



## **BOARD OF VARIANCE**

### ***NOTICE OF OPEN MEETING***

**DATE:** THURSDAY, 2016 FEBRUARY 04

**TIME:** 6:00 PM

**PLACE:** COUNCIL CHAMBER, MAIN FLOOR, CITY HALL

### **A G E N D A**

**1. CALL TO ORDER**

**2. ELECTIONS**

(a) Election of Chair

**3. MINUTES**

(b) Minutes of the Board of Variance Hearing held on 2015 December 03

**4. APPEAL APPLICATIONS**

(a) **APPEAL NUMBER:** B.V. 6203 **6:00 p.m.**

**APPELLANT:** Simmi Brar

**REGISTERED OWNER OF PROPERTY:** Harbinder and Simmerjit Brar

**CIVIC ADDRESS OF PROPERTY:** 8050 Sussex Avenue

**LEGAL DESCRIPTION OF PROPERTY:** Lot 1; District Lot; 157 Plan 1406

**APPEAL:** An appeal for the relaxation of Section 6.2(2) of the Burnaby Zoning Bylaw, which, if permitted, would allow for the construction of an accessory building in a required front yard at 8050 Sussex Avenue, located 10.0 feet from the east property line and 4.0 feet from the south property line, where no accessory building can be located in the required front yard. (Zone R2)

(b) **APPEAL NUMBER:** B.V. 6204 **6:00 p.m.**

APPELLANT: Geoffrey Ward

REGISTERED OWNER OF PROPERTY: Bojana Dzombeta

CIVIC ADDRESS OF PROPERTY: 6507 Waltham Avenue

LEGAL DESCRIPTION OF PROPERTY: Lot 1; District Lot 93; Plan 7299

APPEAL: An appeal for the relaxation of Section 105.9 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home at 6507 Waltham Avenue. The front yard setback would be 22.83 feet to the foundation where a minimum front yard setback of 30.01 feet is required based on front yard averaging. The roof overhang would be 2.0 feet beyond the foundation. (Zone R5)

(c) **APPEAL NUMBER:** B.V. 6205 **6:15 p.m.**

APPELLANT: Hana Kim

REGISTERED OWNER OF PROPERTY: Yong and Kap Kim

CIVIC ADDRESS OF PROPERTY: 5410 Laurel Street

LEGAL DESCRIPTION OF PROPERTY: Lot 1; District Lot 74; Plan EPP53307

APPEAL: An appeal for the relaxation of Section 103.8 of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home at 5410 Laurel Street. The front yard setback, to the foundation, would be 35.0 feet where a minimum front yard setback of 46.85 feet is required based on front yard averaging. The porch overhang would project 1.67 feet beyond the foundation. (Zone R3)

(d) **APPEAL NUMBER:** B.V. 6206 **6:15 p.m.**

APPELLANT: David Sarzynick

REGISTERED OWNER OF PROPERTY: David Sarzynick

CIVIC ADDRESS OF PROPERTY: 4062 Marine Drive

LEGAL DESCRIPTION OF PROPERTY: Lot 186; District Lot 175; Plan 41124

APPEAL: An appeal for the relaxation of Sections 102.6(1)(a) and 102.8(1) of the Burnaby Zoning Bylaw, which if permitted, would allow for the construction of a single family home at 4062 Marine Drive. The following variances are being requested:

a) The principal building height, measured from the rear average elevation would be 35.99 feet where a maximum building height of 29.5 feet is permitted. The principal building height, measured from the front average elevation would be 29.03 feet; and,

b) The front yard setback, to the foundation, would be 54.96 feet where a minimum front yard setback of 64.24 feet is required based on front yard averaging. The overhang would project 2.0 feet beyond the foundation.(Zone R2)

(e) **APPEAL NUMBER:** B.V. 6207 **6:30 p.m.**

APPELLANT: Marius Serban

REGISTERED OWNER OF PROPERTY: Marius and Monica Serban

CIVIC ADDRESS OF PROPERTY: 4042 Marine Drive

LEGAL DESCRIPTION OF PROPERTY: Lot 184; District Lot 175; Plan 41124

APPEAL: An Appeal for the relaxation of Sections 102.6(1)(a) and 102.8(1) of the Burnaby Zoning Bylaw which, if permitted, would allow for the construction of a new single family home at 4042 Marine Drive. The following variances are being requested:

a) The principal building height, measured from the rear average elevation would be 34.10 feet, were a maximum building height of 29.5 feet is permitted. The front average elevation would be 28.17 feet; and,

b) The front yard setback would be 45.0 feet to the foundation, where a minimum front yard setback of 72.08 feet is required based on front yard averaging. The roof overhang would be 2.0 feet beyond the foundation. (Zone R2)

5. **NEW BUSINESS**

6. **ADJOURNMENT**



**CITY OF BURNABY**

**BOARD OF VARIANCE**

***NOTICE OF OPEN MEETING***

**MINUTES**

A Hearing of the Board of Variance was held in the Council Chamber, Main Floor, City Hall, 4949 Canada Way, Burnaby, B.C., on Thursday, 2015 December 03 at 1:00 p.m.

**1. CALL TO ORDER**

PRESENT: Ms. C. Richter, Chair  
Mr. B. Bharaj, Citizen Representative  
Mr. B. Pound, Citizen Representative  
Mr. S. Nemeth, Citizen Representative

ABSENT: Mr. G. Clark, Citizen Representative

STAFF: Mr. M. Wodzynski, Development Plan Technician  
Ms. E. Prior, Administrative Officer

The Chair for the Board of Variance called the meeting to order at 1:00 p.m.

**2. MINUTES**

MOVED BY MR. B. POUND:  
SECONDED BY MR. B. BHARAJ:

THAT the Hearing of the Burnaby Board of Variance held on 2015 November 05 be adopted as circulated.

CARRIED UNANIMOUSLY

**3. APPEAL APPLICATIONS**

The following persons filed application forms requesting that they be permitted to appear before the Board of Variance for the purpose of appealing for the relaxation of specific requirements as defined in the Burnaby Zoning Bylaw 1965, Bylaw No. 4742.

**(a) APPEAL NUMBER: B.V. 6196**

APPELLANT: Tony Gill

REGISTERED OWNER OF PROPERTY: Belltown Homes LTD and A-Pacific Development LTD

CIVIC ADDRESS OF PROPERTY: 7357 Newcombe Street

LEGAL DESCRIPTION OF PROPERTY: Lot 32; District Lot 25; Plan 14945

APPEAL: An appeal for the relaxation of Section 6.3.1 of the Burnaby Zoning Bylaw, which, if permitted, would allow for the construction of a new single family home at 7357 Newcombe Street. The distance between the principal building and the detached garage and carport would be 3.43 feet where a minimum distance of 14.8 feet is required. (Zone R10)

A previous Board of Variance (BOV 6177 2015 July 09) denied an appeal requesting the front yard setback of 24.93 feet measured to the foundation where a minimum front yard setback of 40.63 feet is required.

A previous Board of Variance (BOV 6190 2015 September 03) denied an appeal requesting the front yard setback of 33.86 feet measured to the foundation where a minimum front yard setback of 40.63 feet is required; and allowed the distance between the principal building and the detached garage of 9.75 feet where a minimum distance of 14.8 feet is required.

A previous Board of Variance (BOV 6190 2015 November 05) denied an appeal requesting the distance between the principal building and the detached garage of .53 feet where a minimum distance of 14.8 feet is required.

**APPELLANT'S SUBMISSION:**

Tony Gill, Belltown Homes Ltd and and A-Pacific Development Ltd, submitted an application to allow for the construction of a new home at 7357 Newcombe Street.

Tony Gill appeared before members of the Board of Variance at the Hearing.

**BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS:**

This property was the subject of an appeal before the Board on 2015 July 09 (BV6177), 2015 September 03 (BV6190) and 2015 November 05 (BV6194).

In the 2015 July 09 appeal, a variance was sought for the construction of a new single family dwelling and detached garage observing a front yard setback of 24.93 ft.,

where a front yard setback of 40.63 ft. is required. This Department did not support this request, and the Board of Variance denied the appeal.

In the 2015 September 03 appeal, two variances were sought for the construction of a new single family dwelling with a detached garage. The first a) appeal was for a distance of 9.75 ft. from the accessory building to the principal building, where a minimum distance of 14.8 ft. is required. The second b) appeal was for a front yard setback of 33.86 ft. where a front yard setback of 40.63 ft. is required. While this Department did not support the first a) appeal for a reduced distance between the garage and residence, the Board granted it. Similarly, this Department supported the request for a reduced front yard setback, but the Board denied the second b) appeal.

In the 2015 November 05 appeal, a variance was sought for the construction of a new single family dwelling with a detached garage observing a distance of 0.53 ft. from the accessory building to the principal building, where a minimum distance of 14.8 ft. is required. This Department did not support this request, and the Board of Variance denied the appeal.

This Department's comments on the 2015 November 05 appeal, which also references the 2015 September 03 appeal and the 2015 July 09 appeal, are included as *Item 1* in the *attached* supplementary materials.

In response to concerns raised by the Board at the 2015 November 05 hearing, the applicant has again revised the proposal. The revised design replaces the previously proposed detached two-car garage with a detached one-car carport/one-car garage structure. Also, the proposed rear deck, previously located 0.53 ft. away from the detached garage, is reduced in size and placed further away from the carport/garage structure. Otherwise, the revised proposal is similar to that presented in the 2015 November 05 appeal.

More specifically, the following relaxation is requested:

The appeal would permit a distance of 3.43 ft. from the detached carport/garage to the principal building, with a 2.94 ft. roof projection from the principal building, where a minimum distance of 14.8 ft. is required.

The Bylaw requires a separation between buildings on the same lot in order to prevent massing impacts to the occupants of the subject property and neighbouring properties, as well as to provide for sufficient outdoor living space.

Similar to the 2015 November 05 appeal, this variance relates directly to the siting of the principal building in conformance with the required 40.63 ft. front yard setback. In order to achieve this substantial front yard setback, the proposed dwelling has been located closer to the accessory detached garage than is permitted.

The proposed distance of 3.43 ft. between the garage and the dwelling, while greater than the 0.53 ft. proposed in the 2015 November 05 appeal, remains significantly less

than the 9.75 ft. distance approved by the Board on 2015 September 03. The proposed overlap between the dwelling and carport/garage is approximately 18.5 ft., with the garage component contributing 9.0 ft. and the carport component contributing 9.5 ft. It is noted that an attempt has been made to minimize impacts on the occupants of the residence, by removing all windows from the area of overlap. As such, no primary living space would face the garage.

However, the required separation continues to be substantially reduced, by 11.37 ft. or 77 %, and the dwelling and carport/garage structure would still effectively appear as a single building form. The neighbouring property immediately southeast of the subject site would be affected by this proposal.

Due to the dimensional requirements for parking spaces, the overall width of the detached carport/garage structure is slightly increased (by 1.17 ft.), with the garage portion located approximately 2 ft. closer to the south-east side property line. Otherwise, the overall size and siting of the detached carport/garage, in the south corner of the rear yard, remains similar to the proposal presented in the 2015 November 05 appeal.

The openness of the carport component helps to reduce the massing impacts of the structure on the rear yard. Also, since there is an existing detached garage immediately to the southeast of the subject lot, the slightly closer placement of the detached garage component to the south-east property line would not in itself significantly increase impacts on the adjacent property.

The proposed deck continues to be located over the sunken patio, which is a primary source of daylight for the proposed secondary suite in the cellar. However, the proposed reduction in the deck area, from 15 ft. wide by 6 ft. deep to 11 ft. wide by 4 ft. deep, would result in lesser shading of this space and, consequently, would improve the quality of outdoor living space for the proposed secondary suite. Otherwise, a small yard area would remain to the northwest of the detached carport/garage for the use of the primary dwelling unit and secondary suite. Additional outdoor space would be available in the sizable front yard; however, this area would not afford the privacy of a rear yard.

In summary, although the impacts of the requested variance are lessened by the proposed carport/garage/deck modifications, this variance could be further lessened by reducing the proposed two-car carport/garage to a one-car garage and providing an additional surface parking space to satisfy parking requirements.

For the above reasons, this Department cannot support the requested variance.

#### ADJACENT OWNER'S COMMENTS:

Mr. R. Arseneault, 8249 19<sup>th</sup> Avenue, appeared before the Board in opposition to the appeal.

No correspondence was received regarding this appeal.

MOVED BY MR. B. BHARAJ:

SECONDED BY MR. B. POUND:

THAT based on the plans submitted this appeal be ALLOWED.

CARRIED UNANIMOUSLY

**(b) APPEAL NUMBER: B.V. 6197**

APPELLANT: Edward Vega

REGISTERED OWNER OF PROPERTY: Darlene Sorel

CIVIC ADDRESS OF PROPERTY: 175 Delta Avenue

LEGAL DESCRIPTION OF PROPERTY: Lot 10; DL 122/188; Plan NWP 4953

APPEAL: An Appeal for the relaxation of Section 105.6(1)(b) of the Burnaby Zoning Bylaw which, if permitted, would allow for interior alterations and an addition to an existing single family dwelling with secondary suite and detached garage, at 175 Delta Avenue. The following variances are being requested:

- a) The principal building height, measured from the rear average elevation, would be 33.55 feet where a maximum height of 24.3 feet is permitted;
- b) The principal building height, measured from the front average elevation, would be 25.71 feet where a maximum height of 24.3 feet is permitted; and,
- c) The principal building height would be 3 storeys where a maximum of 2.5 storeys is permitted. (Zone R5)

**APPELLANT'S SUBMISSION:**

Edward Vega submitted an application to allow for substantive interior and exterior reconstruction of an existing single family home at 175 Delta Avenue.

Darlene Sorel and Edward Vega appeared before members of the Board of Variance at the Hearing.



BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS:

The subject site, zoned R5 Residential District, is located in the Capitol Hill neighbourhood, in which the age and condition of single family dwellings vary. This interior lot, approximately 33 ft. wide and 122 ft. deep, fronts onto Delta Avenue to the east. The subject site abuts single family lots to the north and south. An undeveloped section of the Pandora Street right of way is located directly across Delta Avenue to the east of the subject site. Vehicular access to the subject site is provided via the rear lane to the west. The subject site slopes significantly downward (approximately 24 ft.) from the front to the rear.

The subject site is improved with a two story single family dwelling, consisting of a main floor and basement, which was originally built in 1953. The applicant proposes to construct a secondary suite in the existing basement, renovate the main floor, and add an upper floor and a detached garage. The upper floor addition is the subject of three appeals. All three appeals concern building height and are co-related.

The first a) appeal is for a building height of 33.55 ft., measured from the rear average elevation, where a maximum height of 24.3 ft. is permitted for flat roofs.

The second b) appeal is for a building height of 25.71 ft., measured from the front average elevation, where a maximum height of 24.3 ft. is permitted for flat roofs.

The third c) appeal is for a height of 3 storeys where a maximum of 2½ storeys is permitted.

The intent of the Bylaw is to mitigate the massing impacts of new buildings or structures on neighbouring properties. Additionally, with respect to the third c) appeal, the intent of the Bylaw in limiting the size of the 3<sup>rd</sup> floor of a dwelling is to preserve views.

With reference to the first a) appeal, the height calculation is based on the proposed grades at the rear elevation. The proposed grades would be approximately 2.82 ft. lower than the existing grades, resulting in the exposure of additional building height at the rear of the dwelling. This additional exposed building height would not be immediately visible from the lane, as it would be screened by the detached garage proposed to the rear of the dwelling.

The grade difference from the front to the rear of the subject site contributes to the excess height of the rear elevation. The proposed height encroachment of 9.25 ft. would extend over the entire upper floor, from near the top of the balcony guard rail. The proposed main floor ceiling height is 10.1 ft. and the proposed upper floor ceiling height is 9 ft. at its lowest point. The upper floor, including the roof component, contributes 11.91 ft. to the overall building height.

The proposed rear yard setback of 67.24 ft. would help to mitigate, to a degree, the massing impacts of the overheight portion of the residence on the neighbouring property across the lane to the west; however, the encroachment is nonetheless significant. The

proposed roof design, which slopes upward from front to rear, in combination with a large (6.28 ft.) rear overhang, further amplifies the excess height.

When viewed from the south and north (side) elevations, the proposed height encroachment would be limited to triangular areas in the rear, starting at approximately the midpoint of the upper floor. The steepness of the terrain on the subject site and neighbouring properties, and the general direction of views towards the west are factors that help to mitigate the effect of the additional massing on the neighbouring residences on both sides of the subject site. However, although the residences have few windows facing the subject site, the extent of encroachment remains a concern, since the height encroachment occurs at the relatively short distances of 3.3 and 3.5 ft. to the north and south property lines respectively.

In reference to the second b) appeal, the height calculation is based on existing natural grades at the front elevation. The proposed height encroachment of 1.41 ft. would be generally limited to the sloping upward roof area above and beyond the fascia board. If the slightly higher proposed grades are considered, the building height to the top of the fascia board, as viewed from Delta Avenue, would be approximately 22 ft. high, which is considerably less than the dimensional height requirement for the R5 District (24.3 ft.). Further, with respect to the neighbouring dwelling across Delta Avenue to the east, given the small overlap of the encroachment area with this residence, as well as the elevated siting of this residence in relation to the subject site, no impacts are expected on views from this residence.

With respect to the third c) appeal, the proposed 834 sq. ft. upper floor addition would extend over the entire 791 sq. ft. footprint of the floor below. There is an approximately 1.78 ft. floor overhang along whole width of the building to the west, with a balcony projecting a further 3.33 ft.

The proposed third floor addition exceeds 50% of the gross floor area of the main storey by 438.5 sq. ft. or 105%, which is a significant variance. It is noted however, that this major variance is the result of the small footprint of the existing dwelling and, in the context of the neighbouring houses, the proposed upper floor square footage is relatively modest.

Due to the substantially sloped terrain of the subject site, only the rear portion of the residence (at the west elevation) would present a true 3 storey appearance. Even so, no massing affects are expected on the neighbouring residence across the lane to the west, considering the distant siting of this residence and the fact that the views are primarily oriented to the west. Similarly, with respect to the neighbouring property at 202 Delta Avenue, across Delta Avenue to the east, the elevated terrain to the east of the subject site would mitigate impacts on this neighbouring property.

In summary, several factors serve to mitigate the impacts of the proposed height relaxations on neighbouring properties. In addition, the proposed height would not be out of the ordinary within the existing street frontage. However, the proposed first a) and third c) height relaxations are significant, and all three relaxations appear to be the

result of design choices rather than a hardship, and could be lessened with design modifications.

