



## 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 He Wang  
Mailing Address 4638 Burke st  
City/Town Burnaby Postal Code V5H 1C3  
Phone Number(s) (H) \_\_\_\_\_ (C) 778 980 5711  
Email plmmhtj@gmail.com

#### Property

Name of Owner He Wang  
Civic Address of Property 4638 Burke st, Burnaby, BC

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.

2021 / 08 / 03  
Date

He Wang  
Applicant Signature

#### Office Use Only

Appeal Date Sept 02 Appeal Number BV# 6438

#### 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

<b>DATE:</b> July 28, 2021			<i>This is <b>not</b> an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>
<b>DEADLINE:</b> August 3, 2021 for the September 2, 2021 hearing.			
<b>APPLICANT NAME:</b> Merry Gao			
<b>APPLICANT ADDRESS:</b> 1275 West Hastings Street			
<b>TELEPHONE:</b> 778-899-8958			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> New Single Family Dwelling with Secondary Suite and Detached Garage			
<b>ADDRESS:</b> 4638 Burke St			
<b>LEGAL DESCRIPTION:</b>	<b>LOT:</b> 47	<b>DL:</b> 33	<b>PLAN:</b> 15590

Building Permit application BLD21-00242 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

### Zone R4 / Sections 6.3.1

#### COMMENTS:

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

- 1) To vary Section 6.3.1 of the Zoning Bylaw requirement for the minimum distance between principal building and detached garage from 4.5 m (14.8 ft.) to 1.59 m (5.21 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.

CL

Peter Kushnir  
Deputy Chief Building Inspector

**4638 BURKE STREET**

**To Whom It May Concern,**

**The owner for this lot wants to build a new single family detached. The average front yard setback on Burke Street is around 40 ft. Because of this setback, if a garage is built in the rear yard, it cannot meet the required garage to main building setback of 14.8ft. To preserve the existing street view, the front yard setback cannot be changed, thus we propose a relaxation from the board of variance to allow a reduction of the garage to main building setback from 14.8ft to 5.21ft.**

**Sincerely,**

**Owner Name:**

He Wang

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**TOPOGRAPHIC SURVEY PLAN OF LOT 47  
DISTRICT LOT 33 GROUP 1  
N.W.D. PLAN 15590**

**SURVEY LEGEND**

- IRON PIN
- LEAD PLUG
- dec. DECIDUOUS
- W WATER VALVE
- ⊕ FIRE HYDRANT
- GUY WIRE
- POWER POLE

SCALE 1 INCH = 16 FEET

0 16

ALL DISTANCES ARE IN FEET  
ZONING CODE: R4  
LOT AREA=6178 Sq. Feet

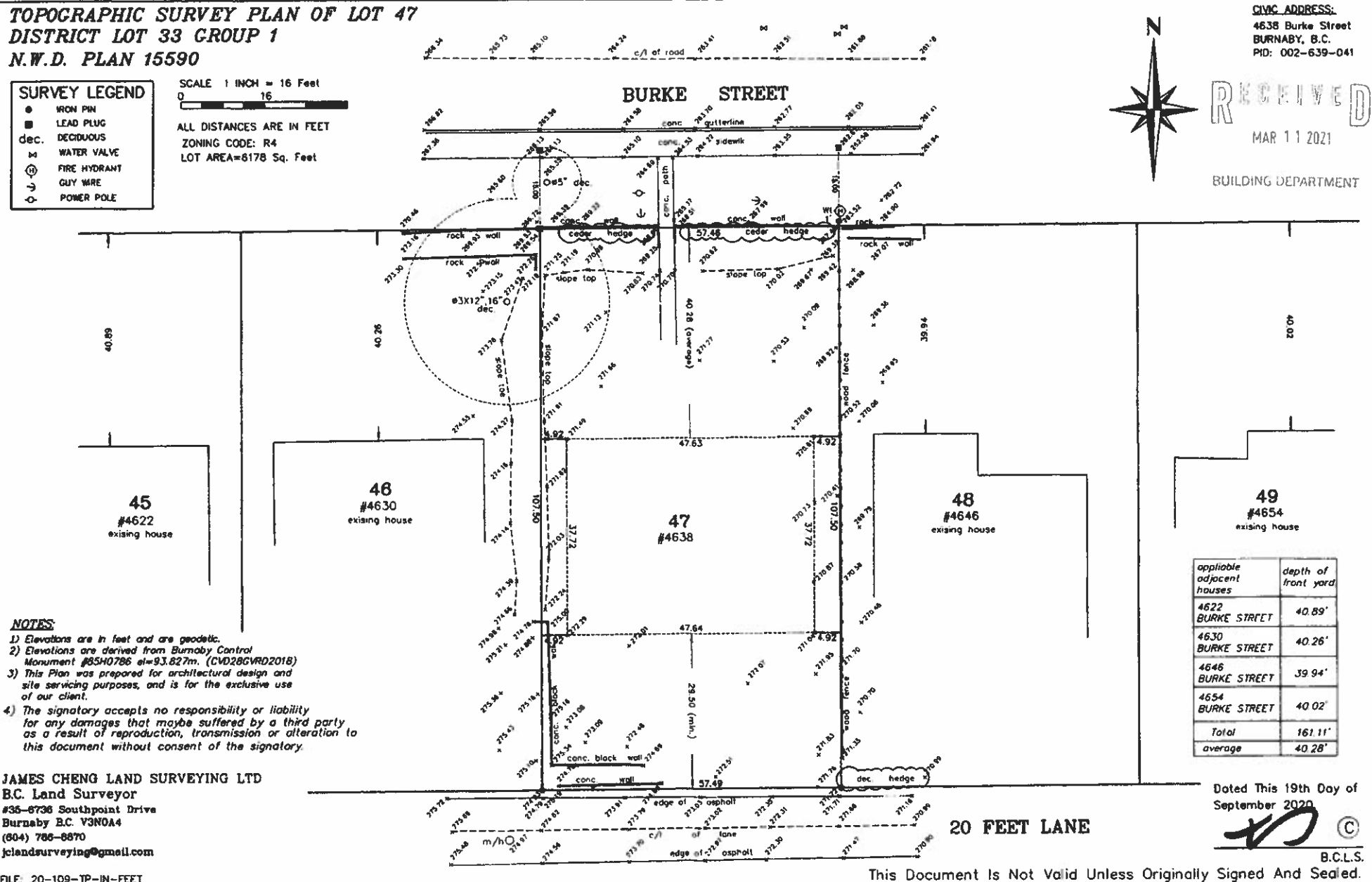


CIVIC ADDRESS:  
4638 Burke Street  
BURNABY, B.C.  
PID: 002-639-041

RECEIVED

MAR 11 2021

BUILDING DEPARTMENT



applicable adjacent houses	depth of front yard
4622 BURKE STREET	40.89'
4630 BURKE STREET	40.26'
4646 BURKE STREET	39.94'
4654 BURKE STREET	40.02'
Total	161.11'
average	40.28'