



## 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 Joseph Chu  
Mailing Address 4039 Rumble Street  
City/Town Burnaby Postal Code V5J 1Z7  
Phone Number(s) (H) 604-4992825 (C) 604-4992825  
Email Joseph.Chu@live.ca

#### Property

Name of Owner JOSEPH CHU  
Civic Address of Property 4039 RUMBLE STREET

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.

July 29, 2021  
Date

[Signature]  
Applicant Signature

#### Office Use Only

Appeal Date September 02 Appeal Number BV# 6436

#### 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: July 27, 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: August 3, 2021 for the September 2, 2021 hearing.			
APPLICANT NAME: Joseph Chu			
APPLICANT ADDRESS: 4039 Rumble St., Burnaby, BC			
TELEPHONE: 604-499-2825			
PROJECT			
DESCRIPTION: Interior and Exterior Alterations and Addition to Existing Accessory Building			
ADDRESS: 4039 Rumble Street			
LEGAL DESCRIPTION:	LOT: 4	DL: 150	PLAN: NWP10119

Building Permit BLD20-00340 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 R10 / Section 6.6(2)(d)**

**COMMENTS:**

The applicant proposes to build interior and exterior alterations to an existing single family dwelling and an addition to an existing accessory building. 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 6.6(2)(d) – "Accessory Buildings and Uses" of the Zoning Bylaw requirement for the minimum side yard setback from 1.20m (3.94 ft.) to 0.29m (0.98 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

# Letter of Intent In Support of Requesting Variance

Date: 2021-July-29

Owner Name: Joseph Chu  
Property Address: 4039 Rumble Street, Burnaby, BC, V5J 1Z7

To whom it may concern,

This letter of intent is in support of my request for a variance to the side yard setback requirement for an existing unpermitted accessory building (storage shed) which was built over 12 years ago by previous owner. It means I inherit the house as is.

My current home is on interior lot in R10 zone and the accessory building is located exceed the rear 9.0 m. As a result, the side yard setback requirement of an interior lot in R10 zone shall be not less than 3.94 ft. from the side lot lines.

I am requesting a variance to permit the side yard setback to 0.98 ft.

## Shed structure information:

Size:	141 SqFt. (10'10" x 11'5")
Frame structure:	2" x 4" Wood Frame
Roof:	Asphalt Shingles
Floor:	Concrete
Siding:	Vinyl

Emergency exit:	Yes - via Windows
Gutter System:	Yes
Electrical	No
Plumbing	No

## Background/Intention of the house interior space renovation

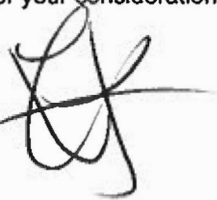
- The house interior space renovation is echoing the CoB Green Building Policy by preserving energy/making the house more energy efficiency by adding insulation, installing double pane windows and hot water-on-demand (no hot water tank), installing EV vehicle charger and etc.
  - CoB Green Building Policy: The Heating and cooling buildings accounts for nearly half (45%) of Burnaby's GHG emissions. Making buildings more energy efficient and using low-carbon fuels can improve comfort, reduce energy costs, and reduce GHG emissions.*
- By updating the house and renewing the house appearance, which are the improvement to the neighborhood and result in an overall increase in property value and tax base created by improvement.

No work has been done in the shed during the house renovation, as it's not in renovation permit application. Bringing it up to the code and a request to demolish the shed was completely unexpected. I would like to ask the board to grant me the permission for keeping this structurally safe and sound shed and to consider my request with the hardship reasons:

- Against the City of Burnaby Policy: The City of Burnaby encourage each resident to support and cooperate with the City, in any way, on both Environmental Sustainability Strategy and Green initiative policy. By demolishing the shed, it will create extra construction waste which cause extra stress to the landfill and increase carbon footprint.
  - CoB Environmental Sustainability Strategy (ESS) is a plan for Burnaby's "green" future. Together with the social and economic sustainability strategies, it will help to define how the city can evolve and build on its strengths to become an even more vibrant, resilient and sustainable community, integrated with healthy ecosystems.*
- Against the will from neighbours: With respecting the point of view from the neighbours about the shed location, I have contacted my neighbours for their inputs about the setback requirement and variance. As far as their concern, it is part of the neighbourhood and community. They have no issue with a minor variance. In fact, they provided a very strong support intention of keeping it.