For these reasons, this Department cannot support the granting of the first a), second b) and third c) variances.

ADJACENT OWNER'S COMMENTS:

Correspondence was received from owner/occupant at 202 Delta Avenue in opposition to this appeal. The author stated that the construction of a 3<sup>rd</sup> floor will create a burden on their view and will affect the use and enjoyment of their home as well as affecting the sale price.

Correspondence was received from owner/occupant at 142 Delta Avenue in opposition to this appeal. The author stated that the construction of a 3<sup>rd</sup> floor will create a burden on their view and will affect the use and enjoyment of their home as well as affecting the sale price.

Correspondence was received from owner/occupant at 149 Delta Avenue in opposition to this appeal. The author is concerned about the change to the ambience and personality of the street. The proposed structure would block their view. The author voiced concerns regarding required parking for a secondary suite and lack of demonstrated hardship.

Correspondence was received from owner/occupant at 4950 Pandora Street in opposition to this appeal citing a loss of view and property value.

A petition letter was also received in opposition to the proposed variances containing signatures from owners/occupants at the following addresses: 205, 221, 231, and 295 South Hythe Avenue, 128, 142, 149, 202, 204, 210, 215, 225 Delta Avenue and 4449 and 4950 Pandora Street.

Alfonso Bonato, 142 Delta Avenue, appeared before the Board of Variance in opposition of this appeal.

Jana Thorn, 4950 Pandora Street, appeared before the Board of Variance in opposition of this appeal.

Adrian Patheiger, 155 Delta Avenue, appeared before the Board of Variance in opposition to this appeal.

John Dwyer, 202 Delta Avenue, appeared before the Board of Variance in opposition to this appeal.

No further correspondence was received.

MOVED BY MR. B. BHARAJ:  
SECONDED BY MR. B. POUND:

THAT based on the plans submitted part (a) of this appeal be ALLOWED.

FOR: MR. B. BHARAJ

OPPOSED: MS. C. RICHTER  
MR. B. POUND  
MR. S. NEMETH

**DENIED**

MOVED BY MR. B. BHARAJ:  
SECONDED BY MR. B. POUND:

THAT based on the plans submitted part (b) of this appeal be ALLOWED.

FOR: MR. B. BHARAJ

OPPOSED: MS. C. RICHTER  
MR. B. POUND  
MR. S. NEMETH

**DENIED**

MOVED BY MR. B. BHARAJ:  
SECONDED BY MR. B. POUND:

THAT based on the plans submitted part (c) of this appeal be ALLOWED.

FOR: MR. B. BHARAJ

OPPOSED: MS. C. RICHTER  
MR. B. POUND  
MR. S. NEMETH

**DENIED**

(c) **APPEAL NUMBER:** B.V. 6198

APPELLANT: Ying Muoi Ho

REGISTERED OWNER OF PROPERTY: Ying Muoi Ho

CIVIC ADDRESS OF PROPERTY: 8210 Burnlake Drive

LEGAL DESCRIPTION OF PROPERTY: Lot 202; District Lot 40; Plan 48688

APPEAL: An appeal for the relaxation of Section 101.8 of the Burnaby Zoning Bylaw, which, if permitted, would allow for the construction of an addition and interior alterations to main and upper floor of an existing single family dwelling with a secondary suite and detached garage at 8210 Burnlake Drive. The front yard setback from the Winston Street property line would be 74.10 feet to the foundation where a minimum front yard setback of 85.24 feet is required based on front yard averaging. A balcony would project 1.5 feet beyond the foundation and two window bays would project 1.0 feet beyond the foundation. (Zone R1)

A previous Board of Variance (BOV 6175 2015 July 09) decision allowed a front yard setback on Winston Street of 72.62, as well as, a roof overhang projecting 2.5 feet on all sides beyond the foundation of the addition, except with a roof overhang of 3 feet where 2 roofs meet.

APPELLANT'S SUBMISSION:

Ying Muoi Ho submitted an application to allow for the construction of an addition and interior alterations of an existing single family dwelling at 8210 Burnlake Drive.

Ian Guan, architect, appeared before members of the Board of Variance at the Hearing.

BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS:

This property was the subject of an appeal before the Board on 2015 July 09 (BV6175). A variance was sought for the construction of an addition to the existing single family dwelling observing a front yard setback of 72.62 ft., where a front yard setback of 85.25 ft. is required. This Department supported this request, and the Board of Variance allowed the appeal.

This Department's comments on the 2015 July 09 appeal are included as *Item 1* in the *attached* supplementary materials.

Subsequently, a building permit (BLD15-00197) was issued and the construction of various additions and alterations to the existing dwelling began. However, as construction is still in its early stages, the applicant wishes to revise the originally presented proposal with respect to the rear addition. This revised rear addition is the subject of this appeal.

The appeal requests a front yard setback of 74.10 ft., measured to the foundation of the proposed addition, with a further balcony projection of 1.5 ft. and two bay window projections of 1.0 ft., where front yard averaging requires a minimum setback of 85.24 ft. from the Winston Street property line.

In 1991, Council responded to public concerns regarding the bulk and massing of newer and larger homes that were being built in existing neighbourhoods. Several text

amendments to the Zoning Bylaw were adopted to address these concerns, including a requirement to set new construction back from the front property line based on an average of the two dwellings on either side of the subject site. The intent was to help to ease new construction into existing street frontages with minimal impact.

This appeal proposes the reconfiguration of the rear addition, including the reduction of its depth by 1.5 ft., and the expansion of interior floor space by approximately 12.33 ft. at the upper level of the south elevation. This expansion encompasses a portion of the open deck area located at the south-east corner of the dwelling. In addition, the proposed deck extends approximately 3.92 ft. further towards the east side property line than the previously approved deck. The proposed balcony and two bay windows at the upper level are located outside of the previously approved 72.62 ft. front yard setback.

In summary, the proposed rear addition would remain similar in massing to that approved under the 2015 July 09 appeal. Therefore, this Department's comment's from the 2015 July 09 appeal remain relevant; these comments concluded that the proposed relaxation will have no impact on the visible frontage of Winston Street, which consists of a covenanted landscape buffer. It is also noted that the proposed relaxation will have no negative impacts on neighbouring properties.

In view of the above, this Department does not object to the granting of this variance.

**ADJACENT OWNER'S COMMENTS:**

No correspondence was received regarding this appeal.

**MOVED BY MR. B. BHARAJ:**

**SECONDED BY MR. S. NEMETH:**

THAT based on the plans submitted this appeal be ALLOWED.

CARRIED UNANIMOUSLY

(d) **APPEAL NUMBER:** B.V. 6199 **WITHDRAWN**

**APPELLANT:** Amitoj Sanghera

**REGISTERED OWNER OF PROPERTY:** Agiakar and Pritpal Gill

**CIVIC ADDRESS OF PROPERTY:** 3526 Colter Court

**LEGAL DESCRIPTION OF PROPERTY:** Lot 100; District Lot 43; Plan NWP39458

This appeal was withdrawn prior to the hearing.

**(e) APPEAL NUMBER: B.V. 6200**

APPELLANT: Helder Baptista

REGISTERED OWNER OF PROPERTY: Helder Baptista

CIVIC ADDRESS OF PROPERTY: 6200 Buchanan Street

LEGAL DESCRIPTION OF PROPERTY: Lot 202; District Lot 40; Plan 48688

APPEAL: An appeal for the relaxation of Sections 6.2(2) and 800.6(1) of the Burnaby Zoning Bylaw, which, if permitted, would allow for the construction of an accessory building in a required front yard at 6200 Buchanan Street, located 9.0 feet from the south property line abutting Parkcrest Drive and 13.61 feet from the east property line, where siting of an accessory building in a required front yard is prohibited. (Zone R2)

**APPELLANT'S SUBMISSION:**

Helder Baptista submitted an application to allow for the construction of an accessory building at 6200 Buchanan Street.

Helder Baptista, appeared before members of the Board of Variance at the Hearing.

**BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS:**

The subject site, zoned R2 Residential District, is located in the Parkcrest-Aubrey neighbourhood, in which the age and conditions of single family dwellings vary. This irregular pie shaped through lot is, on average, approximately 113 ft. deep, with a 42 ft. frontage on Buchanan Street to the north and a 108 ft. frontage on Parkcrest Drive to the southwest. Single family dwellings abut the subject site to the west and east. The site observes a substantial downward slope of approximately 8.2 ft. in the northeast-southwest direction.

The subject site is unusual in that the southeast corner of the site is truncated by a partial cul-de-sac adjacent to the Parkcrest Drive right of way. This partial cul-de-sac contains a U-shaped lane that serves the subject lot and four lots immediately to the east. Vehicular access to the subject site is provided from this cul-de-sac area.

The subject site is improved with a single family dwelling and detached garage. The single family dwelling was originally built around 1986, and further improved with various additions and alterations between 2001 and 2011 (BLD01-00884). The detached garage was built between 2006 and 2008, without the benefit of a building permit. As a result, the applicant is requesting a variance in order to legalize the unpermitted construction.

The appeal is for an accessory building in the Parkcrest Drive front yard where accessory buildings are prohibited.

The intent of the Bylaw in prohibiting accessory buildings within the required front yard is to provide for a uniform streetscape with open front yards and to limit the massing impacts of such structures on neighbouring properties.

The already built detached garage is located at the southeast portion of the subject site, at an approximately 60 degree angle to the southwest (Parkcrest Drive) property line. This single-car garage is accessed from the partial cul-de-sac to the east.

The detached garage is approximately 23.65 ft. wide by 20.65 ft. deep and 11.33 ft. high. The garage is proposed to be set back from the northeast side property line by approximately 10 ft. Also; an area of 6 ft. by 6 ft. in size is proposed to be removed at the south corner of the garage. This would result in an approximately 9 ft. setback from the outermost corner of the garage to the Parkcrest Drive property line. Approximately 3/4 of the reduced garage structure would encroach into the Parkcrest Drive front yard.

It is noted that a single-car detached garage/shed structure (built around 1951) existed in similar location. Also, the three neighbouring properties to the east of the subject site feature accessory buildings/garages with largely reduced setbacks in similar locations, all accessed from the partial cul-de-sac. These properties, as well as the neighbouring property to the west of the subject site (the remaining property in the subject block), use the Parkcrest Drive yards more like rear yards, with less formal and more private arrangements. As such, the proposed siting of the accessory building would not be out of the ordinary in this neighbourhood.

Further, the detached garage would be almost entirely screened by the existing mature hedge and solid fence located along the Parkcrest Drive frontage, effectively preventing any impacts to views from the properties across Parkcrest Drive to the southeast.

Finally, under Section 901 of the *Local Government Act*, the Board can rule on a bylaw respecting the siting of a structure. Although permitting an accessory building in the front yard, where it is expressly prohibited, is a major variance, there are grounds for hardship in this case, related to the site geometry and the historical development pattern.

In view of the above, and considering that this proposal would create minimal impacts on the adjacent properties and the existing streetscape, this Department does not object to the granting of this variance.

#### ADJACENT OWNER'S COMMENTS:

No correspondence was received regarding this appeal.



MOVED BY MR. B. BHARAJ:  
SECONDED BY MR. S. NEMETH:

THAT based on the plans submitted this appeal be ALLOWED.

CARRIED UNANIMOUSLY

(f) **APPEAL NUMBER:** B.V. 6201

APPELLANT: Helen Soderholm

REGISTERED OWNER OF PROPERTY: Peter Buchanan and Helen Soderholm

CIVIC ADDRESS OF PROPERTY: 5724 Eglinton Street

LEGAL DESCRIPTION OF PROPERTY: Lot 79; District Lot 83; Plan 24961

APPEAL: An appeal for the relaxation of Section 6.14(5)(b) of the Burnaby Zoning Bylaw, which, if permitted, would allow for the retention of a fence to an existing family home at 5724 Eglinton Street. The fence height, in the required side and rear yard, would be of varying heights of up to 9.97 feet where a maximum height of 5.91 feet is permitted. (Zone R2)

A previous Board of Variance (BOV 6178 2015 July 09) denied an appeal for a fence height, in the required side and rear yard, of varying heights of up to 10.13 feet where a maximum 5.91 feet is permitted.

APPELLANT'S SUBMISSION:

Helen Soderholm submitted an application to allow for the retention of a fence at 5724 Eglinton Street.

Helen Soderholm, appeared before members of the Board of Variance at the Hearing.

BURNABY PLANNING AND BUILDING DEPARTMENT COMMENTS:

This property was the subject of an appeal before the Board on 2015 July 09 (BV6178). A variance was sought for an already constructed fence with varying heights of up to 10.13 ft., where a maximum height of 5.91 ft. is permitted to the rear of the front yard. This Department did not support this request, and the Board of Variance denied the appeal.

The subject site, zoned R2 Residential District, is located in the Douglas-Gilpin neighbourhood in which the age and condition of single family dwellings vary. This interior lot, approximately 74.2 ft. wide and 125.1 ft. long, fronts Eglinton Street to the

north and abuts a lane to the south. Single family dwellings adjoin the subject site to the west and east. Vehicular access to the subject site is provided from the rear lane. The site observes a substantial downward slope of approximately 16 ft. from the northwest corner to the southeast corner. The subject site is improved with a single family dwelling, including attached garage, originally built in 1964. The property was further improved with a fence along the west side property line, which was built incrementally between 2006 and 2014. This fence was the subject of the 2015 July 09 appeal.

In response to concerns raised by the neighbour at the hearing, the applicant has revised the fence proposal. The revised proposal, discussed below, is the subject of the current appeal.

The appeal is for an already constructed fence with varying heights of up to 9.97 ft., where a maximum height of 5.91 ft. is permitted to the rear of the front yard.

The intent of the Bylaw in limiting the height of fences or walls to a maximum of 5.91 ft. to the rear of the required front yard is to limit the massing impacts of such structures on neighbouring properties.

The subject fence runs along the west side property line starting approximately 30 ft. from the front property line. In the original proposal, the entire fence was overheight, with portions varying from 9.08 ft. high at its origin to 10.13 ft. high approximately 25 ft. from the rear property line. In the current proposal, only the northern portion of the fence, which is approximately 35 ft. long and overlaps the subject dwelling and the neighbouring dwelling to the west, exceeds the height requirements. The only change proposed to this portion of the fence is the trimming of several wooden posts to align with the top of trellis (previously these posts projected up to 0.83 ft. above the trellis).

This northern portion of the fence consists of four approximately 8 ft. wide stepped sections, with wood posts in between. Each section consists of a 5.6 ft. high solid wood panel, a 2 ft. high semitransparent lattice panel and a 1 ft. high decorative trellis on top. The trellis overhangs the fence by approximately 1 ft. on each side, but does not extend beyond the side property line. The semitransparent lattice panel / trellis component is covered by vegetation. With respect to the neighbouring dwelling to the west, this portion of the fence is visible only from the east elevation, which contains few windows.

The remaining southern portion of the fence, which borders the neighbouring rear yard to the west, is proposed to be modified by removing the upper portions of the fence, consisting of a semitransparent lattice panel /posts and decorative trellis element. A wooden retaining wall is proposed at the base of the fence, which would vary in height up to approximately 2.3 ft., as viewed from the neighboring property to the west. The proposal indicates that this southern portion of the fence would be 5.6 ft. high, which is slightly less than the maximum permitted fence height (5.91 ft.).

In general, the steepness of the terrain contributes to the excess height of the northern portion of the fence. Further, this portion of the fence has minimal visual impacts on the

neighbouring property to the west, given its siting between the two buildings, rather than alongside the neighbouring rear yard.

Although retention of the over height components of the fence is a design choice, for the above reasons, this Department does not object to the granting of this appeal.

**ADJACENT OWNER'S COMMENTS:**

Correspondence was received from 5714 Eglinton Street providing the Board with clarification regarding the history of the construction of the fence.

MOVED BY MR. B. BHARAJ:

SECONDED BY MR. S. NEMETH:

THAT based on the plans submitted this appeal be ALLOWED.

CARRIED UNANIMOUSLY

**4. NEW BUSINESS**

As this was Mr. Balbir Bharaj last meeting, the Board of Variance thanked him for his six years of service to the Board and the City of Burnaby.

**5. ADJOURNMENT**

MOVED BY MR. B. BHARAJ:

SECONDED BY MR. S. NEMETH:

THAT this Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Hearing adjourned at 2:07 p.m.

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Ms. C. Richter

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Mr. B. Bharaj

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Mr. B. Pound

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Mr. S. Nemeth

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Ms. E. Prior  
ADMINISTRATIVE OFFICER

DRAFT



# Board of Variance Appeal Application 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 SIMMI BRAR  
 Mailing Address 8478 MCGREGOR AVE.  
 City/Town BURNABY BC Postal Code V5J 4J1  
 Phone Number(s) (H) 604 431 8088 (C) 778 792 8000  
 Email brarsh@gmail.com  
 Preferred method of contact: ☒ email ☒ <sup>cell</sup> phone ☐ mail

### Property

Name of Owner Harbinder Brar + Simmerjit (Simmi) Brar  
 Civic Address of Property 8050 Surrey Ave.  
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.

Dec 29, 2015  
 Date

[Signature]  
 Applicant Signature

### Office Use Only

Appeal Number BV# 6203

#### Required Documents:

- ☐ Hardship Letter from Applicant
- ☐ Site Plan of Subject Property
- ☐ Building Department Referral Letter

Dec 29, 2015

To

Burnaby Board of Variance

RE: 8050 Sussex Ave, Burnaby, BC – Lot 1 DL 157 Plan 1406

New Single family dwelling – Building Permit Application # 01439

Dear Sir / Madam,

This application is to request an exception for the setback requirements for an accessory building to be built in the south - west corner of the subject lot.

The subject property is unique in it's location and features, as it has a 15 feet Right of Way in favour of the City of Burnaby along the north property line for storm & sewer lines. This also makes it the only property in the block with lane access in the north-east corner . The lane is an extension from the corner of Edson Ave and McKee Street.

I have been informed by the building department that the property technically has two front yards – both along the east property line and the west property line (Sussex Ave.) The property address is on Sussex Avenue, hence the front yard requirements have been satisfied along the west property line. I am requesting to build the accessory at a setback of 10 feet from the east property line.

I am proposing to build a swimming pool behind the principal building. Having to place the accessory building at a required set back of 24 feet will push the building close to the pool and not leave sufficient patio space around the pool.

