



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 Qi Li
Mailing Address 2171 West 15th Ave
City/Town Vancouver Postal Code V6K2Y4
Phone Number(s) (H) _____ (C) 604-773-5135
Email diamondstar12345678@gmail.com

Property

Name of Owner X2N G L2U
Civic Address of Property 4630 Burke St. By V5H 1C3

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 3. 31. 2021

X2N G L2U
Applicant Signature

Office Use Only

Appeal Date May 06, 2021 Appeal Number BV# 6428

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 25, 2021			<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: April 6, 2021 for the May 6, 2021 hearing.			
APPLICANT NAME: Qi Li			
APPLICANT ADDRESS: 2171 West 15 th Ave. , Vancouver, V6K 2Y4			
TELEPHONE: 604-773-5135			
PROJECT			
DESCRIPTION: New single family dwelling with a secondary suite and detached garage			
ADDRESS: 4630 Burke Street			
LEGAL DESCRIPTION:	LOT: 46	DL: 33	PLAN: 32648

Building Permit application BLD20-00963 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R4 / Section 6.3.1

COMMENTS:

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

- 1) To vary Section 6.3.1 – “Distances between Buildings on the same Lot” of the Zoning Bylaw requirement for the minimum distance from 4.50 m (14.76 ft.) to 2.13 m (7.00 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.

MS

Peter Kushnir
Deputy Chief Building Inspector

Dear Board Members,^[1]_[2]

We are writing to you to apply for your approval on our garage building plan for 4630 Burke Street in Burnaby.

As you know, the depth of our lot is 107.50 ft.; the required front yard setback has to be 40.25 ft., based on our neighbors' houses. Under the circumstances, the distance between our planned garage and the house will be 8.5 ft., which falls short of the required distance(14.8 ft.). Keeping the required distance, however, will result in a house that looks weird in the neighborhood and a home that is uncomfortable to live in.