Thank you for your consideration!

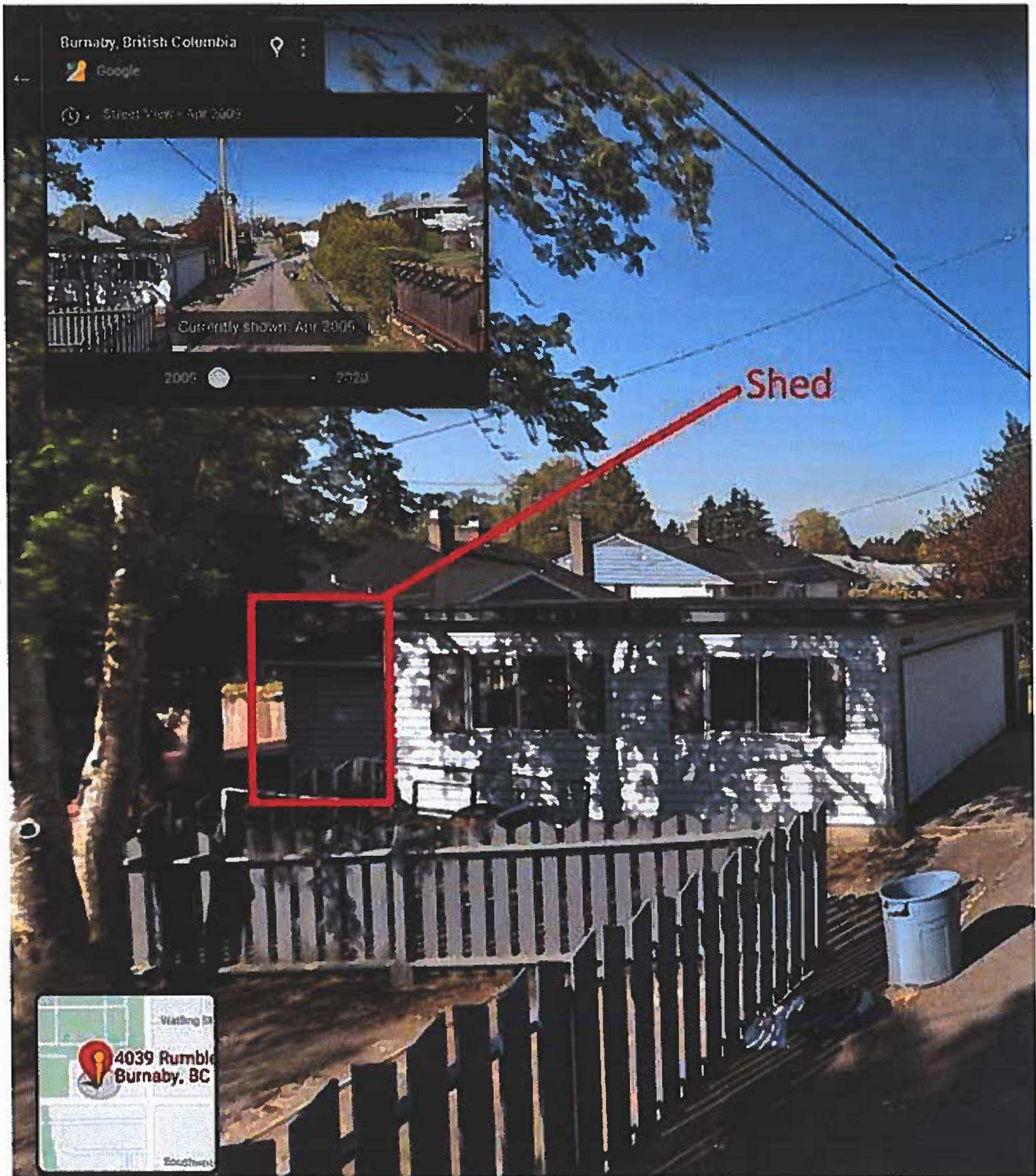
Sincerely,  
Joseph Chu





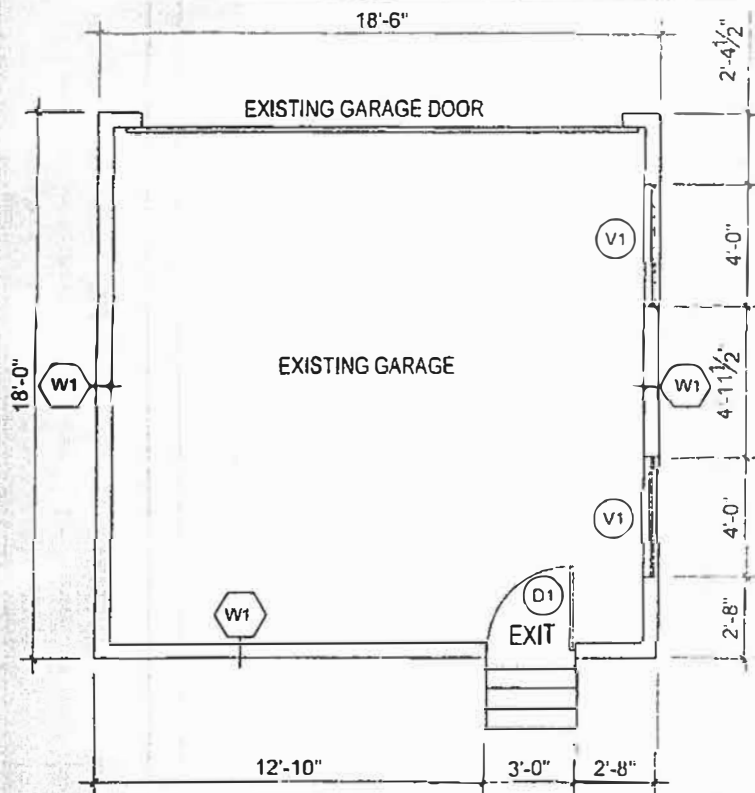
## Letter of Intent In Support of Requesting Variance

The