Kindly note that locating the accessory building at a setback of 10 feet from the east property line will not interfere in any manner with the aesthetics of the neighboring homes. Both homes on the north and the south of the subject lot have their back yards parallel to the site of my proposed accessory building, i.e. their back yards flank my so called "front yard".

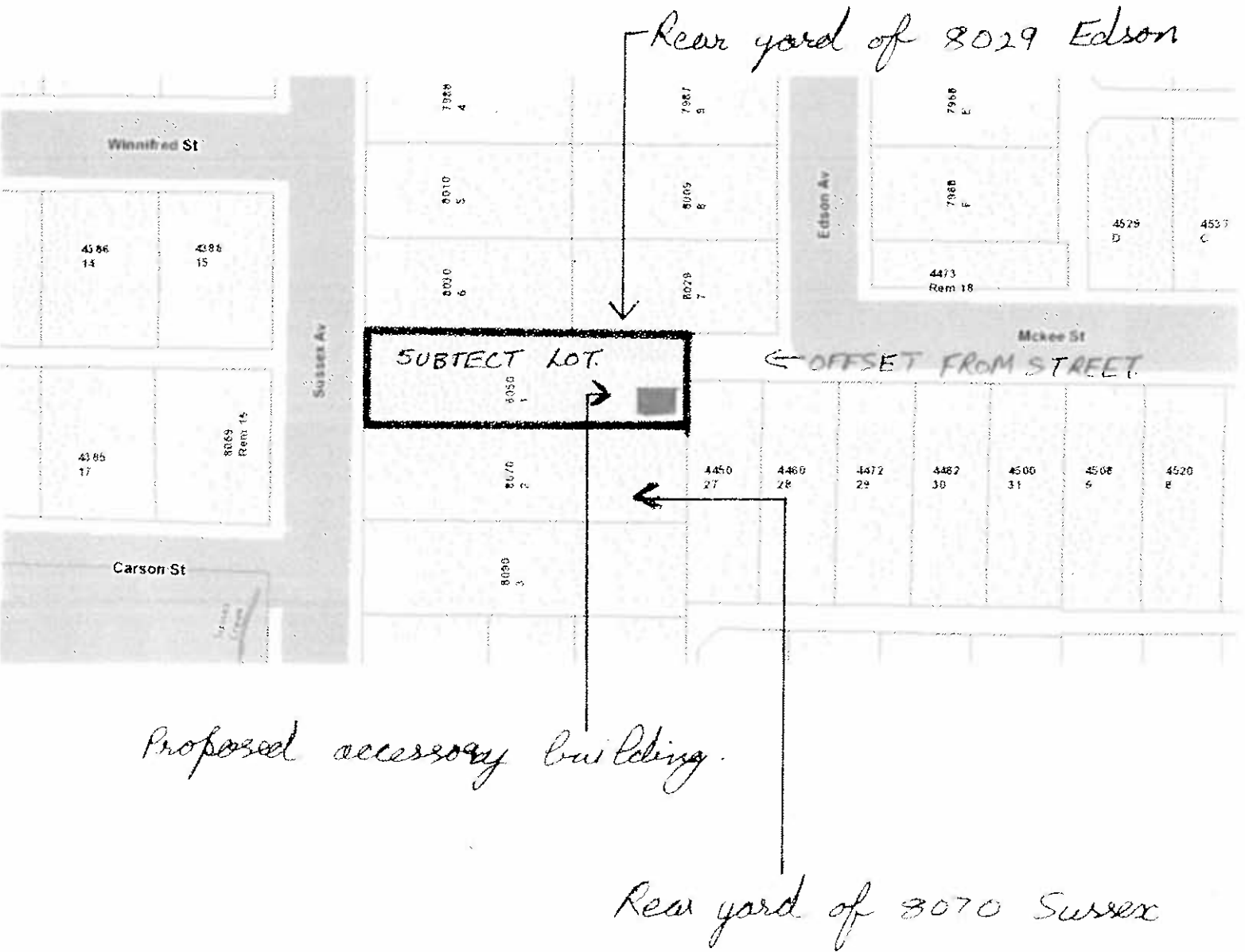
I request your kind consideration in this matter.

Sincerely,



Simmi Brar  
8478 McGregor Ave,  
Burnaby BC V5J 4J1  
Ph # 778 792 8000

# LOCATION OF SUBJECT LOT - 8050 SUSSEX



8050 SUSSEX - East property line at fence.






**BOARD OF VARIANCE REFERRAL LETTER**

<b>DATE:</b> December 23, 2015		<b>DEADLINE:</b> January 12, 2016 for the February 4, 2016 hearing		<i>This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
<b>NAME OF APPLICANT:</b> Simmi Brar				
<b>ADDRESS OF APPLICANT:</b> 8478 McGregor Ave, Burnaby				
<b>TELEPHONE:</b> 778.792.8000				
<b>PROJECT</b>				
<b>DESCRIPTION:</b> New single family dwelling				
<b>ADDRESS:</b> 8050 Sussex Ave.				
<b>LEGAL:</b>	<b>LOT:</b> 1	<b>DL:</b> 157	<b>PLAN:</b> 1406	

The above mentioned application, which includes the attached plan of the proposal, has been refused by the Building Department on the basis of contravention of:

**Zone/Section(s) R2 [6.2(2)]**  
of the Burnaby Zoning Bylaw No. 4742

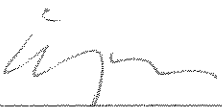
**COMMENTS:**

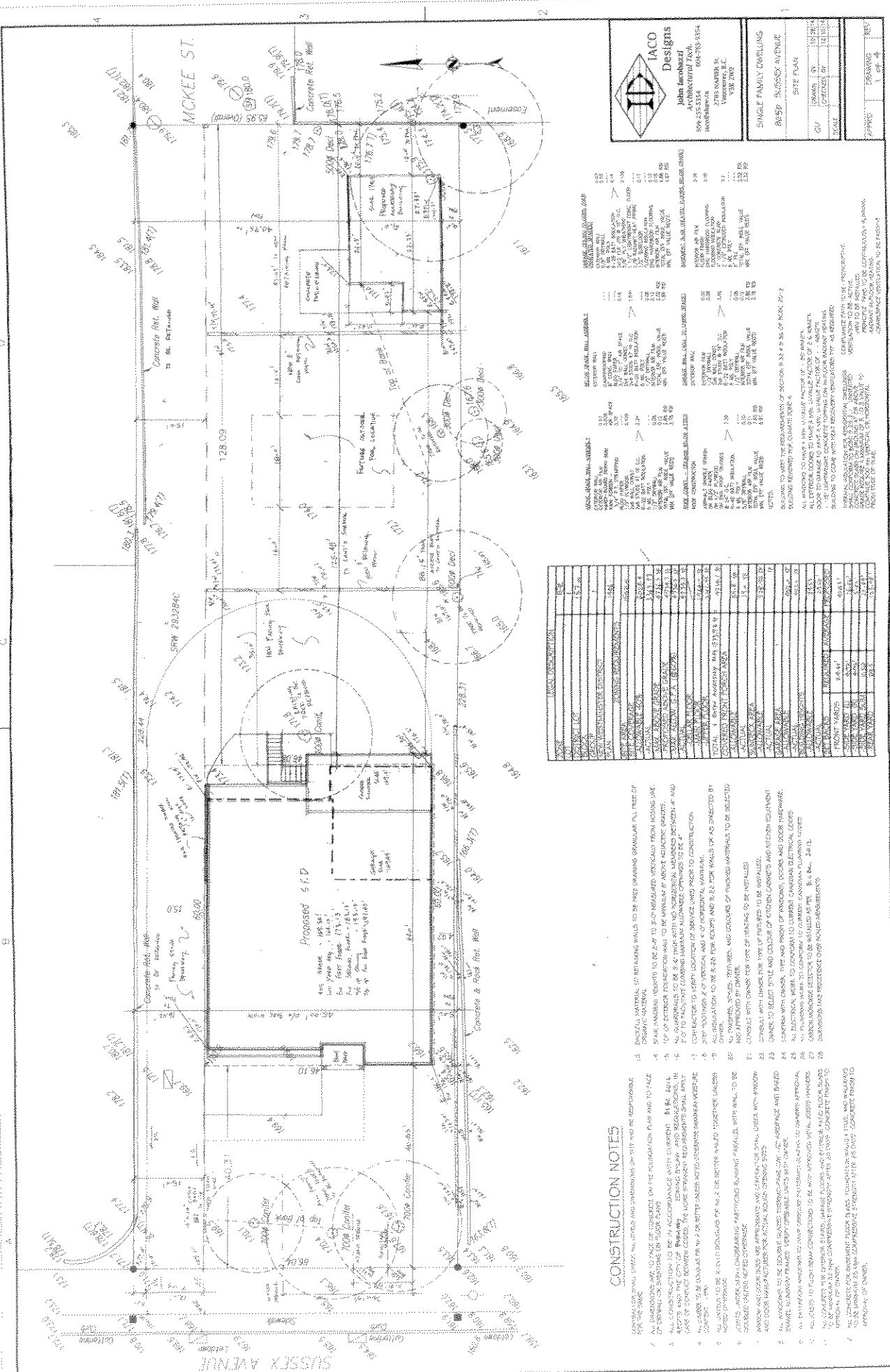
The applicant is proposing to build a new single family dwelling. The following relaxation is being requested.

- 1) The relaxation of 6.2(2) of the Zoning By-Law which, if permitted, will allow an accessory building in a required front yard, located 10.0 feet from the East property line and 4.0 feet from the South property line, where no accessory building can be located in the required front yard.

*Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.*

BHS

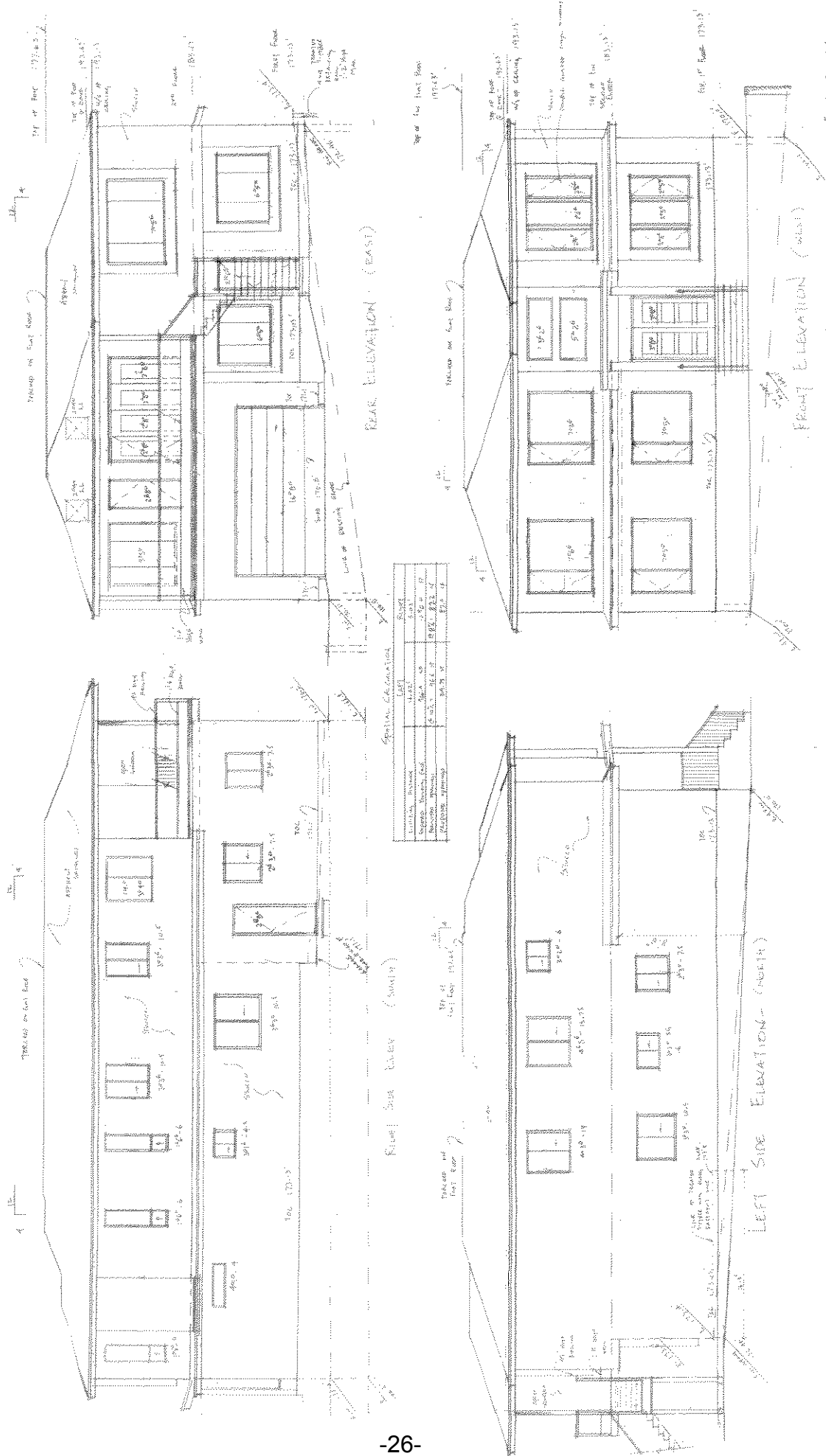
  
 Peter Kushnir  
 Deputy Chief Building Inspector



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TOPOGRAPHICAL PLAN OF LOT 1 DISTRICT LOT 157  
GROUP 1 NW WESTMINSTER DISTRICT PLAN 1406

Scale: 1" equals 100'  
For reference, the lot of this plan is shown in blue on the map of the area in the vicinity of the lot of this plan.

For information, the following are the lot dimensions:  
SOUTH: 100.00' (100.00' x 100.00')

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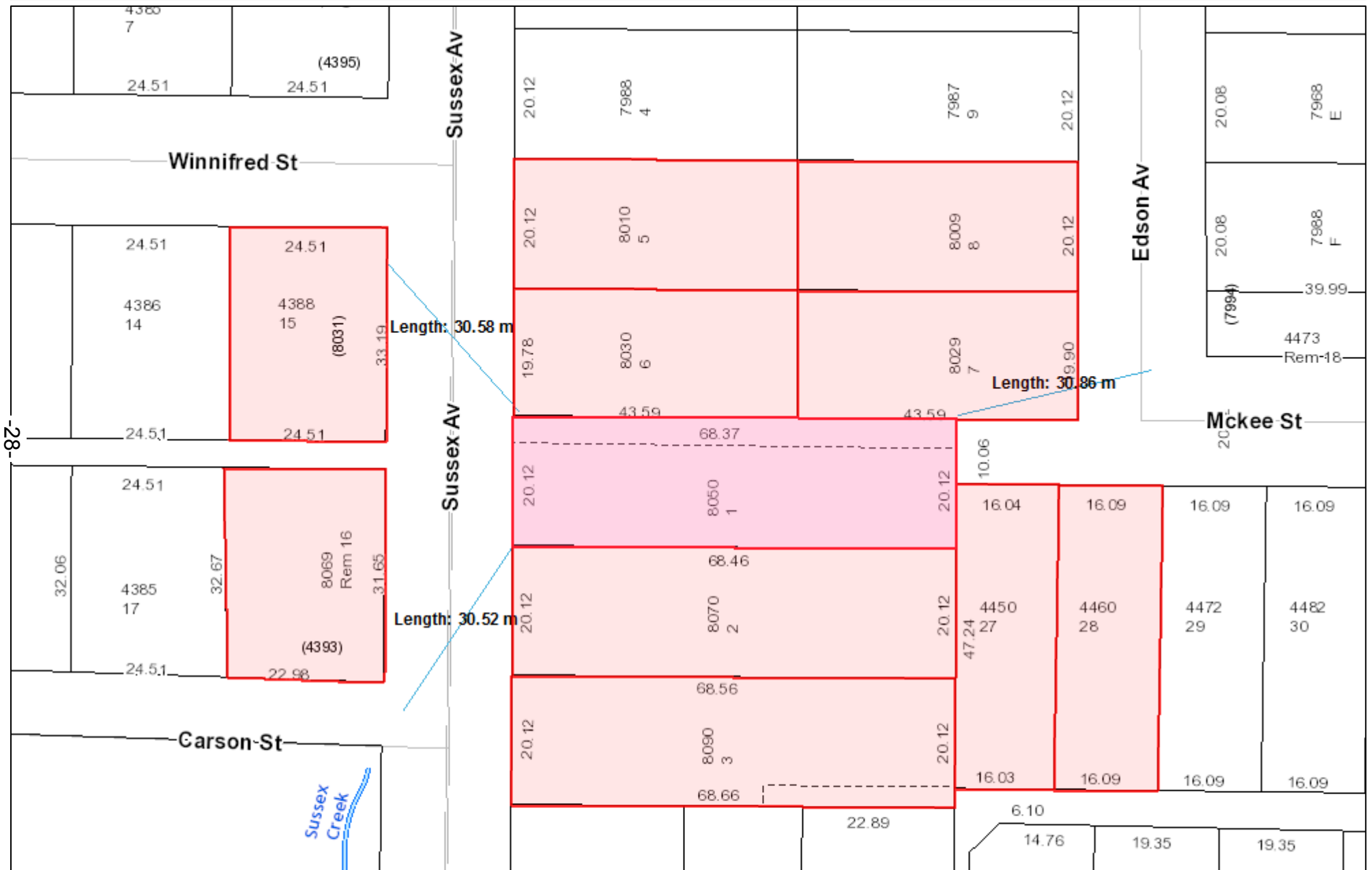
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NO. 157-194-187  
27A. Address: 2555 Sussex Avenue  
City of Winnipeg  
Note: These dimensions are for the lot shown

This is a preliminary plan and is subject to change without notice. It is not to be used for any purpose other than for the purpose for which it was prepared.

Surveyor: [Name]  
Date: [Date]  
Scale: [Scale]

Map No. 157-194-187



The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from a number of sources with varying levels of accuracy. The City of Burnaby disclaims all responsibility for the accuracy or completeness of information contained herein.