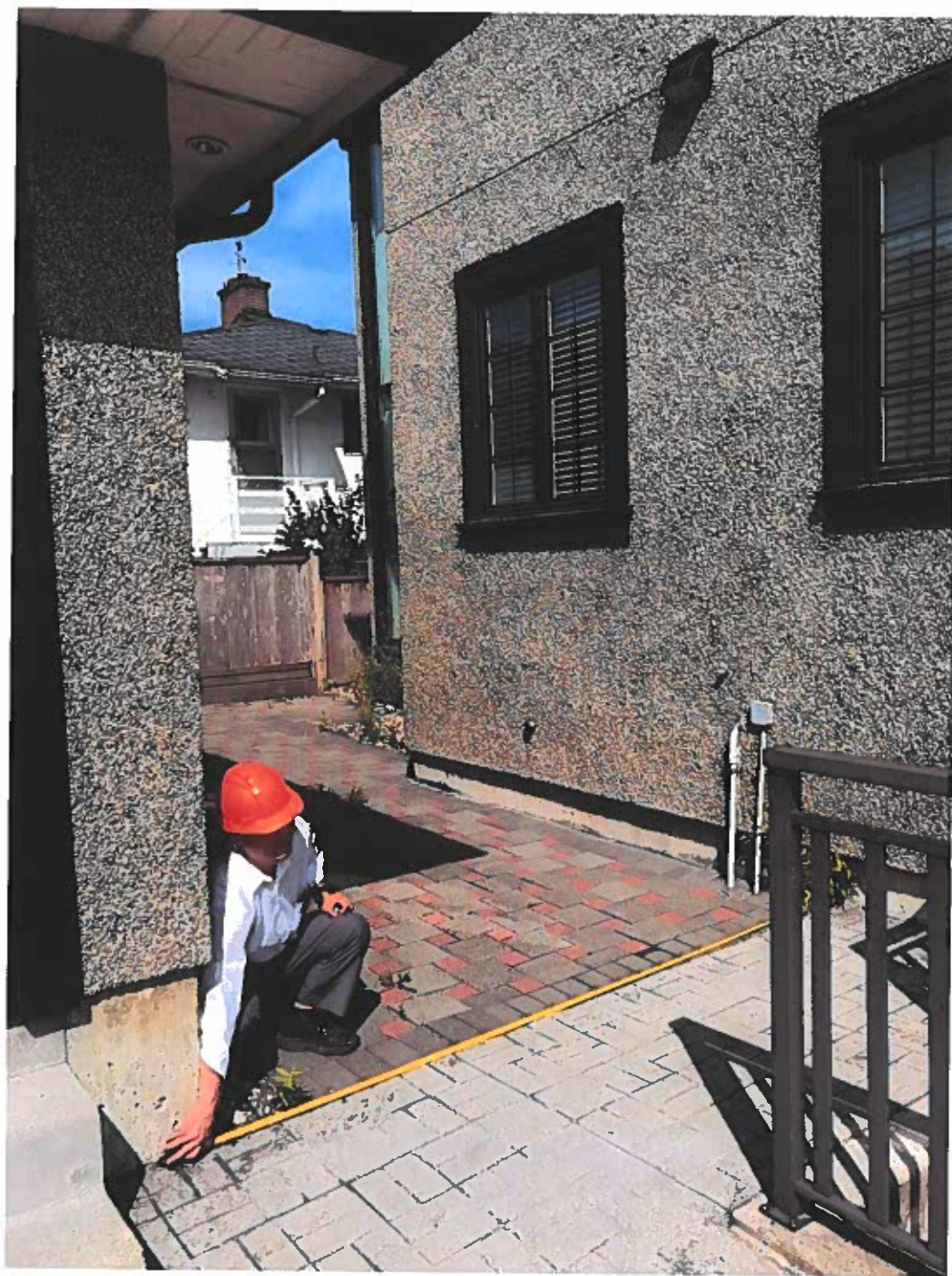
Actually, two neighbors on our side of the street had the same problem as we do. They were allowed to build their garages closer to their main buildings. The house on 4684 Burke St. was built in 2020; the distance between the garage and the house is 6.67 ft. The house on 4676 Burke St. was built in 2011; the distance between the garage and the house is 9.13 ft. Please find the attached photos for reference.

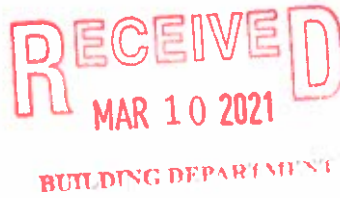
Thank you very much for your kind attention! We appreciate your time and look forward to your approval.

Sincerely,

Patrick Liu and Grace Hai

March 31, 2021





March 9, 2021

Dear Board Members,

We are writing to you to apply for your approval on our garage building plan for 4630 Burke Street in Burnaby.

As you know, my front yard plan has to be 12.49m (40.97 Ft.) deep based on our closest neighbours' houses on both sides. Under this circumstance, the distance between our planed garage and the house will be 8.5 Ft., which falls short of the required distance **4.5m (14.8 Ft.)**. If we follow the above requirement, however, our planning house will be too small and its structure will be not reasonable.

Actually, two of our neighbours on the same street had the same problem as we do. The house on 4684 Burke St. was built in 2020; the house on 4676 Burke St. was built in 2011. For both, the distances between their garages and the main buildings are less than 8 feet. Please see the attached photos for reference.

Thank you very much for your kind attention! We appreciate your effort on our case and look forward to your approval.

