



**BOARD OF VARIANCE  
PLANNING COMMENTS**

<b>BV #</b>	6436	<b>Address</b>	4039 Rumble Street
<b>X-Reference</b>	BOV #21-00020	<b>Hearing</b>	2021 September 02

<b>Project</b>	Interior and exterior alterations to the existing single family dwelling and an addition to the existing accessory building.
<b>Zoning</b>	R10 Residential District.
<b>Neighbourhood</b>	Suncrest – Single Family Neighbourhood.

<b>Appeal(s) to vary:</b>	<b>Section 6.6(2)(d) – “Accessory Buildings, Structures, and Uses”</b> of the Burnaby Zoning Bylaw requirement for a minimum side yard setback for the accessory building from 1.20 m (3.94 ft.) to 0.29 m (0.98 ft.).
<b>Zoning Bylaw intent:</b>	Minimum setbacks from side property lines help to mitigate the massing impacts of new buildings or structures on neighbouring properties.
<b>Variance Description:</b>	<p>The proposal is to formalize the already constructed addition (shed) to the existing accessory building (detached garage) located at the north-west (rear) corner of the subject lot.</p> <p>The existing garage, approximately 5.63 m (18.50 ft.) wide and 5.79 m (19.00 ft.) deep, observes a distance of 0.29 m (0.98 ft.) from the west (side) property line and a distance of 0.59 m (1.93 ft.) from the lane (which is legal non-conforming according to Building records).</p> <p>The proposed addition, 3.52 m (11.58 ft.) wide and 3.62 m (11.91 ft.) deep, is attached to the south side of the garage (facing the existing dwelling to the south) and observes the same side yard setback.</p> <p>The Zoning Bylaw requires an accessory building to be set back at least 1.20 m (3.94 ft.), from the side property line, except where such accessory building is situated within the rear 9.00 m (29.53 ft.) of the lot and not less than 21.50 m (70.54 ft.) from the street, in which case the setback from the side lot line can be reduced to nil.</p>

**Comments from the Planning Department**

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	<p>The existing garage is located within these parameters and therefore, complies with the Burnaby Zoning Bylaw with respect to the nil side yard setback requirement.</p> <p>The proposed addition is outside of the rear 9.00 m (29.53 ft.) of the subject property by approximately 1.01 m (3.31 ft.), and therefore, cannot observe the nil side yard setback.</p> <p>The entire western portion of the addition encroaches the required side yard by 0.91 m (2.96 ft.), and therefore, is the subject of this appeal.</p>
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**Subject Site Considerations**

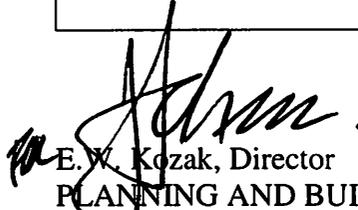
- This interior rectangular lot, approximately 15.24 m (50.00 ft.) wide and 35.85 m (117.61 ft.) deep, fronts Rumble Street to the south. A vehicular access is provided from the rear lane to the north.
- The site is improved with a single family dwelling, including detached garage, originally built in late 1960's. The date when the shed addition was built is unknown.

**Neighbourhood Context Considerations**

- The subject property is surrounded by single family dwellings of various ages and conditions.
- Reduced side yard setbacks for accessory buildings located in the rear yard are common in the subject block and the block directly across the lane to the north.

**Specific Project Considerations**

- Given the location of the proposed shed addition along the west side property line, only the neighbouring property to the west (4025 Rumble Street) could be affected by this variance. However, there is a significant vegetation cover between the two properties which entirely screens the 10.16 ft. high shed from the neighbouring property's view. (see **attachment 1**).
- The proposed addition does not feature windows facing the neighboring property to the west, thus avoiding any privacy concerns.
- In summary, although the proposed shed addition is a design choice, the requested variances is minor and does not create negative impacts on the neighbouring properties.

  
E. W. Kozak, Director  
PLANNING AND BUILDING  
RG:ll

ATTACHMENT 1  
BV #6436



View from the neighbouring property looking towards east (shed)