BOV 6203



# Board of Variance Appeal Application 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 Geoffrey A. Ward  
 Mailing Address Suite 102 - 1050 14th St W  
 City/Town North Van Postal Code V7P3P3  
 Phone Number(s) (H) \_\_\_\_\_ (C) 604-841-7814  
 Email aymac@telus.net  
 Preferred method of contact: ☒ email ☐ phone ☐ mail

### Property

Name of Owner Bojana Dzombeta  
 Civic Address of Property 6507 Waltham Ave.  
Burnaby

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

Applicant Signature

### Office Use Only

Appeal Date 2016 February 04 Appeal Number BV# 6204

#### Required Documents:

- ☐ Hardship Letter from Applicant
- ☐ Site Plan of Subject Property
- ☐ Building Department Referral Letter



Bojana Dzombeta  
6507 Waltham Avenue, Burnaby, V5H3V6  
Authorized Agent: Geoff Ward  
email: taymac@telus.net, TEL: 604-841-7814

To, The Board of Variance, Surrey  
Dear: Representatives of the Board of Variance,  
Ref: 6507 Waltham Avenue, Burnaby, B.C. – Letter of Hardship

The proposed development would be our principal residence, where our family would gather and celebrate the holidays to come. We wanted a home that would be big enough to house my family, entertain guests, and be place for us to enjoy. We have lived on this property for more than a decade, and have many great relations with our neighbors. We are very fond of the neighbourhood and were planning the reconstruct a home to spend many more years. We were hoping for a two storey development with a detached garage and basement, but due to the required setbacks and location of the property, we are unable to construct a dwelling to meet our requirements. We have invested a vast amount of time and effort into this development but without the approval of the Board of Variance, we will not be able to proceed. We require the approval of front yard setback relaxation.

1). Conditions:

A). Adjacent property's front yard setback is 30.099' (9.17m)

Required front yard setback is 19.700' (6.00m)

Proposed front yard setback is 22.830' (6.96m)

We meet and exceed front yard setback bylaw.

B). Relocating the house closer to the rear yard setback does not provide building separation between principal building and detached garage.

C). The property has two vision clearances for main road and lane way.

D). Attaching the garage to the principal building would significantly reduce the habitable floor area.

Variance Proposed:

We require the relaxation of the front yard setback of 30.099' (9.17m) to the minimum front yard bylaw of 19.700' (6.00m)

We hope that you can understand our situation and feel that we have taken every possible precaution to ensure that our home won't cause an issue in the existing neighbourhood. We are very anxious to begin the development with your acceptance-

Thank you Respectfully,  
Bojana Dzombeta




**BOARD OF VARIANCE REFERRAL LETTER**

<b>DATE: December 31, 2015</b>		<b>DEADLINE: January 12, 2016 for the February 04, 2016 hearing</b>		<i>This is <b>not</b> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
<b>NAME OF APPLICANT: Geoff WARD</b>				
<b>ADDRESS OF APPLICANT: 6507 Waltham Avenue</b>				
<b>TELEPHONE: 778.321.2018</b>				
<b>PROJECT</b>				
<b>DESCRIPTION: New Single Family Dwelling with Detached Garage</b>				
<b>ADDRESS: 6507 Waltham Avenue</b>				
<b>LEGAL:</b>	<b>LOT: 1</b>	<b>DL: 93</b>	<b>PLAN: 7299</b>	

The above mentioned application, which includes the attached plan of the proposal, has been refused by the Building Department on the basis of contravention of:

**Zone/Section(s) R5 [105.9]**  
of the Burnaby Zoning Bylaw No. 4742

**COMMENTS:**

The applicant is proposing to build a new single family dwelling. The following relaxation is requested:

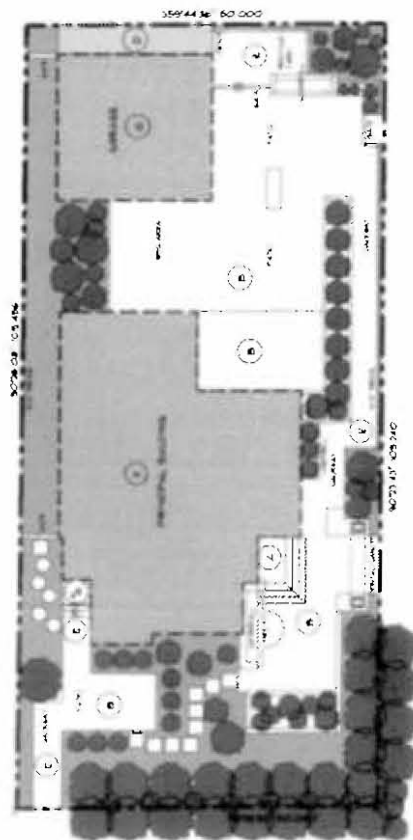
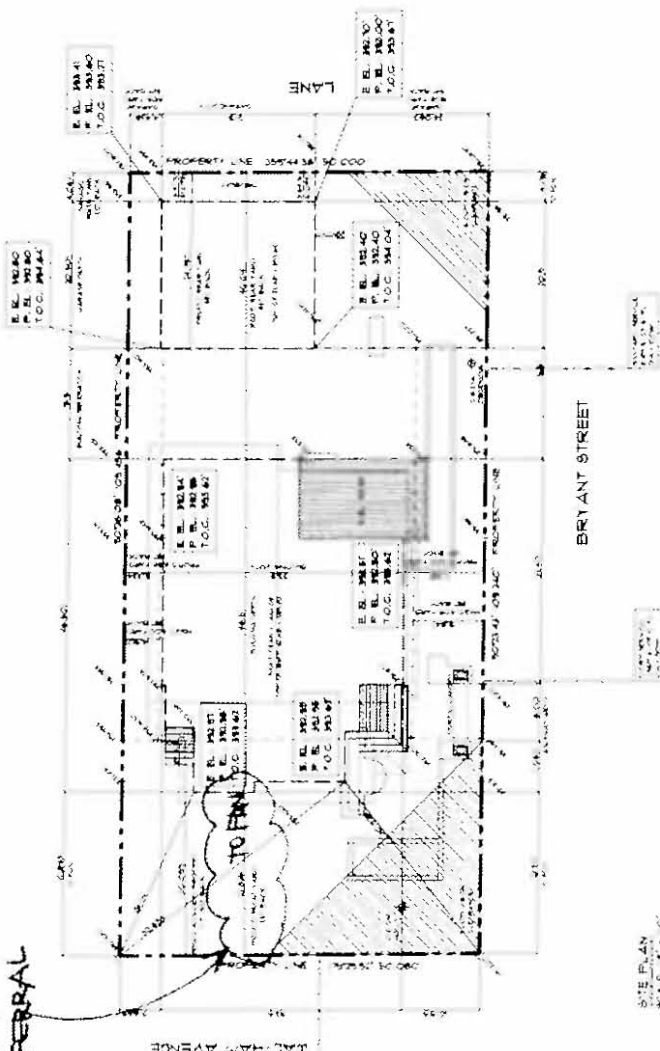
- 1) The front yard setback from the Waltham Avenue property line will be 22.825 feet to the foundation where a minimum front yard setback of 30.01 feet is required based on front yard averaging. The roof overhang will be 2.0 feet beyond the foundation.

*Note: The applicant recognizes that should the project contain additional characteristics in contravention of the Burnaby Zoning By-law a future appeal(s) may be required.*

KL

Peter Kushnir  
Deputy Chief Building Inspector, Building Department

RECEIVED  
JAN 1 1965  
BUILDING DEPARTMENT

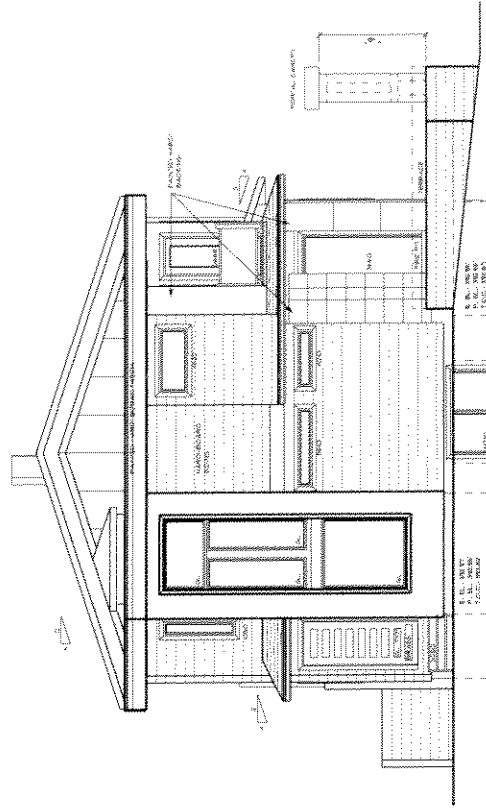
[illegible]



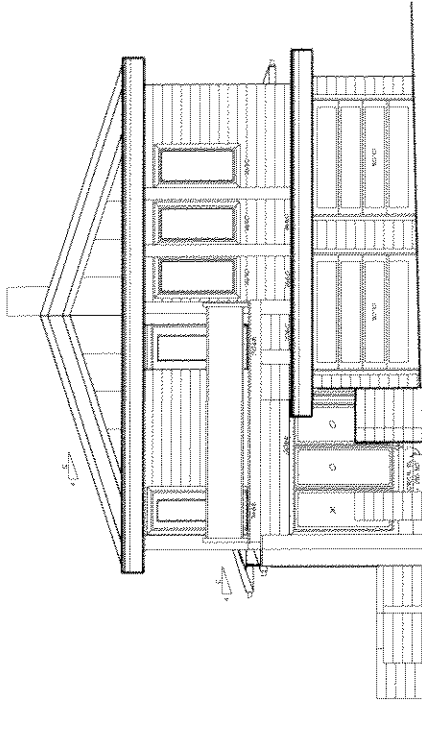
RECEIVED  
JAN 11 2016  
BUILDING DEPARTMENT

BoP V  
B-10

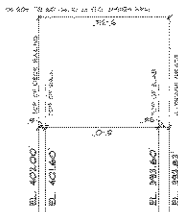
RIGHT AND LEFT  
ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



2 CAR GARAGE

CROSS SECTION B-B  
SCALE: 1/4" = 1'-0"

CONSTRUCTION SPECIFICATIONS:

- EXTERIOR WALL:**
  - 1. EXTERIOR WALLS SHALL BE CONSTRUCTED OF 8" THICK CMU WITH 1/2" REINFORCING BARS AT 16" ON CENTER.
  - 2. EXTERIOR WALLS SHALL BE FINISHED WITH 1/2" THICK STUCCO.
- ROOF FINISHING:**
  - 1. ROOF FINISHING SHALL BE 2" THICK ASPHALT/FLY ASH SHINGLES.
  - 2. ROOF FINISHING SHALL BE INSTALLED OVER 1/2" THICK GYPSONUM BOARD.
- SLAB FLOOR:**
  - 1. SLAB FLOOR SHALL BE 4" THICK CONCRETE WITH 1/2" REINFORCING BARS AT 16" ON CENTER.
  - 2. SLAB FLOOR SHALL BE FINISHED WITH 1/2" THICK STUCCO.

PLEASE CLARIFY TO 1/4" SCALE











# Board of Variance Appeal Application 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 Hana Kim  
 Mailing Address 5410 Laurel St  
 City/Town Burnaby Postal Code \_\_\_\_\_  
 Phone Number(s) (H) \_\_\_\_\_ (C) 778-867-2942  
 Email hana.kimb@gmail.com  
 Preferred method of contact: ☐ email ☒ phone ☐ mail

### Property

Name of Owner Yong Hwan Kim + KAP KIM  
 Civic Address of Property 5410 Laurel St Burnaby B.C  
V5G 1M2

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.

4 Jan 2016  
 Date

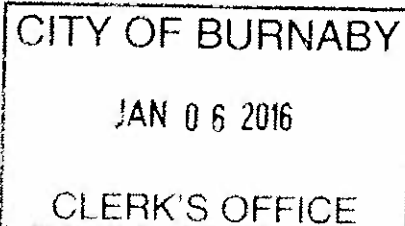
[Signature]  
 Applicant Signature

### Office Use Only

Appeal Number BV# 6205

#### Required Documents:

- ☐ Hardship Letter from Applicant
- ☐ Site Plan of Subject Property
- ☐ Building Department Referral Letter



5408 Laurel St.  
Burnaby, B.C.

6<sup>th</sup> July, 2016

The Administrative Officer,  
The Board of Variance,  
City of Burnaby  
4949 Canada Way,  
V5G 1M2

Dear Sir,

**RE: Letter of Hardship – 5410 Laurel St.**

I wish to appeal to your Board to reduce the Front Yard Setback, of the proposed Single Family Dwelling with a Secondary Suite at 5410 Laurel Street, from the statutory required average of 46.85 feet to 35.0 feet, as shown on the attached Site Plan.

The hardship created in this case is that the subject lot is much too shallow (120.0 feet) in depth when compared to its two adjacent lots on either side (approximately averaging 235 feet), and one of the four existing buildings is set back at a distance of 68 feet from the front of the property line.


Adopting the average Setback would result in a much smaller Rear Yard (24.65 feet) than what is proposed (36.5 feet). Needless to say a larger Rear Yard provides for much needed outdoor space for social, recreational, gardening, and landscape uses.

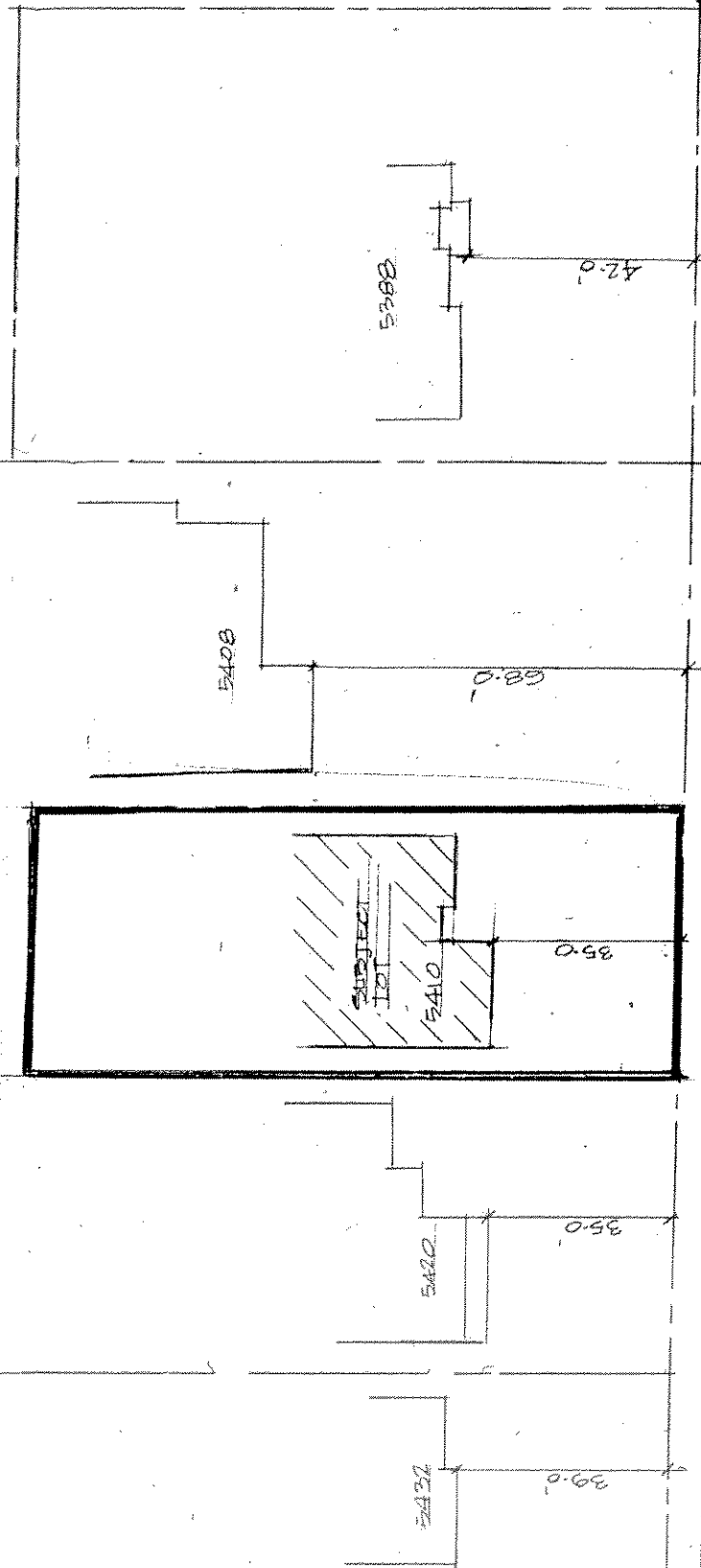
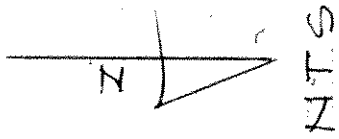
The proposed Setback of 35.0 feet is aligned with the front cantilevered balcony of the immediate East neighbor's residence and is more or less compatible with the neighboring houses.

Moreover, the proposed Setback would also result in less concrete driveway ground cover. Thus providing more ground for permeability and landscaping in the Front Yard.

Your Board's sympathetic consideration to this appeal would be gratefully appreciated.

Yours Truly,

  
\_\_\_\_\_  
Young Hwan KIM.