Patrick Liu and Grace Hai

**TOPOGRAPHIC SURVEY PLAN OF LOT 46
DISTRICT LOT 33 GROUP 1 N.W.D. PLAN 15590**

CIVIC ADDRESS:
4630 Burke Street
BURNABY, B.C.
PO: 002-583-534

RECEIVED

NOV 13 2020

BUILDING DEPARTMENT

SURVEY LEGEND

●	IRON PIN
■	LEAD PLUG
dec.	DECORIOUS
W	WATER VALVE

SCALE 1 INCH = 16 Feet
16

ALL DISTANCES ARE IN FEET

ZONING CODE: R4

LOT AREA=6178 Sq. Feet

applicable adjacent houses	depth of front yard
4622 BURKE STREET	40.89'
4638 BURKE STREET	39.92'
4646 BURKE STREET	39.94'
Total	120.75'
Average	40.25'

20 FEET LANE

JAMES CHENG LAND SURVEYING LTD

B.C. Land Surveyor

#06-8708 Southpoint Drive

Burnaby B.C. V3R0A4

(604) 768-8870

jchengsurveying@gmail.com

FILE: 20-71-TP-IN-FEET-1

NOTES:

- 1) Elevations are in feet and are good.
- 2) Elevations are derived from Burnaby Central Monument #6540786 at 81.527m. (CNO25GMD2018)
- 3) This plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client.
- 4) The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

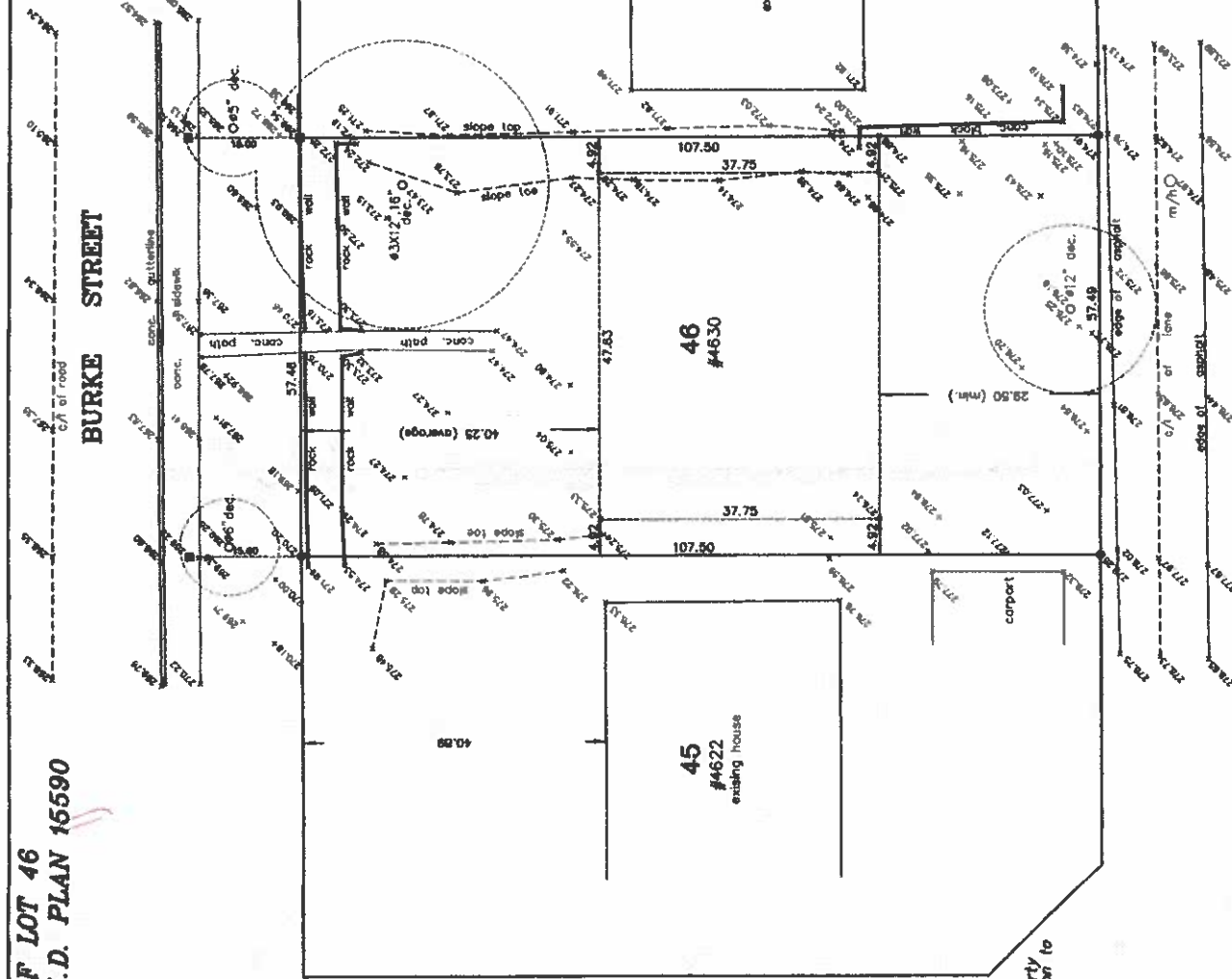
Dated This 11th Day of August, 2020.

