the applicant requests that the following variance be granted:

- 1) To vary Section 103.7(b) – "Depth of Principal Building" of the Zoning Bylaw requirement for the maximum building depth from 18.30m (60.00 ft.) to 21.00m (68.89 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

Peter Kushnir
Deputy Chief Building Inspector

March 9, 2021

Board of Variance Committee
City of Burnaby
4949 Canada Way,
Burnaby, BC V5G 1M2

RE: Board of Variance Hardship Letter for 7325 Willingdon Avenue, Burnaby BC

Dear Members of the Board of Variance Committee

We wish to humbly appeal the decision of the Director of Planning and Building Department relating to increased building depth resulting from the proposed renovation and minor addition at the rear of existing single family dwelling situated at the above mentioned property.

Please allow us to sincerely apologize to the Board and to the relevant city staff for carrying out “unpermitted” renovation and alterations without first obtaining a building permit. We were lead to believe by the builder that a permit was not necessary for repair work and minor alterations.

When we purchased the property some 20 years ago in April of 2001 we were not aware that we were inheriting certain unauthorized works in relation to building depth such as a 3 piece washroom below the deck and the size of the deck itself. This inheritance has resulted in the hardship arising from the repair works due to unsafe condition of the deck resulting from harsh weathering agents and unsound workmanship done prior to our purchasing the property.

The current statutory building depth is 60 feet under the zoning bylaws of the City of Burnaby. The approved building depth as per city records is 67 feet measured from front face of the existing structure (part of nook, basement washroom, deck) to the rear deck post. The approved depth is in excess of the statutory permitted building depth. Further hardship created here is due to revision of the city zoning bylaws.

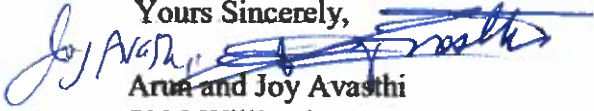
Please also note that this property has a very large depth (189 feet). The provided rear yard setback is 96 feet. The required rear yard setback is 24.6 feet.(7.5meters). Thus it appears reasonable to humbly request the Board to consider approval of proposed building depth of 72.83 feet.

Please also note that the proposal, due to large lot depth in the vicinity is comparable, and does not have any serious affect on immediate neighbors rear yards. Their privacy is not affected by this proposal. To further protect their privacy the inherited screen wall on the deck was enhanced.

Apart from the building depth all other requirements of the zoning bylaws are being respected.

We shall be grateful for a sympathetic consideration of this reasonable appeal by the Board.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read "Joy Avasthi", is written over the printed name and address.

Arun and Joy Avasthi
7325 Willingdon Avenue
Burnaby, BC

GENERAL NOTES

1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND FOR PROVIDING ALL NECESSARY INFORMATION TO THE DESIGNER.

2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND FOR PROVIDING ALL NECESSARY INFORMATION TO THE OWNER.

3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND FOR PROVIDING ALL NECESSARY INFORMATION TO THE OWNER.

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PERMEABILITY CALC

① TRAC HEAT LAIN	9.5 x 11 x 50.9 = 2854.7
② TRAC HEAT SOUTH PARTY	9.5 x 9.0 x 4.57 = 39.4
③ TRAC HEAT NORTH PARTY	13.0 x 18.5 x 2.40 = 58.2
④ TRAC HEAT WEST PARTY	15.0 x 17.0 x 2.53 = 64.5
⑤ TRAC HEAT EAST PARTY	13.5 x 25.0 x 3.57 = 120.8
PERMITS	243.6
PERMITS	287.0