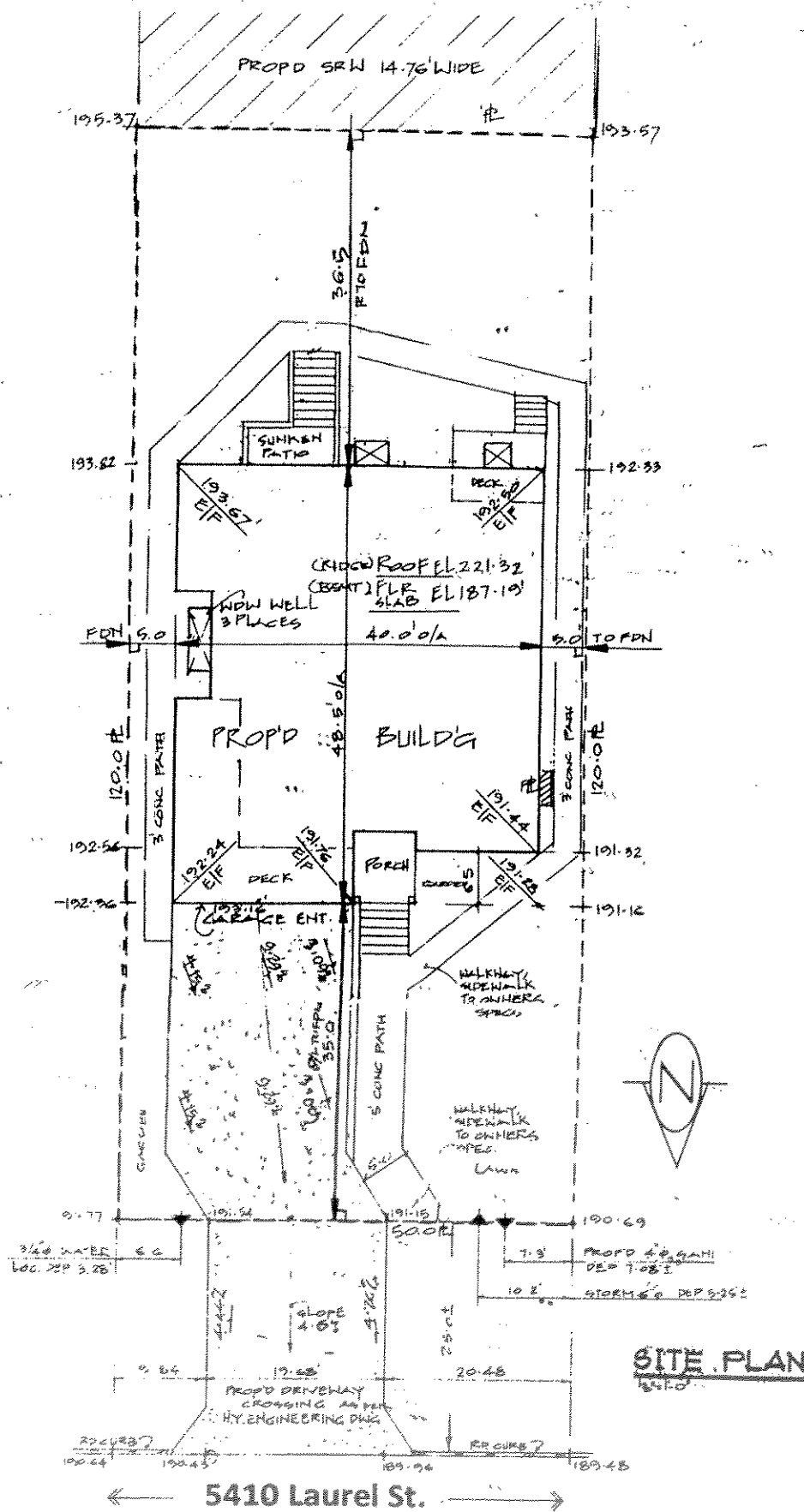


4.(c)

DIAGRAM SHOWING  
SET BACKS OF

LAURAL ST.  
BURNABY

PALAD  
DESIGNS 604 431 6468



Date:

Attn: City of Burnaby – Board of Variance

**To whom it may concern**

**Re: Proposed set-back of 5410 Laurel Street, Burnaby**

I, being the owner of the property described below, do not have any objection to the proposed development being planned by my neighbour and owners of the property described above and as shown on the development/ building permit plans prepared by Palad Designs.

The proposed development will not affect my privacy.

Yours truly,

Signature:

F. Mawani

Name:

FARID MAWANI

Phone:

604 291 6503

Address:

5420 LAUREL ST. BAY VSG 1N2



# BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> Jan 6, 2016		<b>DEADLINE:</b> January 12, 2016 for the February 4, 2016 hearing		<i>This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
<b>NAME OF APPLICANT:</b> Hana Kim				
<b>ADDRESS OF APPLICANT:</b> 5410 Laurel St.				
<b>TELEPHONE:</b> 778.867.2942				
<b>PROJECT</b>				
<b>DESCRIPTION:</b> New single family dwelling				
<b>ADDRESS:</b> 5410 Laurel St				
<b>LEGAL:</b>	<b>LOT:</b> 1	<b>DL:</b> 74	<b>PLAN:</b> EPP53307	

The above mentioned application, which includes the attached plan of the proposal, has been refused by the Building Department on the basis of contravention of:

**Zone/Section(s) R3 [103.8]**  
of the Burnaby Zoning Bylaw No. 4742

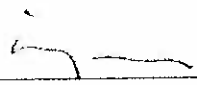
## COMMENTS:

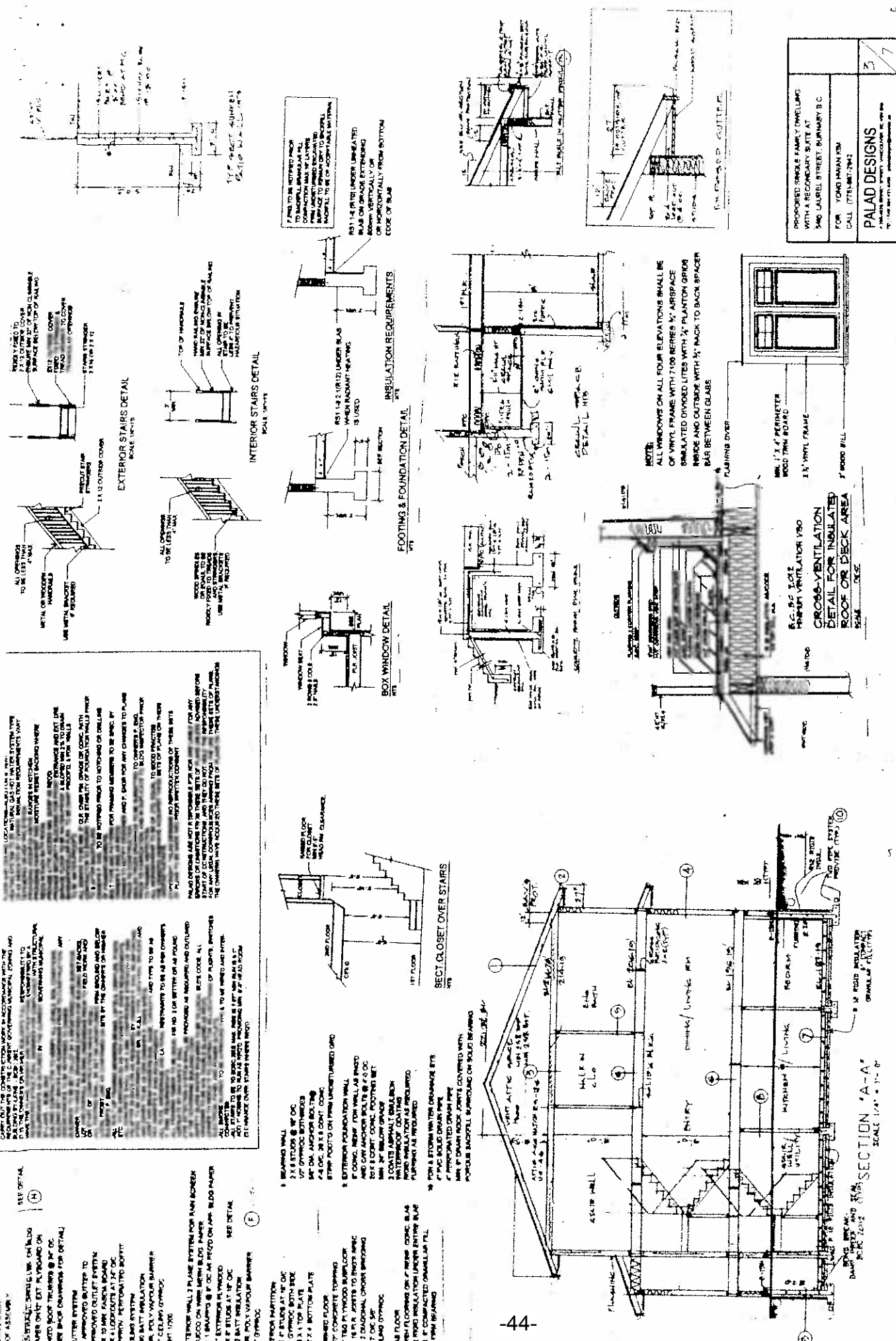
The applicant is proposing to build a new single family dwelling. The following relaxation is being requested.

- 1) The front yard setback, to the foundation, will be 35.0 feet where a minimum front yard setback of 46.85 feet is required based on front yard averaging. The porch overhang projects 1.67 feet beyond the foundation.

*Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.*

BHS

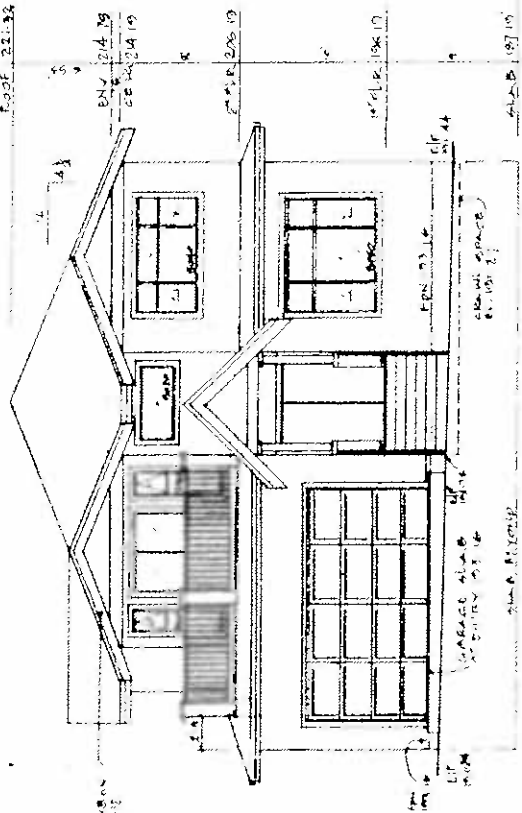
  
Peter Kushnir  
Deputy Chief Building Inspector



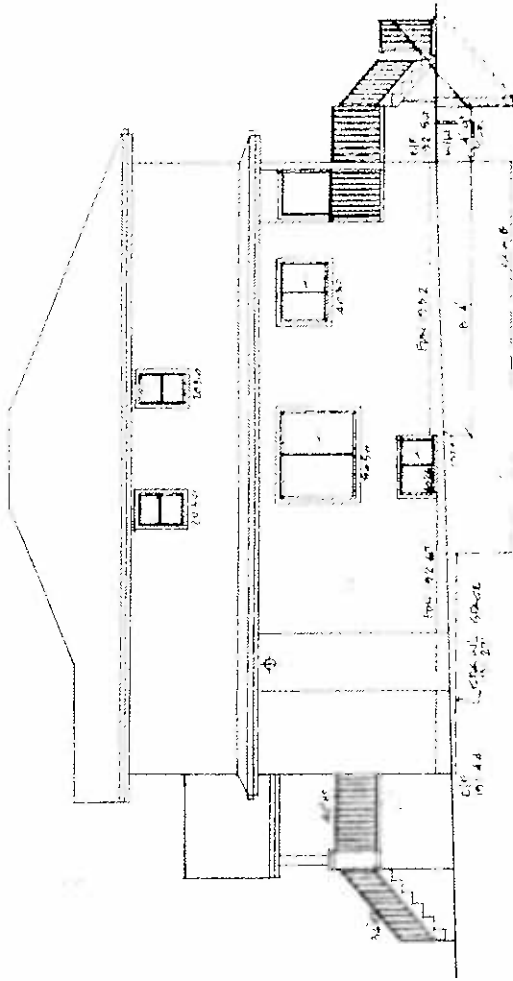
RECEIVED

OCT 07 2015

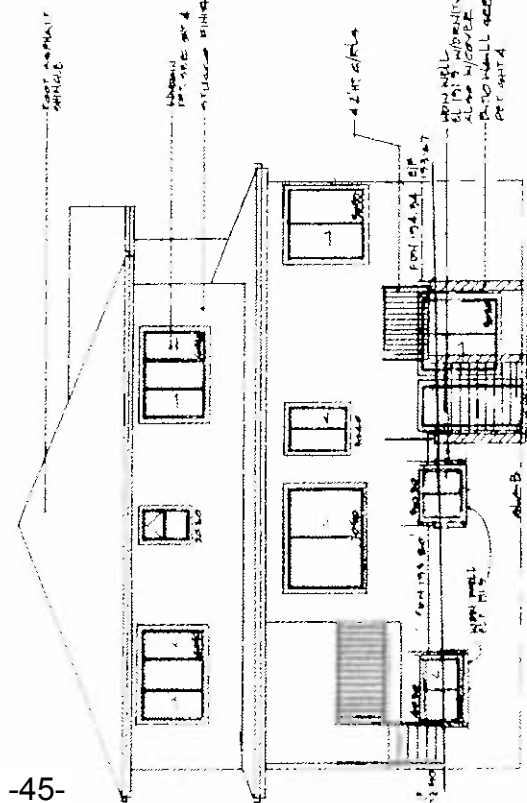
PROPOSED SINGLE FAMILY DWELLING WITH A SECONDARY SUITE AT 340 LAUREL STREET, BURNHAM B.C.	3/7
FOR: YONG HUAN TSM CALL: (778) 887-7861	
PALAD DESIGNS	



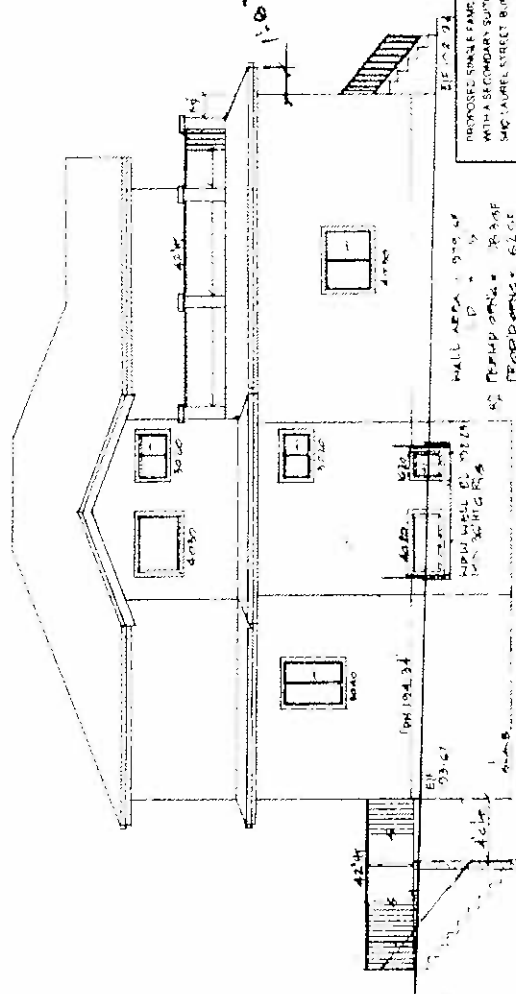
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

PROPOSED SINGLE-FAMILY DWELLING WITH A SECONDARY SUITE AT 540 JARVIS STREET BIRMINGHAM, AL	
FOR: KONG-MAUN, INC. CALL: 205.807.2845	
PALAD DESIGNS ARCHITECTS, PLLC 1000 10TH AVENUE, SUITE 100 BIRMINGHAM, AL 35203	
DATE: 12/22/2015	1

RECEIVED  
DEC 22 2015

BUILDING DEPARTMENT

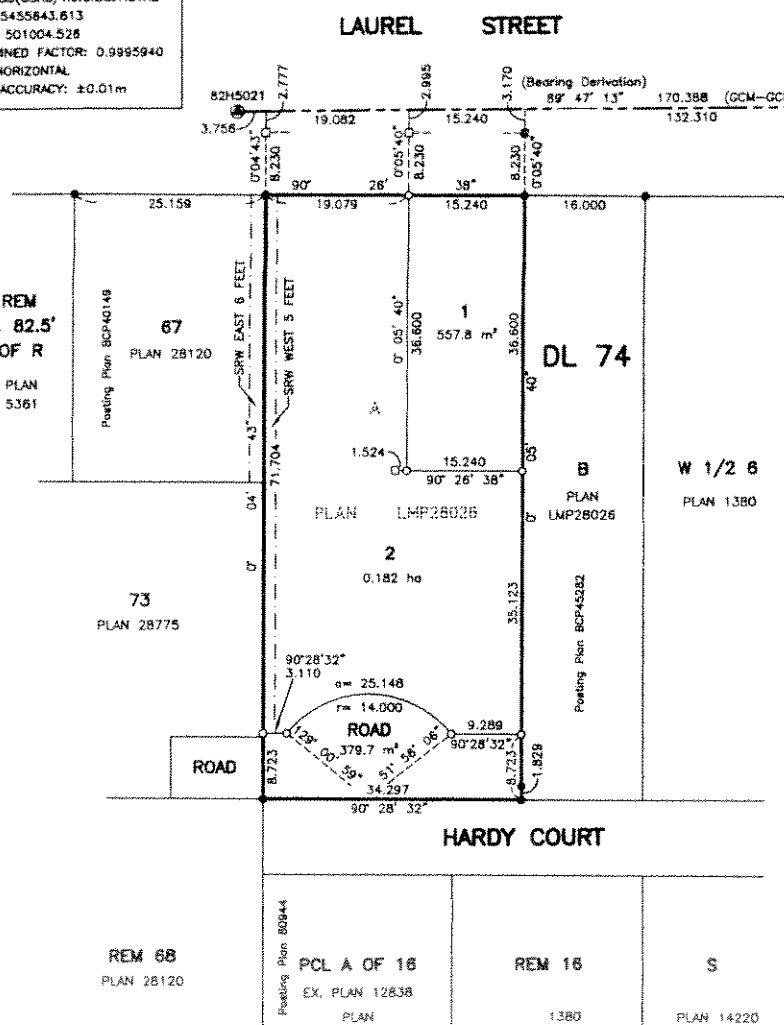


URSUAINT TO SECTION 87, LAND TITLE ACT  
CGS:92G026

0 5 10 20 30 40m  
All distances are in metres and decimals  
thereof unless otherwise indicated  
The intended plot size of this plan is 432mm  
in width by 560mm in height (sheet size C)  
when plotted at a scale of 1:500.

UTM ZONE 10 COORDINATES  
DATUM: NAD83(CSRS)4.0.0.BC.1.GVRD  
NORTHING 5455643.613  
EASTING 501004.526  
POINT COMBINED FACTOR: 0.9995940  
ESTIMATED HORIZONTAL  
POSITIONAL ACCURACY: ±0.01m

UTM ZONE 10 COORDINATES  
DATUM: NAD83(CSRS)4.0.0.BC.1.GVRD  
NORTHING 5455644.248  
EASTING 501174.844  
POINT COMBINED FACTOR: 0.9995939  
ESTIMATED HORIZONTAL  
POSITIONAL ACCURACY: ±0.01m



- LEGEND
- lead plug placed
  - standard iron post placed
  - lead plug found
  - standard iron post found
  - ⊙ control monument found

RECEIVED  
OCT 07 2015

BUILDING DEPARTMENT

This plan lies within the jurisdiction of the Approving Officer for the City of Burnaby.