20 FEET LANE

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This Document is Not Valid Unless Originally Signed And Sealed.

B.C.L.S.



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MAR 10 2021

BUILDING DEPARTMENT

20 FEET LANE

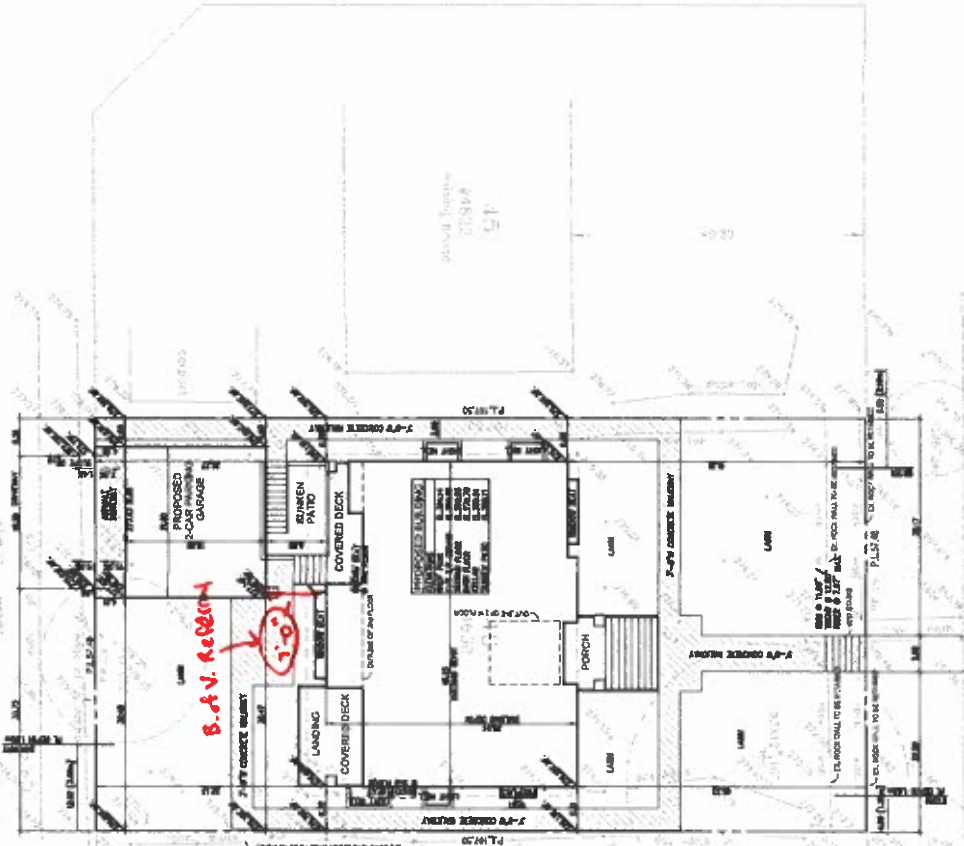
LANE

BURKE STREET

BURKE STREET

20 FEET LANE

PROJECT DATA	
1. LANE DESCRIPTION	LOT 10, TRACT 10, MAP 1
2. LOT AREA	1.00 AC.
3. LOT DIMENSIONS	100.00' x 100.00'
4. LOT ZONING	100.00' x 100.00'
5. LOT EASEMENTS	100.00' x 100.00'