following image is obtained from google map. It indicates the accessory building (shed) was exist since Apr 2009



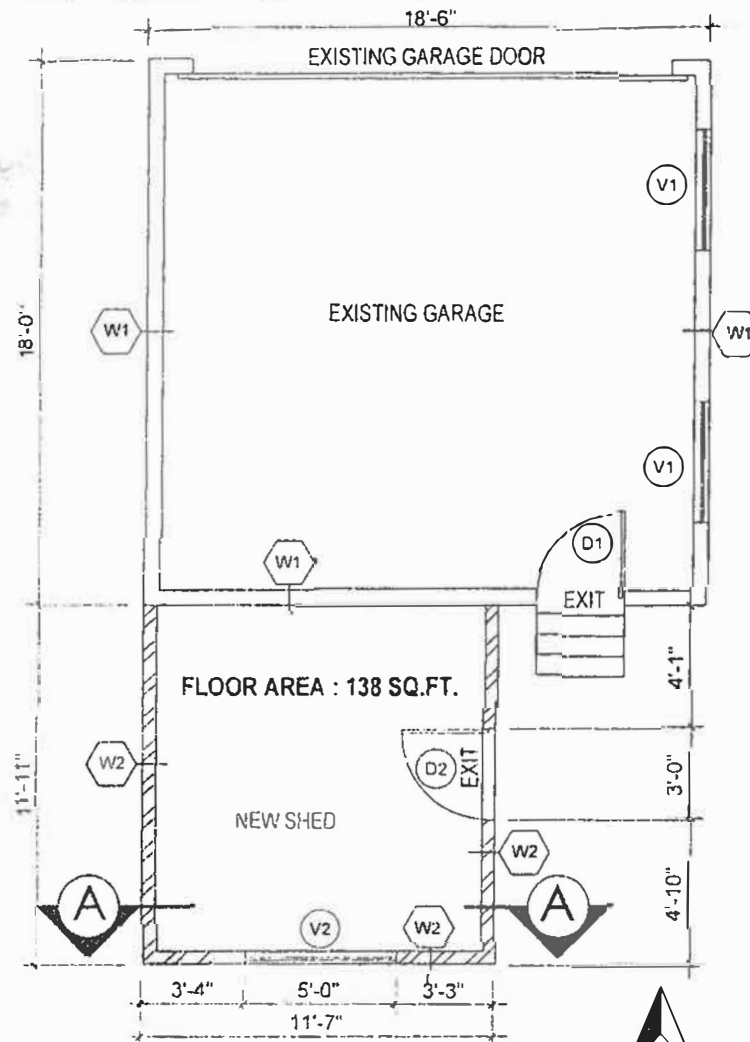






### EXISTING GARAGE

SCALE 1/4" = 1'-0"