*Signature*

The field survey represented by this plan was completed on the 24th day of June, 2015.  
Steven E. Wang, BCLS 942.

Integrated Survey Area No.25, City of Burnaby.  
NAD83(CSRS)4.0.0.BC.1.GVRD.

Grid bearings are derived from observations between geodetic control monuments 82H5021 and 82H5023.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 82H5021 and 82H5023.

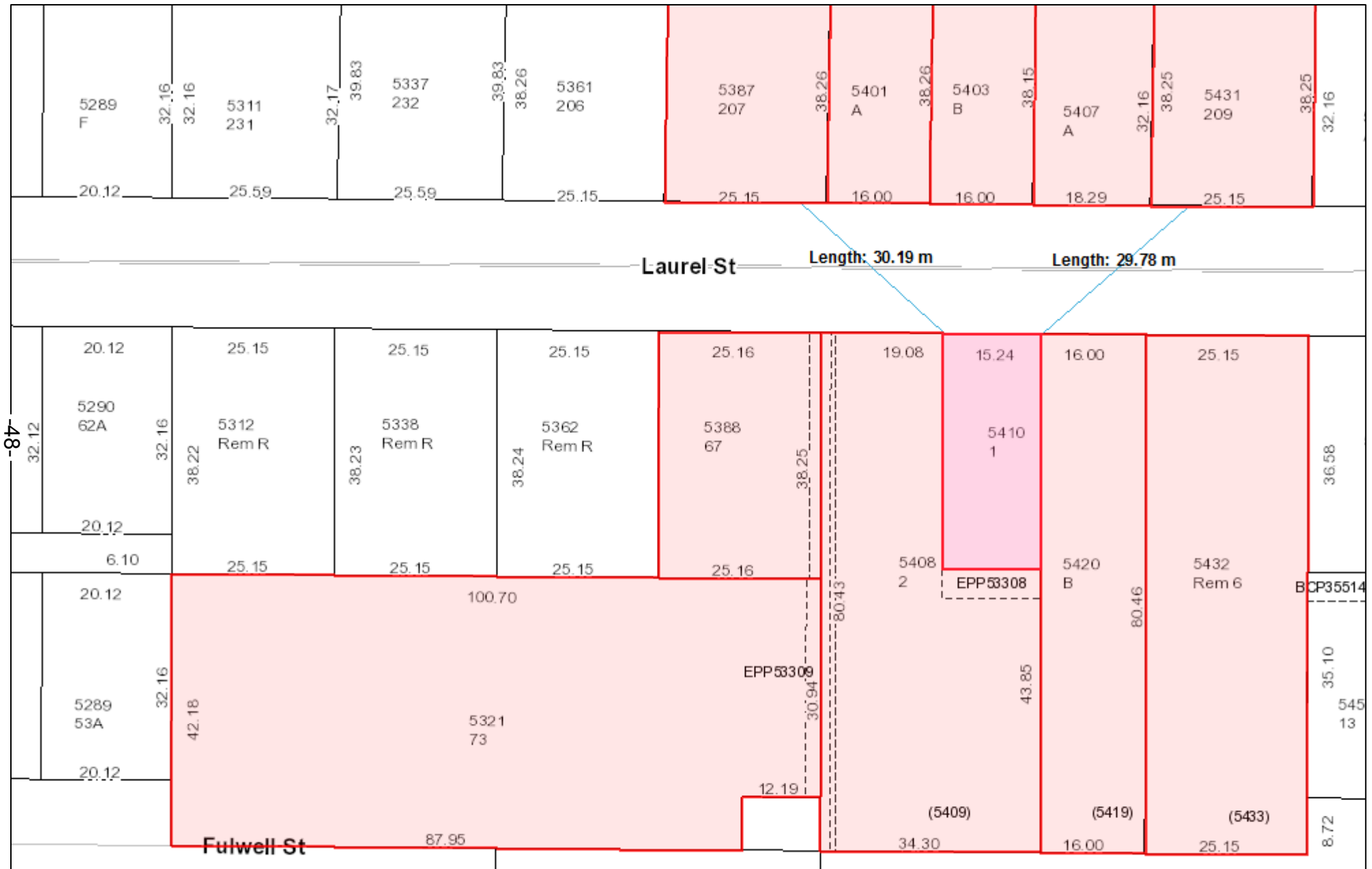
This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.99959395 which has been derived from control monuments 82H5021 and 82H5023.

This plan lies within the Greater Vancouver Regional District.

Ken K. Wong and Associates  
Canada and B.C. Land Surveyors  
5824 E. Hastings Street  
Burnaby, B.C. V5B 1R4  
Telephone: 604-294-8881  
Fax: 604-294-0825  
140617 FB924 P51, FB912 P28-29  
8-2720 TG-2147B  
Drawn by:TB

FILE: SU-2652

TOPOGRAPHIC PLAN OF PROPOSED LOTS 1 AND 2, PLAN EPP 53307  
FORMERLY LOT A, DISTRICT LOT 74, GROUP 1  
NEW WESTMINSTER DISTRICT  
PLAN LMP28026





# Board of Variance Appeal Application 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 David Sarzynick  
 Mailing Address 33736 Bowie Dr  
 City/Town Mission Postal Code V2V 7S3  
 Phone Number(s) (H) \_\_\_\_\_ (C) 778 828 3366  
 Email diverdau75@yahoo.ca  
 Preferred method of contact: ☐ email ☒ phone ☐ mail

### Property

Name of Owner David Sarzynick  
 Civic Address of Property 4062 Marine Dr Burnaby  
B.C.

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.

Jan 10 2016  
Date

David Sarzynick  
Applicant Signature

### Office Use Only

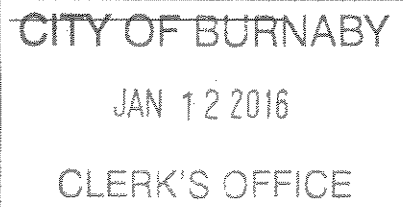
Appeal Date 2016 February 04

Appeal Number BV#

# 6206

#### Required Documents:

- ☐ Hardship Letter from Applicant
- ☐ Site Plan of Subject Property
- ☐ Building Department Referral Letter



**HARDSHIP LETTER 4062 MARINE DR BURNABY**

To whom it may concern,

I am writing this letter to apply for a Variance to two items. Due to the odd shape and slope of my property I am asking for a variance to two issues.

The first issue is front yard setback. The front property line does not run perpendicular to the side property lines due to this it causes the front yard setback to be larger than would be typical for an average house. I am requesting a front yard setback of 54.96'. To put my hardship in perspective if my front property line was perpendicular to the side property lines like my two neighbors to the east of me, my front yard setback would be approximately 93' if the variance was not granted. There is a steep slope at the south end of the last 12 feet of the property that is not very usable for a back yard. Leaving only 27ft at the south east corner of the lot.

The one neighbor with the large set back of 95' which skews the average greatly is two houses away and is completely surrounded by tall mature shrubs and trees. If that house was built on a lot of my shape it would be required to move significantly forward to meet bylaw requirements. My property has mature hedges in the front that would block the view of my house from the front. Both of these facts would mitigate any visual issues related to my request for a smaller front yard setback. I would like to also note that my 2 neighbors to the west of me are both applying to the BOV to decrease their front yard setbacks (Feb and March Hearings).

The second issue is that we are asking for a variance for the height of our building. Due to it being on a slope we are hampered in the height that we can build. The hardships of not being able to build to our requested height will cause the house size to either decrease dramatically or to cause it to sprawl further into yard space. That will cause the house to use more back yard area which is a hardship of a different manner (see first hardship above). It would also cause the loss of area that could be allotted to spaces like a crawl space. These are all hardships.

From the front of the house we are able to build under our height limit. However due to the sloping to the back of the lot we cannot build to the same height. We have taken as many measures to minimize the overall height and still have the quality of home that we would like to have. We have

incorporated a low sloped roof ie 4:12 pitch. We are also moving the house as far forward as possible to access an area of more level land at the front of the house.

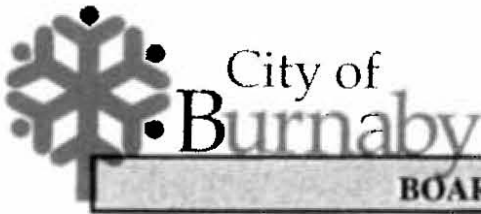
Both of these issues are mitigated by the large mature trees at the front of the property and the east side of the property. The house is also far from the property lines on all sides which will help mitigate the impact of the larger back of the house. Also being on a slope at the back and the low pitch to the roof will give the house the look of being shorter as the roof will most likely be out of sight at ground level from the back. The neighbor's house to the west will be situated south and downhill of us which will also mitigate the impact. There are warehouses to the south of us, separated by a row of large mature trees, that would mitigate the impact from the south.

Thank you for your time in this matter

David Sarzynick

A handwritten signature in black ink that reads "David Sarzynick". The signature is written in a cursive, flowing style.

Owner Builder 778 828 3366



## BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> Jan 6, 2015		<b>DEADLINE:</b> January 12, 2016 for the February 4, 2016 hearing		<i>This is <b>not</b> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
<b>NAME OF APPLICANT:</b> David Sarzynick				
<b>ADDRESS OF APPLICANT:</b> 33736 Bowie Dr., Mission, BC V2V 7S3				
<b>TELEPHONE:</b> 778.828.3366				
<b>PROJECT</b>				
<b>DESCRIPTION:</b> New single family dwelling				
<b>ADDRESS:</b> 4062 Marine Drive				
<b>LEGAL:</b>	<b>LOT:</b> 186	<b>DL:</b> 175	<b>PLAN:</b> 41124	

The above mentioned application, which includes the attached plan of the proposal, has been refused by the Building Department on the basis of contravention of:

**Zone/Section(s) R2 [102.6(1)(a); 102.8(1)]**  
of the Burnaby Zoning Bylaw No. 4742

**COMMENTS:**

The applicant is proposing to build a new single family dwelling. The following relaxations are being requested.

- 1) The principal building height, measured from the rear average elevation will be 35.99 feet where a maximum building height of 29.5 feet is permitted. The principal building height, measured from the front average elevation will be 29.03 feet.
- 2) The front yard setback, to the foundation, will be 54.96 feet where a minimum front yard setback of 64.24 feet is required based on front yard averaging. The overhang projects 2 feet beyond the foundation.

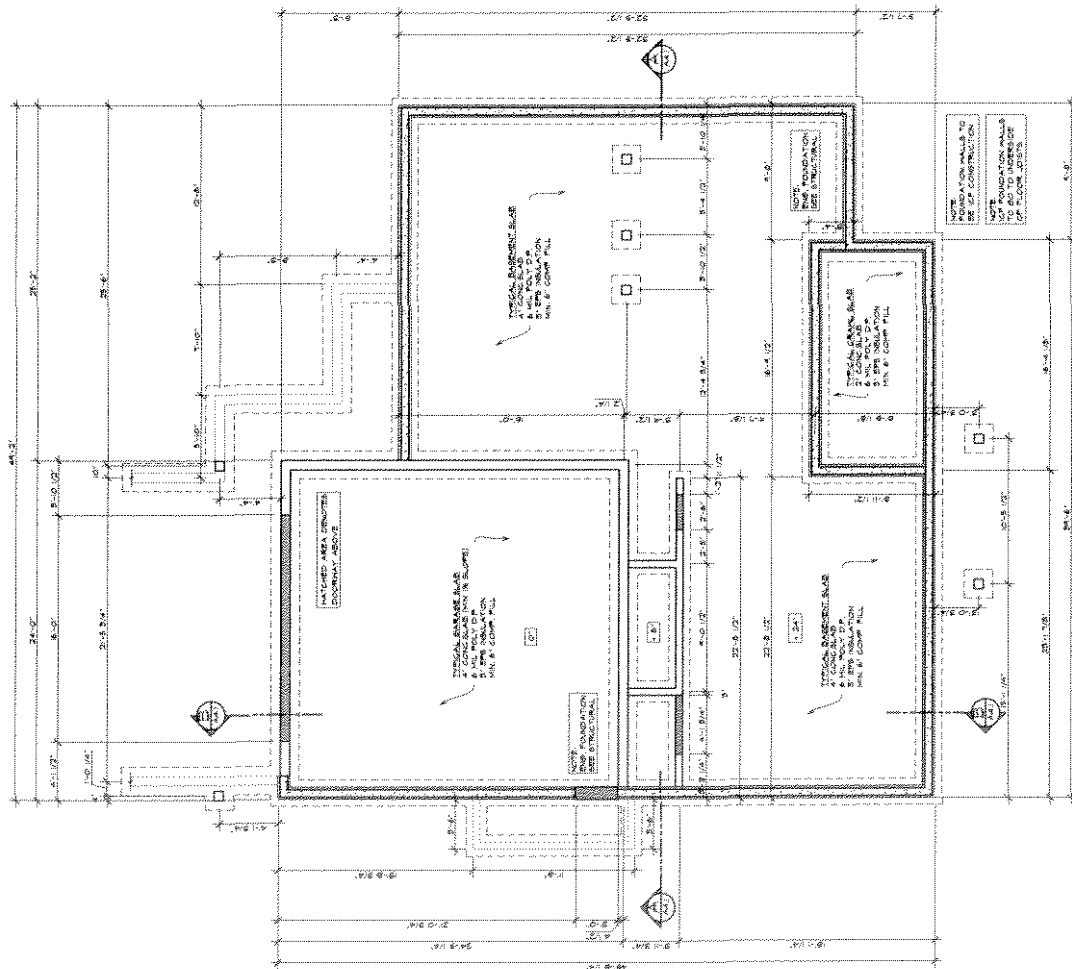
*Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.*

BHS

Peter Kushnir  
Deputy Chief Building Inspector





[illegible]

**NOTE:**

- GLASS IN EXTERIOR DOORS AND ALL GLASS WITHIN 2' OF EXTERIOR DOOR OPENINGS TO BE SAFETY GLASS.
- PLANNERS CHECK ALL UNRESTRICTED OPENINGS AND ALL DISCRETE MATERIALS.
- DOORS, WINDOWS & PARTITIONS TO MEET N.A.S. REQUIREMENTS.

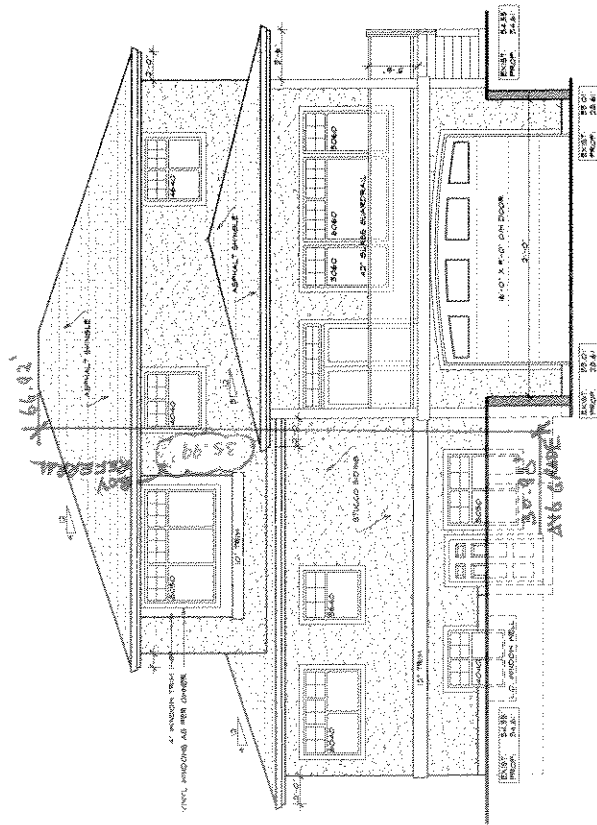
**NOTE:**

ALL LUGGERS TO BE  
CHECKED OFF AT THE ENTRANCE  
ALL DEKAYS AND LINTELS  
2 - 2 - 0 UND  
ALL BEDROOM WINDOWS  
ALL PERS. BLDS. IN 107 (1/2)  
ALL HAND RAIS  
ALL PERS. BLDS. IN 1  
ALL HAND RAIS  
ALL PERS. BLDS. IN 2  
ALL PEOPLE ALARMS TO BE  
INTERCONNECTED AND  
ATTN WATCH TO THE  
HEALTH DEPARTMENT

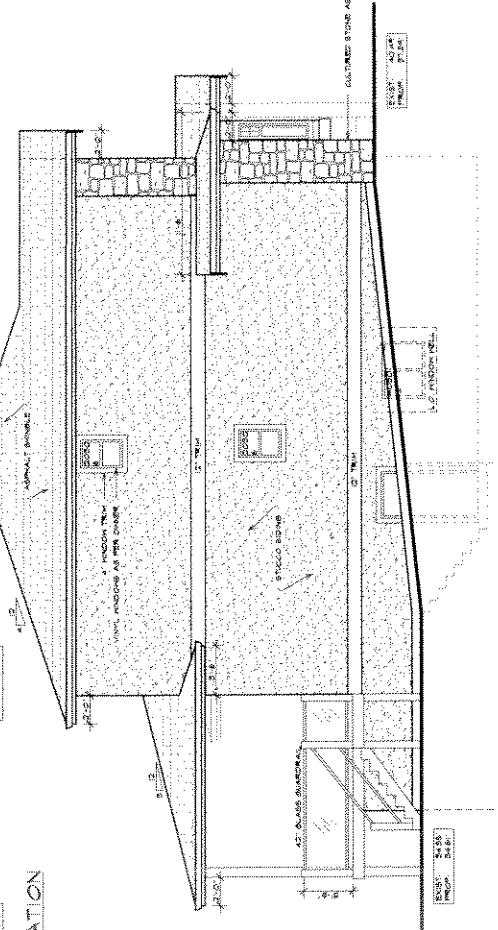




RECEIVED  
DEC 22 2015  
BUILDING DEPARTMENT



REAR ELEVATION



LEFT ELEVATION

SPATIAL CALCULATION			
FLOOR AREA	1,000 SQ. FT.		
UNITING DIST.	10'		
MAX. I.R.C.	0.50%	OR	10.25 HPI
PROP. I.R.C.	0.50%	OR	24.00 HPI