6. LOT ENCLOSURES	100.00' x 100.00'
7. LOT UTILITIES	100.00' x 100.00'
8. LOT ADJACENTS	100.00' x 100.00'
9. LOT SURVEY	100.00' x 100.00'
10. LOT RECORDS	100.00' x 100.00'
11. LOT NOTES	100.00' x 100.00'
12. LOT COMMENTS	100.00' x 100.00'
13. LOT SUMMARY	100.00' x 100.00'
14. LOT TOTALS	100.00' x 100.00'
15. LOT TOTALS	100.00' x 100.00'
16. LOT TOTALS	100.00' x 100.00'
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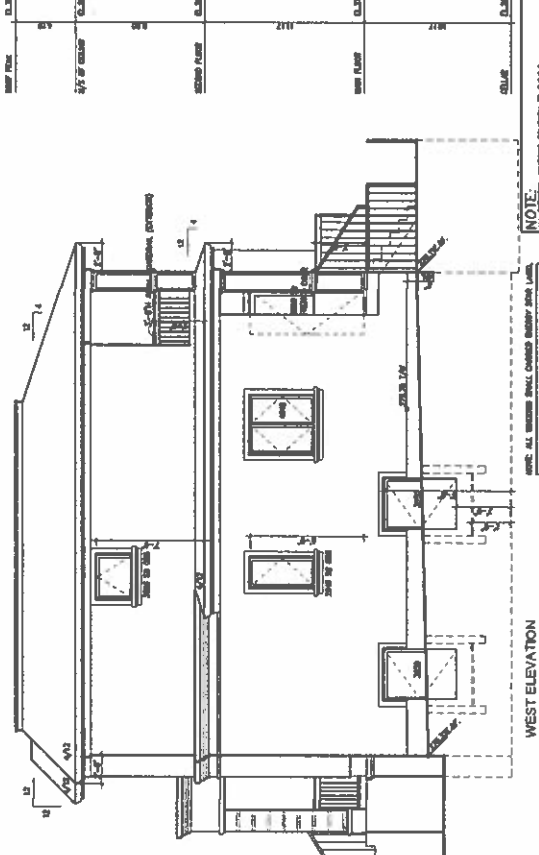