### NEW FLOOR PLAN

SCALE 1/4" = 1'-0"



### LEGEND:

- EXISTING WALL TO REMAIN
- NEW PARTITION WALL

### DOOR SCHEDULE

- D1 - EXISTING 36"x84" DOOR
- D2 - NEW 36"x90" DOOR

### WINDOW SCHEDULE

- V1 - EXISTING 4x2 WINDOW
- V2 - NEW 5x3 WINDOW

### WALL SCHEDULE

- W1 - EXISTING WALL
- W2 - NEW PARTITION WALL 2x4 STUD @16" O.C.
- W3 - 1" PLYWOOD SHEATHING EXTERIOR SIDE



TEL 778-558-3294  
Email info@pnhengineering.com

### FILE: FLOOR PLANS

### PROJECT: SHED ADDITION

ADDRESS:  
4039 RUMBLE STREET,  
BURNABY, BC.

DRAWN BY:  
PNH

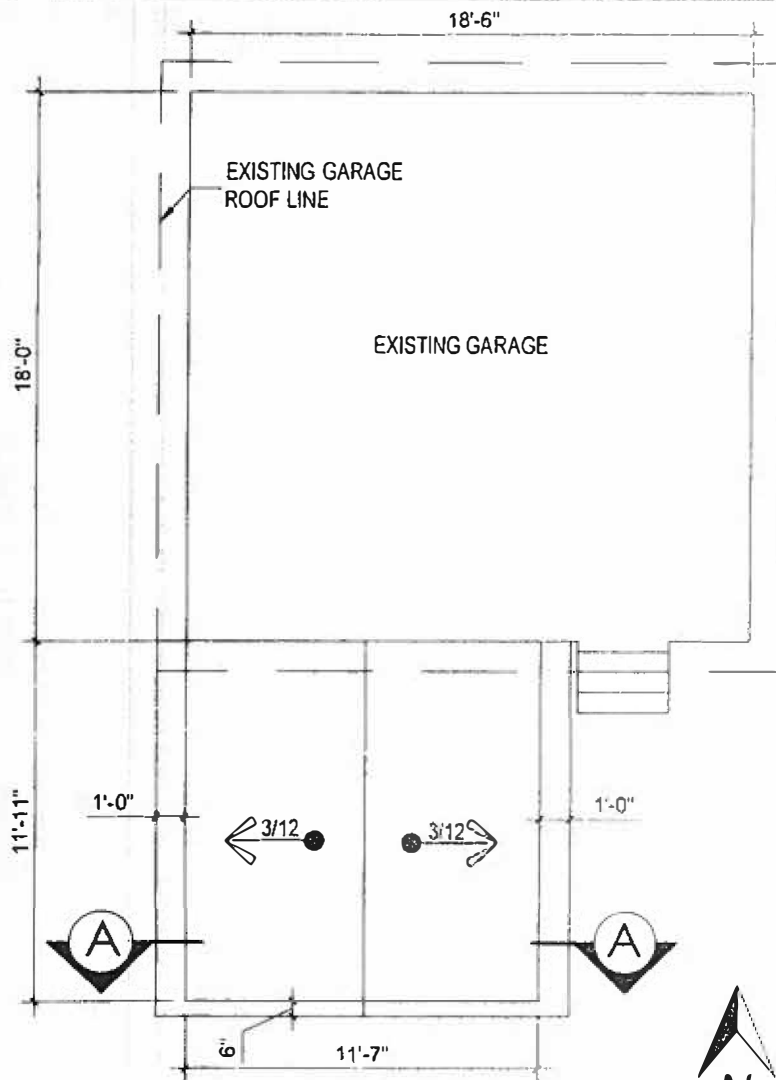
DATE:  
2021-05-20

SCALE:  
AS SHOWN

JOB NO.