**NOTE:**  
ALL EXISTING WINDOWS AND DOORS TO REMAIN AS SHOWN ON THESE ELEVATIONS UNLESS OTHERWISE NOTED.  
ALL NEW WINDOWS AND DOORS TO BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:  
- ALL WINDOWS AND DOORS TO BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:  
- ALL WINDOWS AND DOORS TO BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:  
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**NOTE:**  
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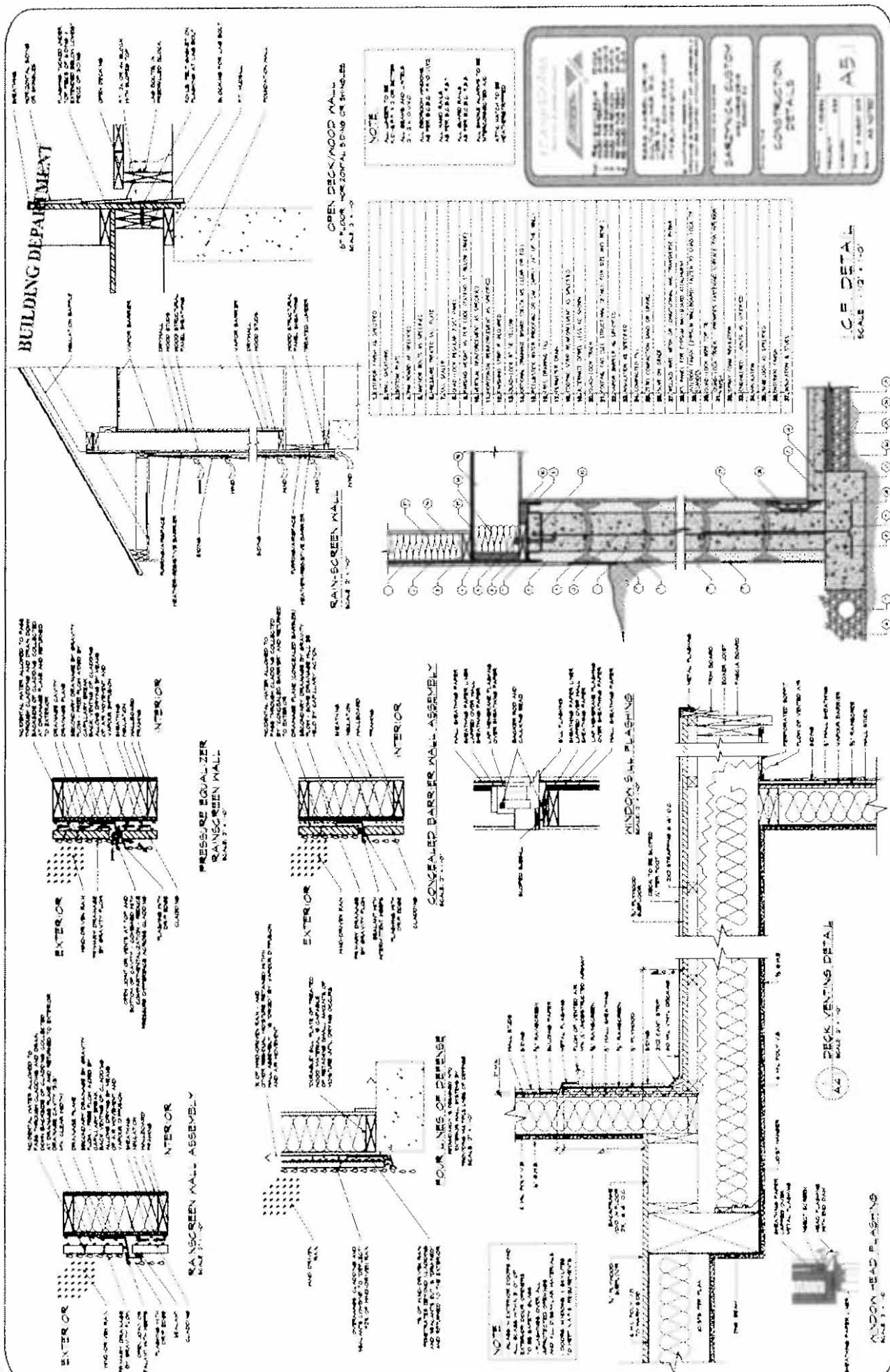
DEPARTMENT OF BUILDINGS  
100 NASSAU ST. 10TH FLOOR  
NEW YORK, NY 10038  
TEL: (212) 312-3123  
WWW.DOB.NY.GOV

PROJECT: 100 NASSAU ST. 10TH FLOOR  
OWNER: SARZYNIK CUSTOM  
ARCHITECT: SARZYNIK ARCHITECTS  
DESIGNER: SARZYNIK ARCHITECTS

REAR & LEFT ELEVATIONS

DATE: 10/1/15  
DRAWN: A3.2

DEC 22 2015



ROTH GUYER HOBBS & FLEMING

## RS: 4 R-VALUE REQUIREMENTS

WINDOWS, DOORS & SKYLIGHTS			
COMPONENTS	TERMINAL CHARACTERISTICS	2008 + 08	2008 + 18
WINDOWS & DOORS	MAX U VALUE	1.80	10.22
SKYLIGHTS	MAX U VALUE	2.40	16.45

TABLE 333A	MINERAL EXHAUST PAN VENTILATION RATE
	POROSITY PART OF CLAUDE ADDRESS (19)
	MINERAL EXHAUSTION RATE

83235. FURNACE, EXHAUST SYSTEM		FURNACE AREA -	
0-1	2-5	4-5	6-7
NUMBER OF ROOMS IN		NUMBER OF ROOMS	
FURNACE AREA -			

1	40	2	28	35	45
2	40-200	2	28	29	45
3	20-40	20	38	42	50
4	20-40	20	42	46	60
5	40-200	42	46	50	60
6	100	48	50	54	70

PRINCIPAL, DROUGHT-FREE CAPACITY & 50 PASSENGERS  
DESIGNED FOR PASSENGER  
COMFORT  
ACCORDING TO NEW STANDARD  
\* CAPABLE OF FLYING AT ALTITUDE FLIGHT RATE, NOT  
LESS THAN 1000  
BOARD RATE NOT TO EXCEED 1.00

[illegible]

CEILING ASSEMBLY-BELOW ATTIC (HRV)		CEILING ASSEMBLY-BELOW CATHEDRAL & FLAT ROOF (HRV)	
FINISHED FACTOR, %	R <sub>S</sub>	FINISHED FACTOR, %	R <sub>S</sub>
COPYING AIR DRAINAGE	0.7	VAPOR BARRIER	0.7
1" POLYSTYRENE INSULATION	2.84	COPYING AIR FLOW	0.7
W/ LUMBER FILL R-40	2.84	INSULATION IN RAFTERS	25.4

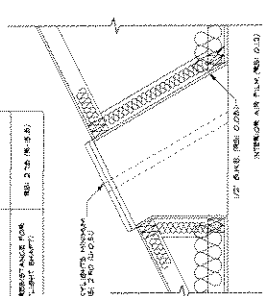
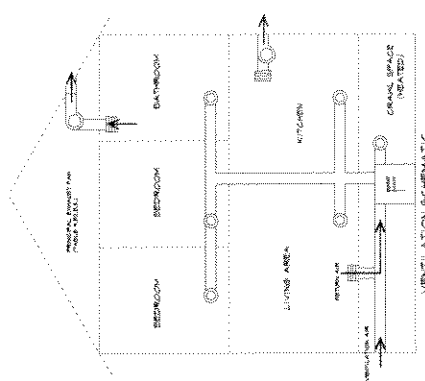
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[illegible][illegible]

FOUNDATION WALL ASSEMBLY (FV)	
	#
INTERNAL	
OUTSIDE AIR FLUX	
INSULATION	1.00
CONCRETE	2.00 X 8" EPS
INSULATION	8" EPS CONC. OF FND WALL
CONCRETE	2.00 X 8" EPS

[illegible][illegible]

SLAB ON GRADE ASSEMBLY (HRV)		MATERIAL		REQ.	
DESCRIPTION	SUB GRADE	QTY			
EXTENSION AREA (M <sup>2</sup> )		QTY			
TOTAL ESTIMATED NET VALUE OF ENTIRE ASSEMBLY		3.41			
		TOTAL ESTIMATED NET VALUE OF ENTIRE ASSEMBLY			
			1.97	0.03	0.07
					0.1
					3.746

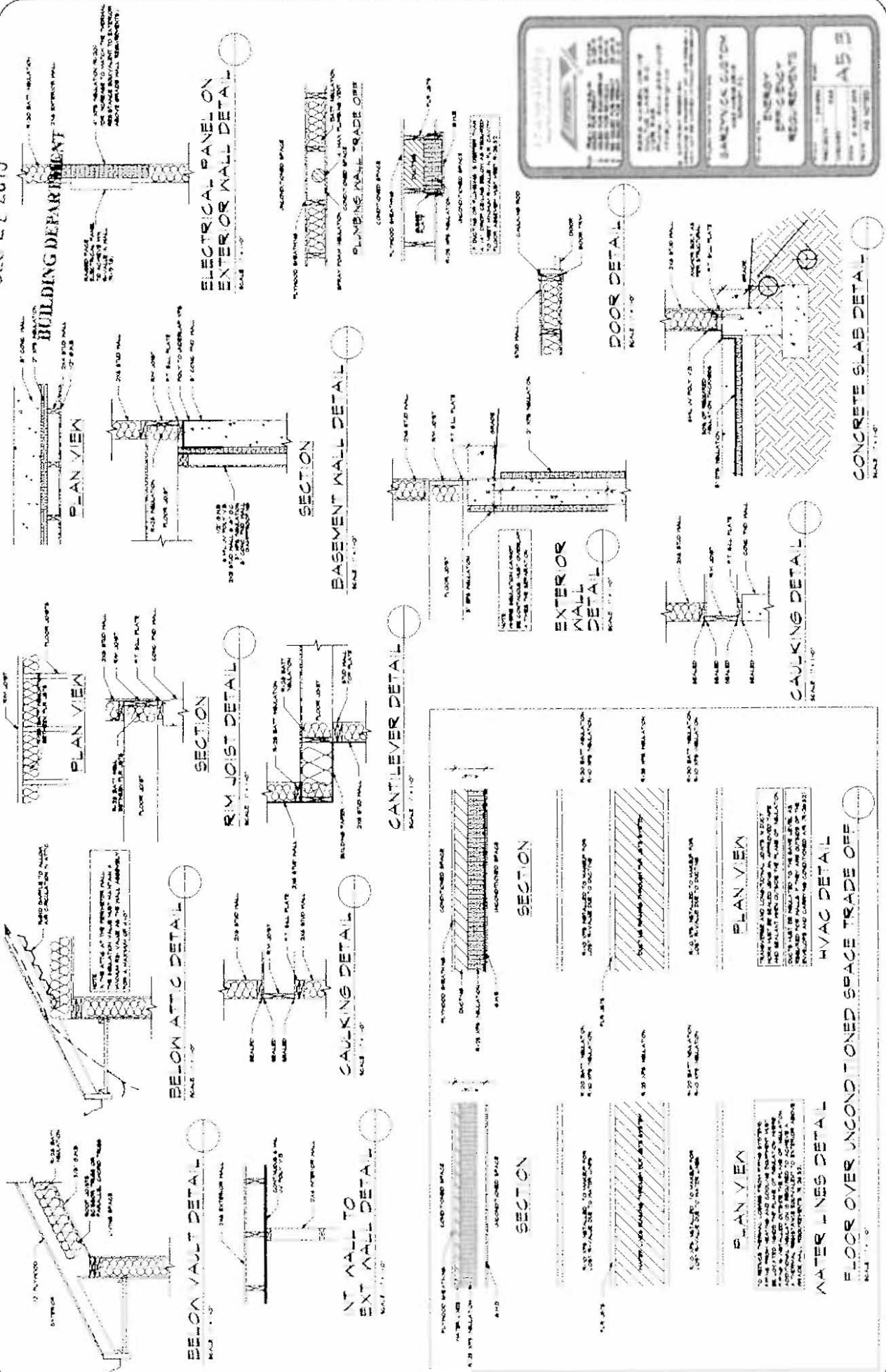
[illegible]

The image displays five sequential photographs of the reverse side of a US dollar bill, specifically the area containing the serial number and the words 'ONE DOLLAR'. The serial number 'A 123456789' is visible in each frame. The photographs are arranged in a horizontal row, showing the bill from a slightly different angle or position in each frame to illustrate the security features.



RECEIVED

DEC 22 2013



# POSTING PLAN OF LOT 186 DISTRICT LOT 175 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 41124

PLAN EPP50771

Pursuant to Section 68 of the Land Title Act  
B.C.G.S. 92G.025

RECEIVED

SEP 29 2015

BUILDING DEPARTMENT



The intended plot size of this plan is 432 width by 280 in height  
(B size) when plotted at a scale of 1:500.

## Legend:

- ⊕ - Control Monument Found
- - Standard Iron Post Found
- - Standard Iron Post Placed
- PP - Posting Plan
- WT - Witness

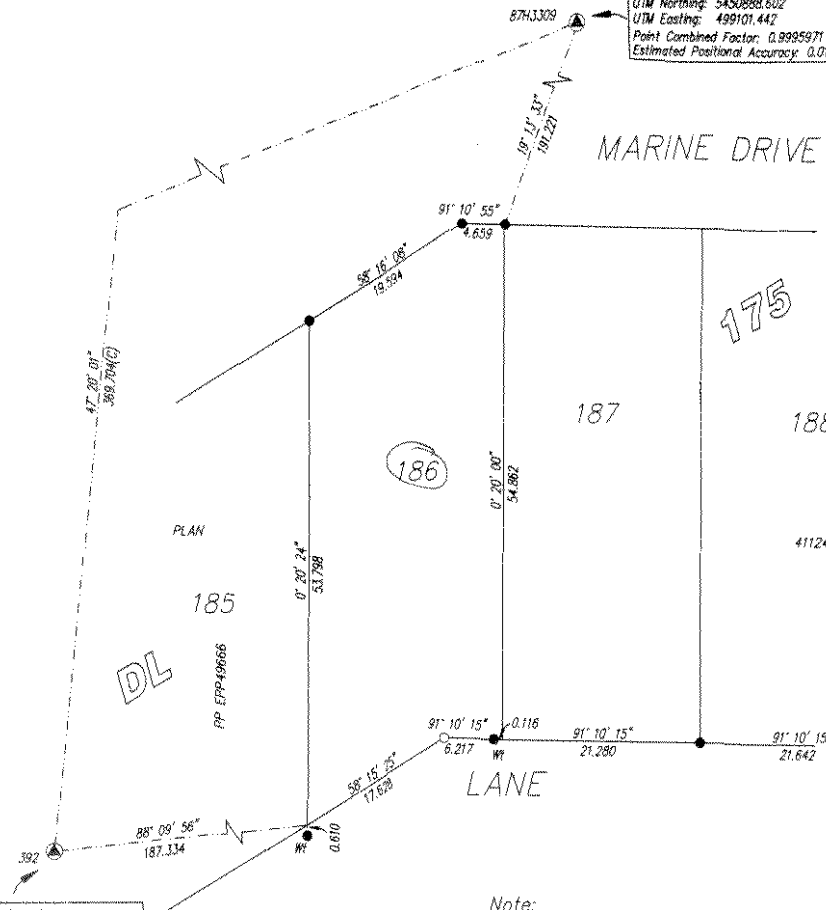
Integrated Survey Area No.25  
City Of Burnaby, NAD83 (CSRS)  
4.0.0.BC.1.GVRD

Grid bearings are derived from observations between  
geodetic control monuments 392 and 87H3309.

This Plan shows horizontal ground-level distances unless otherwise  
specified. To compute grid distances, multiply ground-level distances  
by the average combined factor of 0.9996002 which has been  
derived from geodetic control monuments 392 and 87H3309.

The UTM coordinates and estimated horizontal positional  
accuracy achieved are derived from the MASCOT  
published coordinates and standard deviations for  
geodetic control monuments 392 and 87H3309.

Datum NAD83 (CSRS) 4.0.0.BC.1.GVRD  
UTM Zone 10  
UTM Northing: 5450638.143  
UTM Easting: 488828.703  
Point Combined Factor: 0.9996014  
Estimated Positional Accuracy: 0.02m



## Note:

Some posts and lines have been  
exaggerated for clarity.

## Note:

This plan shows one or more witness posts  
which are set along the production of property  
boundary unless otherwise stated.