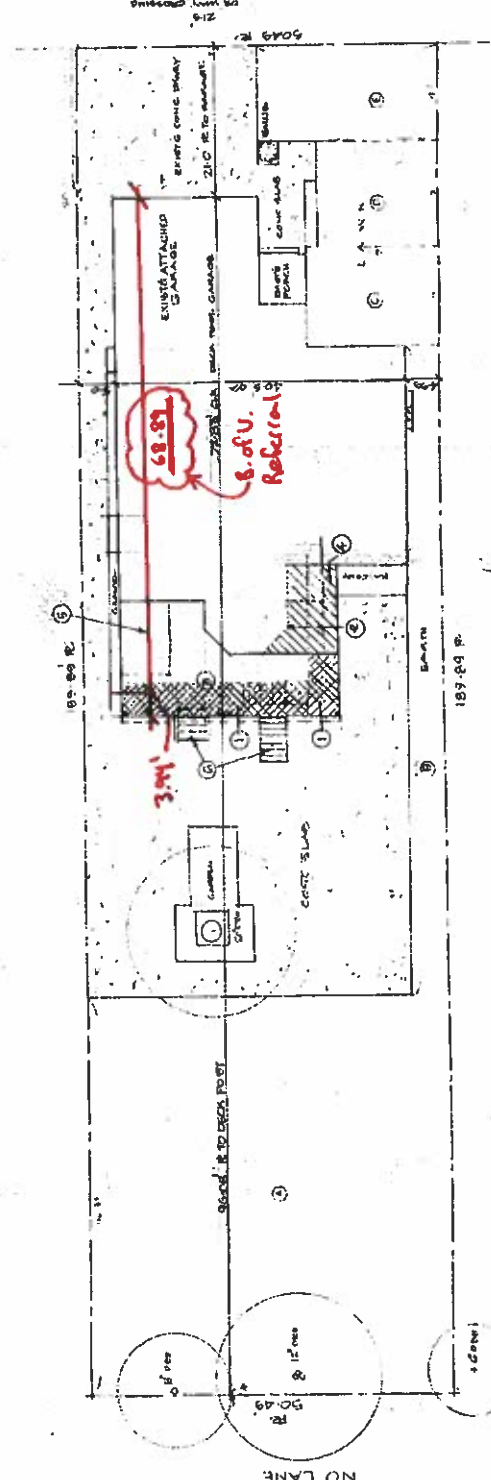
- NOTES**
- PLANS PREPARED FROM DATA OBTAINED FROM FIELDWORK AND DATA SUPPLIED BY THE OWNERS WHO TAKE FULL RESPONSIBILITY FOR THE ACCURACY OF THE DATA.
 - GRADE ELEVATIONS AND SETBACK MEASUREMENTS SHOWN ARE APPROXIMATE AND SUBJECT TO SURVEY & FIELD MEASUREMENTS.
 - ALL CONSTRUCTION TO BE CARRIED OUT AS PER THE PROVISIONS OF CURRENT ZONING BY LAWS AND THE BUILDING CODES OF THE GOVERNING MUNICIPALITY.

1. LUMBER 2 OR BETTER DOUGLAS FIR 4.4 FT L x 12 IN W x 12 IN D. ALL OTHERS ARE 4.4 FT L x 12 IN W x 12 IN D. ALL OTHERS ARE 4.4 FT L x 12 IN W x 12 IN D.

2. PALAD DESIGNS ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS IN THIS PLAN OR DRAWINGS.

3. SOLID SECURITY BLOCKING AS PER BRC 3110.

7325 Willingdon Ave.



SITE PLAN
SCALE: 1/8"=10'

ZONING	R-3
CITY ADDRESS	7325 WILLINGDON AVE BURNABY, B.C.
LEGAL DESCRIPTION	LOT 19, BLK 1, DL 145 GP 1, 11-D PLAN 1915
NO	
LOT AREA	9,587.5 SF

SCORE OF WORK

- CARRY OUT APPROXIMATELY 75% OF THE ADDITION ADJACENT TO THE EXISTING DECK, AT REAR.
- PROVIDE A COVER OVER THE EXISTING REFUGIARY DECK AND OVER THE PROPOSED DECK ADJACENT.
- PROVIDE A NEW 1.1 VOLT 10 AMPERES 15 AMPERES FUSES.
- FOR PROVISION OF A NEW 3 FIVE BATHROOM AT CELLAR LEVEL.
- PROVIDE NEW 10' X 10' STAIRS TO CELLAR AND TO THE PROPOSED DECK ADJACENT.

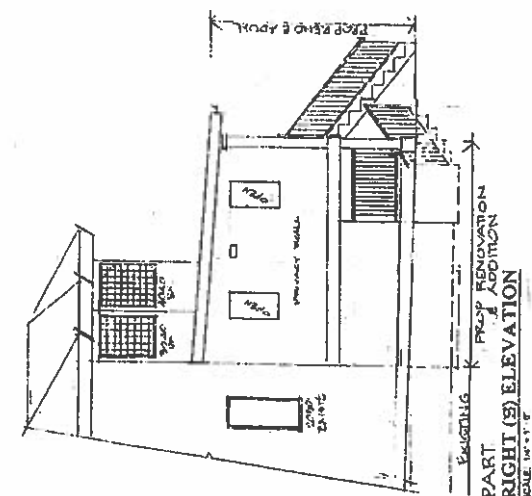
ITEM	PERMITS	PROPOSED	REMARKS
1	2,222	2,222	CONFORM
2	3,535	3,535	CONFORM
3	5,645	5,645	CONFORM
4	4,798	4,798	CONFORM
5	72,851	72,851	CONFORM
TOTAL	87,211	87,211	CONFORM