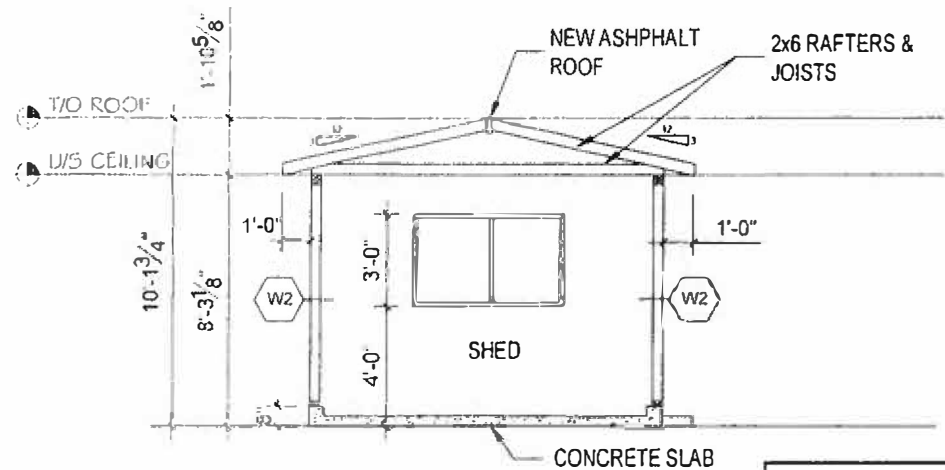
DWG. NO.

A1



**ROOF PLAN**

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



**SECTION A-A**

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



TEL 778-558-3294  
Email info@pnhengineering.com

TITLE:  
**ROOF PLAN & SECTION**

PROJECT:  
**SHED ADDITION**

ADDRESS:  
**4039 RUMBLE STREET,  
BURNABY, BC.**

DRAWN BY:  
**PNH**

DATE:  
**2021-05-20**

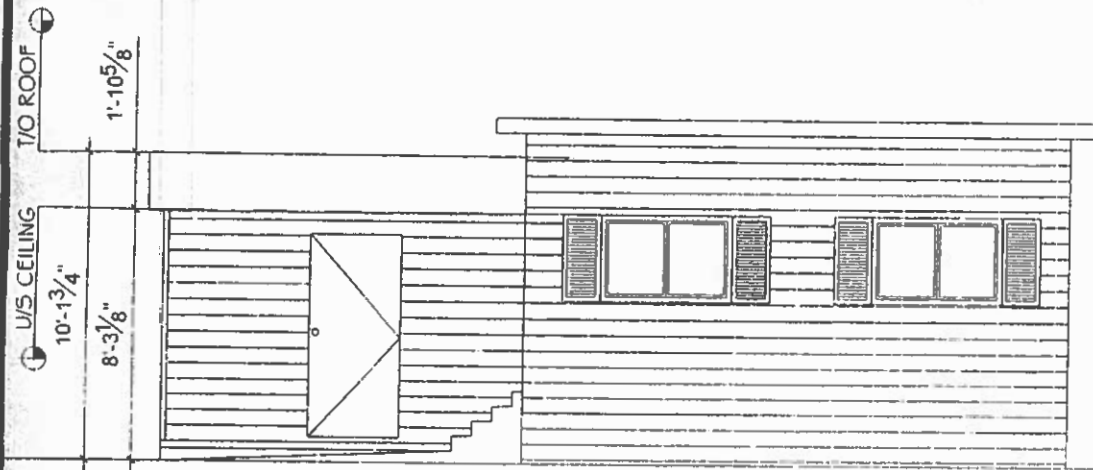
SCALE:  
**AS SHOWN**

JOB NO:

DWG NO.  
**A2**

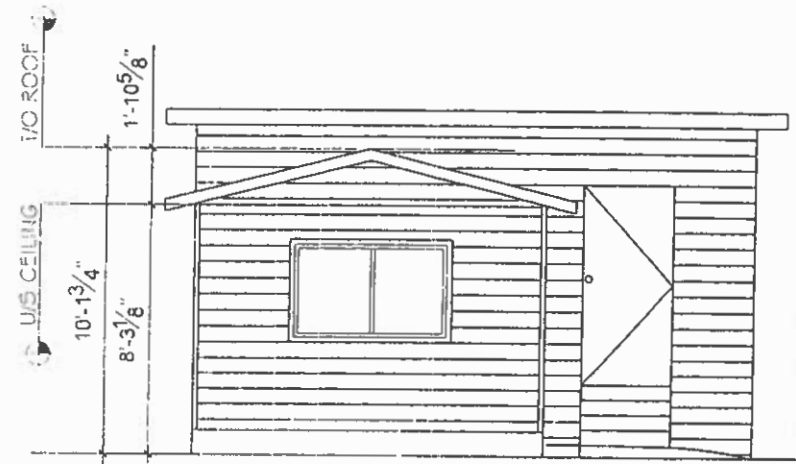
RECEIVED  
MAY 25 2017

DETAILS FOR SHED



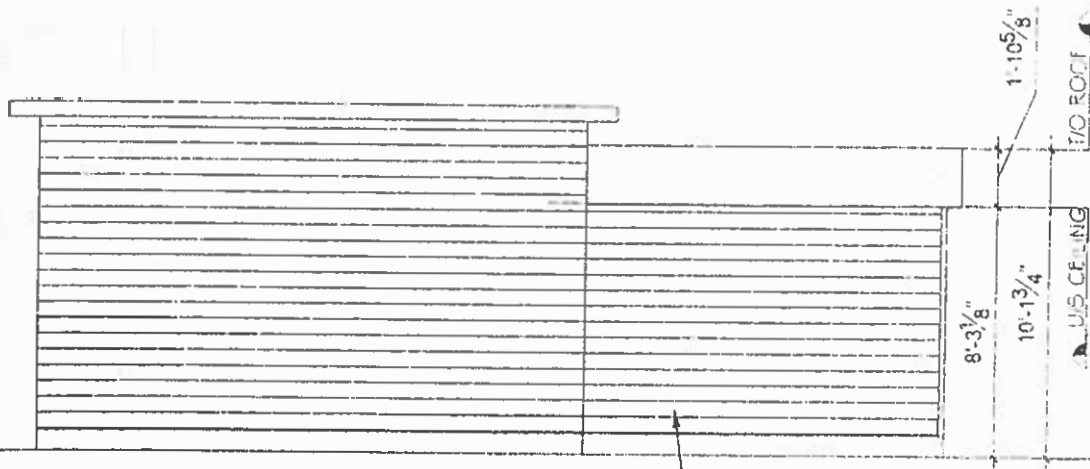
**EAST ELEVATION**

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



**SOUTH ELEVATION**

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



**WEST ELEVATION**

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

VINYL SIDING (TYP)



TEL: 778-558-3294  
Email: info@pnhengineering.com

TITLE:  
**ELEVATIONS**

PROJECT:  
**SHED ADDITION**

ADDRESS:  
**4039 RUMBLE STREET,  
BURNABY, BC.**

DRAWN BY:  
**PNH**

DATE:  
**20/10/2010**

SCALE:  
**AS SHOWN**

JOB NO:

DWG NO:

**A3**



**SURVEY PLAN OF LOT 4  
DISTRICT LOT 150  
GROUP 1, NEW WESTMINSTER DISTRICT**

**PLAN 10119**

ALL DISTANCES ARE IN FEET

1" = 16'

THE INTENDED PLOT SIZE OF THIS PLAN IS 160mm IN WIDTH BY 110mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1" = 16'

BCGS 020026  
PID: 059-890-400  
CIVIC ADDRESS 4038 RUMBLE STREET BURNABY BC  
ZONING R15

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. OFFSETS TO PROPERTY LINES ARE RADIAL OR PERPENDICULAR TO BOUNDARIES UNLESS SHOWN OTHERWISE.

**DATUM:**  
ELEVATIONS SHOWN ON THE PLAN ARE GEODETIC AND DERIVED FROM GEODETIC CONTROL MONUMENT DTS-427 (PUBL. ELEV. = 54.183 M)

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

**NOTES:**  
ALL TREES HAVE BEEN PLOTTED AS REQUIRED.

**DISCLAIMER:**  
BUILDING SETBACKS ARE MEASURED TO THE OUTERMOST VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

THIS PLAN IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

TREE SPECIES AND DIMENSIONS SHOULD BE VERIFIED BY A QUALIFIED ARBORIST PRIOR TO DESIGN AND PERMIT APPLICATION.



120 - 1480 TRIUMPH STREET  
VANCOUVER BC V6L 1K0

1332 EAGLE CLIFF RD  
BURNABY BC V5N 1G1

604-815-4282  
INFO@360SURVEYS.COM

DATE	BY
MARCH 5th 2020	EP
JUNE 26th 2021	EP
REVISION: 1	

THIS PLAN WAS PREPARED FOR BUILDING PERMIT APPLICATION AND ARCHITECTURAL DESIGN PURPOSES AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. THIS DRAWING IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

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THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