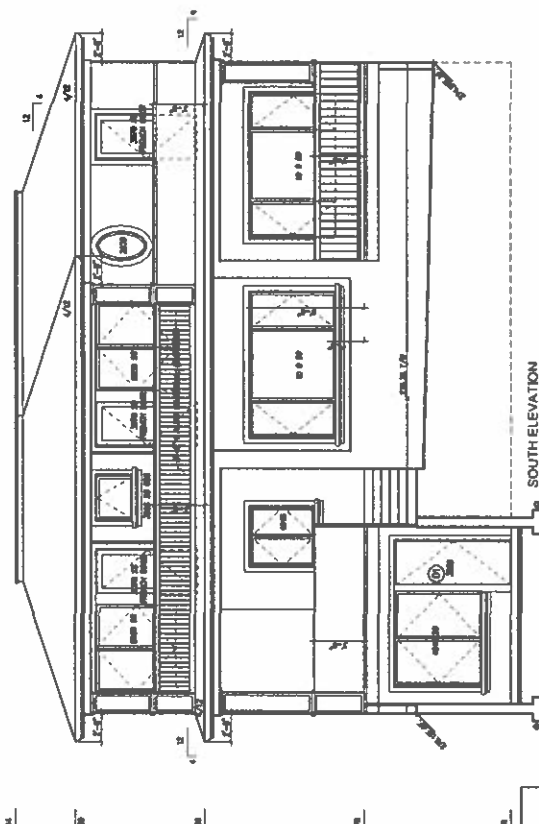
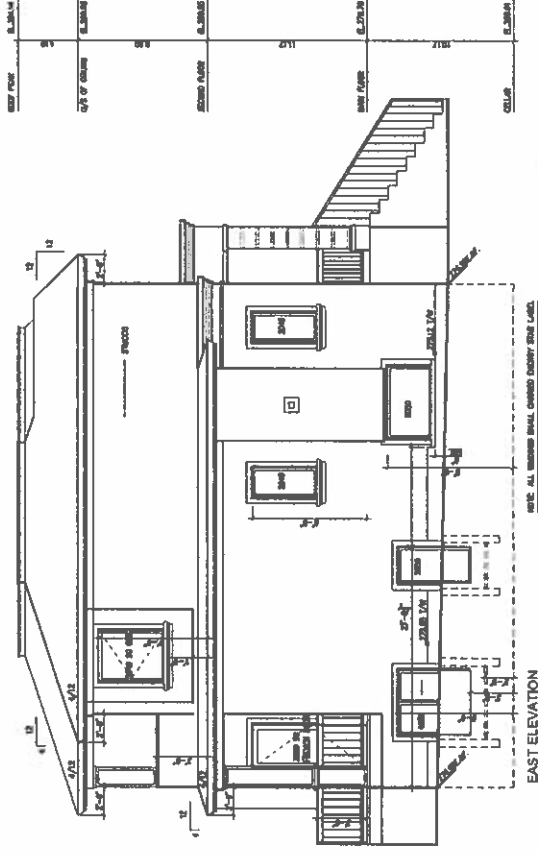
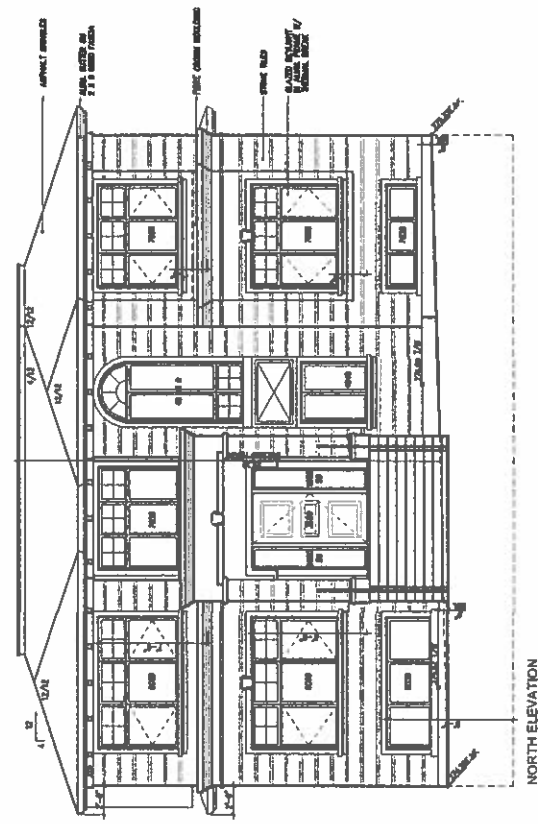
GENERAL NOTES
SITE PLAN, PROJECT DATA
1. SITE PLAN, PROJECT DATA
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01 L 604-773-5135
q1979@icloud.com

RECEIVED
MAR 10 2021
BUILDING DEPARTMENT

PROJECT NO. 604-773-5135
L. G. H. 879@hohm.com



NOTE: ALL WINDOWS SHALL BE DOUBLE GLAZED UNLESS OTHERWISE NOTED. ALL DOORS SHALL BE 1 1/2\"

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