PROPOSED REVISIONS OF APPROVED PLANS-BLD 19-00813 FOR:

Palad Designs
3600 SURREY ST. V8N 5N8
VANCOUVER, B.C.
TEL: (604) 431-4466
palad@palad.ca

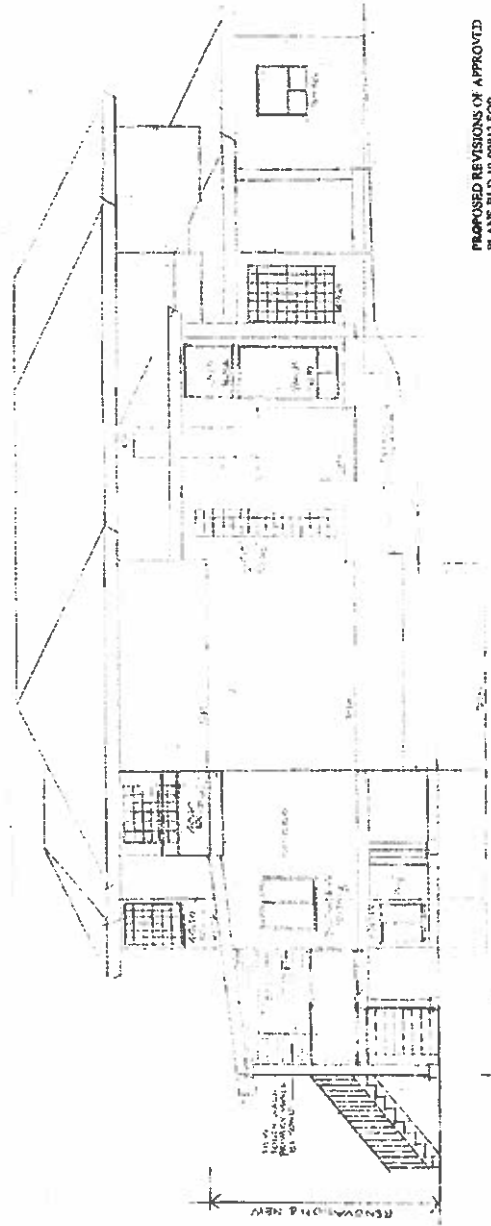
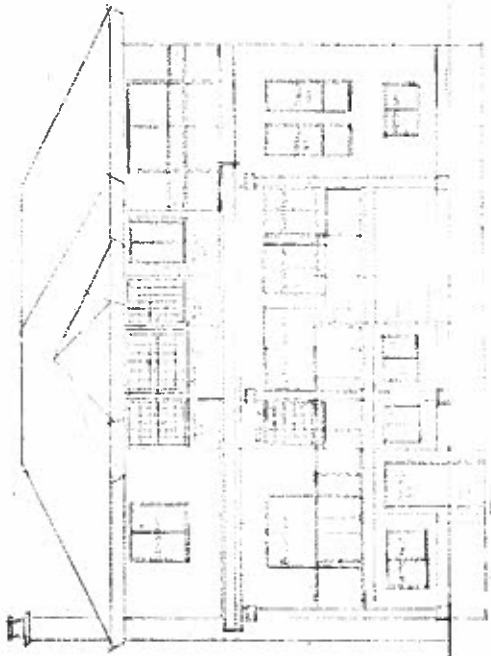
FOR: JOY AVASTHI
SINGLE FAMILY DWELLING
7325 WILLINGDON AVE
BURNABY, B.C.
PH: 604-364-1166
JAV

This principal building consisted on December 16, 1991



- SPECIFICATION**
1. EXISTING BRICK WALLS TO REMAIN
 2. EXISTING ROOF TO REMAIN
 3. WALL SYSTEM TO REMAIN
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SECTION A-A 1/4"=1'-0"



REAR ELEVATION (S)

LEFT (N) ELEVATION

LD CALC
WALL AREA 1200 sq ft
PERMITTED 1200 sq ft
ACTUAL OPEN 700 sq ft

PROPOSED REVISIONS OF APPROVED PLANS-BID 10-0013 FOR:

SINGLE FAMILY DWELLING 7233 WILLINGDAVE AVENUE BURNABY, B.C.	FOR JOY AVASTHI PH 604-294-2100 PH 604-294-2100
Palad Designs 2040 SHERIDAN VANCOUVER, B.C. V5N 3N8	PH 604-294-2100 PH 604-294-2100
P. 10-0013-001	P. 10-0013-001