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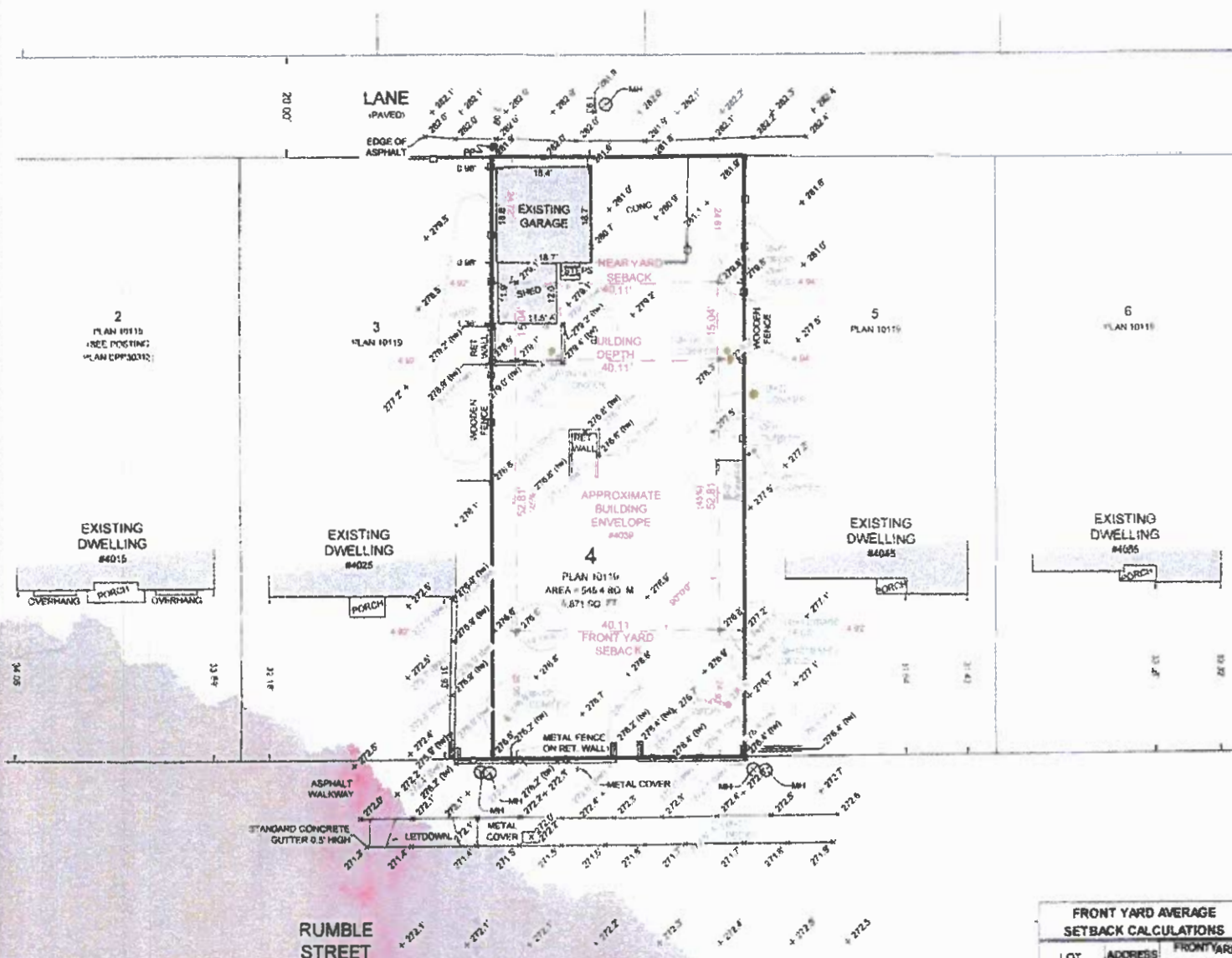
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**CERTIFIED CORRECT**

ACCORDING TO LAND TITLE & A SURVEY AUTHORITY RECORDS AND FIELD SURVEY UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.

EVGENY PETUSHKOV, RCLS  
FEBRUARY 26th 2021

FB: 05208 FIELD CREW: IS-UP DRAFTER: JO



**FRONT YARD AVERAGE  
SETBACK CALCULATIONS**

LOT	ADDRESS	FRONT YARD SETBACK
LOT 2	4015	33.89
LOT 3	4025	31.93
LOT 5	4045	31.43
LOT 6	4055	33.32
AVERAGE =		32.64