This Plan Lies Within The Greater  
Vancouver Regional District

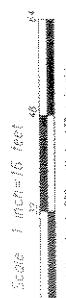
The field survey represented by this plan was  
completed on the 10th day of April, 2015  
Liming Yuan, BOLS #889



004...586-191

11111 Address: 4062 Marine Drive,  
City of Eureka

THEORY OF THE EARTH AND ITS HISTORY



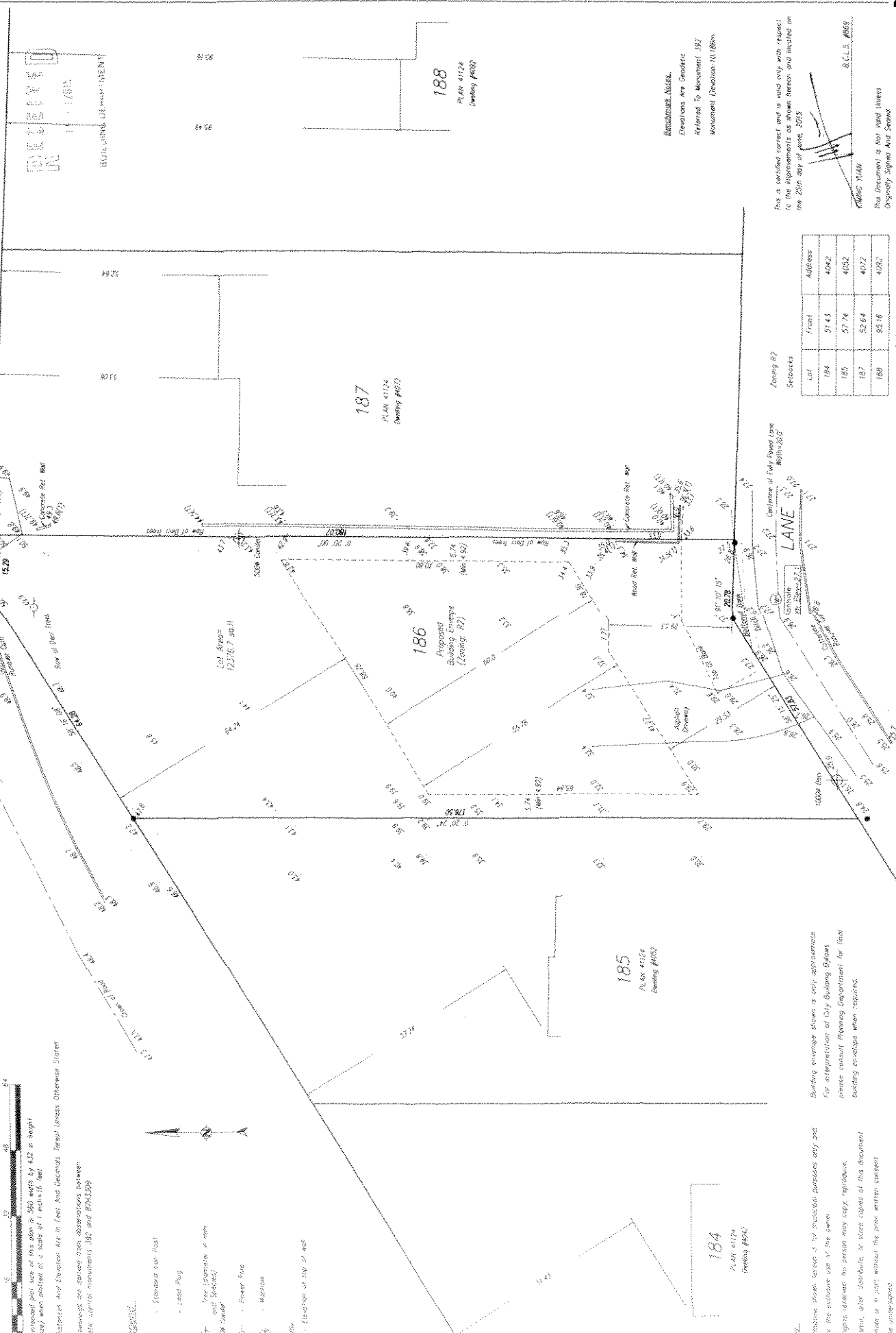
The estimated probability that a given individual will be infected by a particular agent is

[illegible]

405242 *Poa* 2867 *Stimulicarpus* 1911, 1929 *Stimulicarpus* 1929, 1930 *Stimulicarpus* 1930, 1931 *Stimulicarpus* 1931, 1932 *Stimulicarpus* 1932, 1933 *Stimulicarpus* 1933, 1934 *Stimulicarpus* 1934, 1935 *Stimulicarpus* 1935, 1936 *Stimulicarpus* 1936, 1937 *Stimulicarpus* 1937, 1938 *Stimulicarpus* 1938, 1939 *Stimulicarpus* 1939, 1940 *Stimulicarpus* 1940, 1941 *Stimulicarpus* 1941, 1942 *Stimulicarpus* 1942, 1943 *Stimulicarpus* 1943, 1944 *Stimulicarpus* 1944, 1945 *Stimulicarpus* 1945, 1946 *Stimulicarpus* 1946, 1947 *Stimulicarpus* 1947, 1948 *Stimulicarpus* 1948, 1949 *Stimulicarpus* 1949, 1950 *Stimulicarpus* 1950, 1951 *Stimulicarpus* 1951, 1952 *Stimulicarpus* 1952, 1953 *Stimulicarpus* 1953, 1954 *Stimulicarpus* 1954, 1955 *Stimulicarpus* 1955, 1956 *Stimulicarpus* 1956, 1957 *Stimulicarpus* 1957, 1958 *Stimulicarpus* 1958, 1959 *Stimulicarpus* 1959, 1960 *Stimulicarpus* 1960, 1961 *Stimulicarpus* 1961, 1962 *Stimulicarpus* 1962, 1963 *Stimulicarpus* 1963, 1964 *Stimulicarpus* 1964, 1965 *Stimulicarpus* 1965, 1966 *Stimulicarpus* 1966, 1967 *Stimulicarpus* 1967, 1968 *Stimulicarpus* 1968, 1969 *Stimulicarpus* 1969, 1970 *Stimulicarpus* 1970, 1971 *Stimulicarpus* 1971, 1972 *Stimulicarpus* 1972, 1973 *Stimulicarpus* 1973, 1974 *Stimulicarpus* 1974, 1975 *Stimulicarpus* 1975, 1976 *Stimulicarpus* 1976, 1977 *Stimulicarpus* 1977, 1978 *Stimulicarpus* 1978, 1979 *Stimulicarpus* 1979, 1980 *Stimulicarpus* 1980, 1981 *Stimulicarpus* 1981, 1982 *Stimulicarpus* 1982, 1983 *Stimulicarpus* 1983, 1984 *Stimulicarpus* 1984, 1985 *Stimulicarpus* 1985, 1986 *Stimulicarpus* 1986, 1987 *Stimulicarpus* 1987, 1988 *Stimulicarpus* 1988, 1989 *Stimulicarpus* 1989, 1990 *Stimulicarpus* 1990, 1991 *Stimulicarpus* 1991, 1992 *Stimulicarpus* 1992, 1993 *Stimulicarpus* 1993, 1994 *Stimulicarpus* 1994, 1995 *Stimulicarpus* 1995, 1996 *Stimulicarpus* 1996, 1997 *Stimulicarpus* 1997, 1998 *Stimulicarpus* 1998, 1999 *Stimulicarpus* 1999, 2000 *Stimulicarpus* 2000, 2001 *Stimulicarpus* 2001, 2002 *Stimulicarpus* 2002, 2003 *Stimulicarpus* 2003, 2004 *Stimulicarpus* 2004, 2005 *Stimulicarpus* 2005, 2006 *Stimulicarpus* 2006, 2007 *Stimulicarpus* 2007, 2008 *Stimulicarpus* 2008, 2009 *Stimulicarpus* 2009, 2010 *Stimulicarpus* 2010, 2011 *Stimulicarpus* 2011, 2012 *Stimulicarpus* 2012, 2013 *Stimulicarpus* 2013, 2014 *Stimulicarpus* 2014, 2015 *Stimulicarpus* 2015, 2016 *Stimulicarpus* 2016, 2017 *Stimulicarpus* 2017, 2018 *Stimulicarpus* 2018, 2019 *Stimulicarpus* 2019, 2020 *Stimulicarpus* 2020, 2021 *Stimulicarpus* 2021, 2022 *Stimulicarpus* 2022, 2023 *Stimulicarpus* 2023, 2024 *Stimulicarpus* 2024, 2025 *Stimulicarpus* 2025, 2026 *Stimulicarpus* 2026, 2027 *Stimulicarpus* 2027, 2028 *Stimulicarpus* 2028, 2029 *Stimulicarpus* 2029, 2030 *Stimulicarpus* 2030, 2031 *Stimulicarpus* 2031, 2032 *Stimulicarpus* 2032, 2033 *Stimulicarpus* 2033, 2034 *Stimulicarpus* 2034, 2035 *Stimulicarpus* 2035, 2036 *Stimulicarpus* 2036, 2037 *Stimulicarpus* 2037, 2038 *Stimulicarpus* 2038, 2039 *Stimulicarpus* 2039, 2040 *Stimulicarpus* 2040, 2041 *Stimulicarpus* 2041, 2042 *Stimulicarpus* 2042, 2043 *Stimulicarpus* 2043, 2044 *Stimulicarpus* 2044, 2045 *Stimulicarpus* 2045, 2046 *Stimulicarpus* 2046, 2047 *Stimulicarpus* 2047, 2048 *Stimulicarpus* 2048, 2049 *Stimulicarpus* 2049, 2050 *Stimulicarpus* 2050, 2051 *Stimulicarpus* 2051, 2052 *Stimulicarpus* 2052, 2053 *Stimulicarpus* 2053, 2054 *Stimulicarpus* 2054, 2055 *Stimulicarpus* 2055, 2056 *Stimulicarpus* 2056, 2057 *Stimulicarpus* 2057, 2058 *Stimulicarpus* 2058, 2059 *Stimulicarpus* 2059, 2060 *Stimulicarpus* 2060, 2061 *Stimulicarpus* 2061, 2062 *Stimulicarpus* 2062, 2063 *Stimulicarpus* 2063, 2064 *Stimulicarpus* 2064, 2065 *Stimulicarpus* 2065, 2066 *Stimulicarpus* 2066, 2067 *Stimulicarpus* 2067, 2068 *Stimulicarpus* 2068, 2069 *Stimulicarpus* 2069, 2070 *Stimulicarpus* 2070, 2071 *Stimulicarpus* 2071, 2072 *Stimulicarpus* 2072, 2073 *Stimulicarpus* 2073, 2074 *Stimulicarpus* 2074, 2075 *Stimulicarpus* 2075, 2076 *Stimulicarpus* 2076, 2077 *Stimulicarpus* 2077, 2078 *Stimulicarpus* 2078, 2079 *Stimulicarpus* 2079, 2080 *Stimulicarpus* 2080, 2081 *Stimulicarpus* 2081, 2082 *Stimulicarpus* 2082, 2083 *Stimulicarpus* 2083, 2084 *Stimulicarpus* 2084, 2085 *Stimulicarpus* 2085, 2086 *Stimulicarpus* 2086, 2087 *Stimulicarpus* 2087, 2088 *Stimulicarpus* 2088, 2089 *Stimulicarpus* 2089, 2090 *Stimulicarpus* 2090, 2091 *Stimulicarpus* 2091, 2092 *Stimulicarpus* 2092, 2093 *Stimulicarpus* 2093, 2094 *Stimulicarpus* 2094, 2095 *Stimulicarpus* 2095, 2096 *Stimulicarpus* 2096, 2097 *Stimulicarpus* 2097, 2098 *Stimulicarpus* 2098, 2099 *Stimulicarpus* 2099, 2100 *Stimulicarpus* 2100, 2101 *Stimulicarpus* 2101, 2102 *Stimulicarpus* 2102, 2103 *Stimulicarpus* 2103, 2104 *Stimulicarpus* 2104, 2105 *Stim*



- [illegible]



**Microsoft®**  
Developers Are Needed  
Referring To Microsoft®  
Microsoft®

There is no doubt that the above information will be of great value to the Commission.

THONG MIAN

Lot	Front	Address
184	57.45	4042
185	57.74	4052
187	52.64	4072
188	95.16	4092

Building projects shown as early as 1900 for completion of City Building follows present Council Planning Department for final building approvals when required.

[illegible]





# Board of Variance Appeal Application 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 MARIUS SERBAN

Mailing Address 4155 CENTRAL BLVD., UNIT #212

City/Town BURNABY Postal Code V5H 4X2

Phone Number(s) (H) \_\_\_\_\_ (C) 604-690-2041

Email MARIUS.SERBAN@GMAIL.COM

Preferred method of contact: ☐ email ☒ phone ☐ mail

### Property

Name of Owner MARIUS SERBAN, MONICA SERBAN

Civic Address of Property 4042 MARINE DRIVE  
BURNABY, BC, V5J 3E5

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.

JAN 11, 2016  
Date

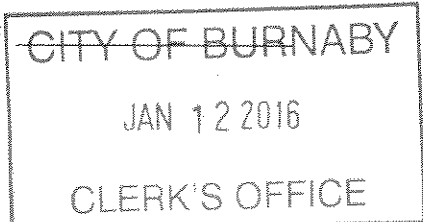
[Signature]  
Applicant Signature

### Office Use Only

Appeal Date 2016 February 04 Appeal Number BV# #6207

#### Required Documents:

- ☐ Hardship Letter from Applicant
- ☐ Site Plan of Subject Property
- ☐ Building Department Referral Letter



# Hardship Letter for City of Burnaby Board of Variance

---

Applicant Name: **Marius Serban**

Date: January 11<sup>th</sup>, 2016

Project address: 4042 Marine Drive, Burnaby, BC

To whom it may concern,

This letter is to describe the reasons for which a request was submitted for the relaxation of the Burnaby Zoning Bylaw #4742 in regards to the following two sections:

- A. Section 102.6(1)(a) in regards to the principal building height: the principal building height measured from the rear average will be 34.10 ft. whereas a maximum of 29.5 ft. is permitted. To note that the principal building height measured from the front average (north) elevation will be 28.18 ft. (61.16ft. – 32.98ft.)

The proposed building is located on a property which is zoned R2 Residential District and is located on south side of Marine Drive in the Big Bend neighborhood. The shape of the site is a parallelogram which is approximately 70 ft. wide and 176 ft. deep.

To the east and west of the subject site there are single family dwellings. The vehicular access is provided to the site from the south via a back lane. Further south to the back lane there is light commercial property which is zoned M5 and permits building heights of maximum of 39.37 ft.

The site slopes significantly from north to south with a difference of 22.68ft in elevation from the highest to the lowest elevation point of the site (44.03 ft. – 21.35 ft.). Because of the steep terrain the building height calculation is therefore directly affected. When viewed from Marine Drive, the height of the building is 28.18 ft. which is within the permitted height of 29.5 ft.

I consider that it is unlikely that the additional massing created by the excess height would affect the views from the neighboring properties or would affect the commercial activities from the south property zoned M5.

In the same time, due to steep slope of the site, in order to meet the bylaw height restrictions, it would create a considerable architectural and structural challenge which translates into a direct hardship to myself in building a 2 ½ story family dwelling on this property.

- B. Section 102.8(1) in regards to the front yard setback

In calculating the average yard depth required to be aligned with the above mentioned section the following measurements were taken into consideration:

Adjacent house	Depth of front yard
4028 Marine Dr.	58.64 ft
4032 Marine Dr.	74.59 ft
4052 Marine Dr.	78.02 ft
4062 Marine Dr.	77.06 ft
<b>Average</b>	<b>72.08 ft</b>

Given the parallelogram shape of all the above lots taken into consideration in calculating the average, it is worth noting that for such shapes there are two methods in calculating the front yard depth:

- a. Distance to the property line at the north side of the lot measured as perpendicular to the property line from the closest distance of any of the foundation corners of the house.
- b. Distance to the property line at the north side of the lot measured as a straight line parallel to the east and west property lines.

For the above measurements the second method was taken into consideration. In my case the average depth of the front yard of 72.08 ft calculated with the second method outlined in point b. translates in actual 61.10 ft. if using the first method outlined in point a.

The requested front yard setback for the proposed building is therefore 45.00 ft using method a. which is aligned with the minimum front yard of 24.6 ft if the average front yard of the neighboring properties are not taken into consideration.

The reasons for which an exception to the bylaw is requested are:

- During the site investigation for the geotechnical report (see Appendix B – last 2 pages) it was identified that there is a water table at the depth of 1.8m just few meters south from the current proposed location of the new building. Locating the proposed building 16.10 ft more to the south would mean that the basement elevation of the proposed building will have to be at the same level as the water table and therefore creating a considerable structural challenge which translates into a direct hardship to myself in building a 2 ½ story family dwelling in this property.
- Also, locating the proposed building 16.10 ft to the south would mean that several of the mature trees located on the south-east side of the property would have to be cut in order to allow the construction of the building. By having the building at the current proposed location all of the trees will be preserved.

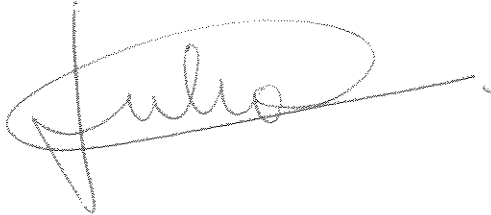
I already contacted my east neighbors located at 4052 Marine Dr. and informed about my intentions to build a new family dwelling with the above mentioned variances for which they did not have any objection – see Appendix A of this letter.

Apparently, the property located at 4032 Marine Dr. (west neighbor) has been sitting vacant for few years and I have not seen any of the owners in the last year since I bought my current property.

Therefore I have not had any chance to contact them.

Sincerely,

Marius Serban

A handwritten signature in black ink, appearing to read 'Marius Serban', with a large, sweeping loop at the end.

TO: City of Burnaby Board of Variance

The undersigned here within, Keren Alterman and Max Alterman, the owners of the property located at 4052 Marine Dr. in Burnaby and neighbours of Marius Serban and Monica Serban at 4042 Marine Dr. would like to state that we were made aware of the construction plans submitted to City of Burnaby and the appeal submitted to the Board of Variance for the relaxation of the building bylaws related to:

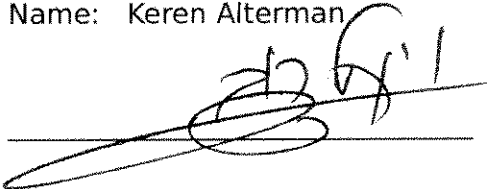
- a. Height of the Property
- b. Distance from the street (Marine Dr.)

For the above relaxation requests we do not have any objection.

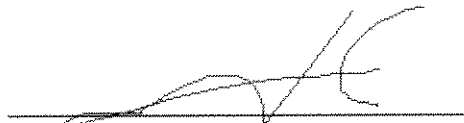
For any questions we can be reached at 604-999-7219.

Signed:

Name: Keren Alterman

A handwritten signature in black ink, appearing to be 'Keren Alterman', written over a horizontal line.

Max Alterman

A handwritten signature in black ink, appearing to be 'Max Alterman', written over a horizontal line.

Date: Jan 11, 2016



#15 – 20279-97 Avenue  
Langley, BC V1M 4B9  
Telephone: 604 882-8475  
Fax: 604 882-8476  
Email: general@valleygeo.ca

October 15, 2015

Attention: Marius Serban

Regarding: Geotechnical Investigation Report  
Proposed Single Residence 4042 Marine Drive, Burnaby, BC  
Project #: 44215-01

## EXECUTIVE SUMMARY

A geotechnical investigation has been conducted at a site located at 4042 Marine Drive, Burnaby, BC. A single house was proposed to be constructed at the site. A total of four test pits were excavated to log and evaluate the subsoil conditions and provide geotechnical recommendations for the design of the proposed building. Recommendations in this report are based on subsurface conditions logged on site, as well as on the results of laboratory testing conducted on selected soil samples.

Spread and/or strip footings may be used to support the proposed buildings. Both interior and exterior footings shall be constructed on approved native soil or compacted and approved new structural fill. A factored ultimate limit state bearing resistance of 115 kPa and a serviceability limit state bearing pressure of 75 kPa may be used for the design. These design pressures can be increased by 33% when accounting for transient loads, live and snow loads. Strip footings are to be a minimum of 600mm wide with two 15M bars.

Unsuitable fill soils were logged at all test pits and extended to depths in excess of 2.4 metres below grade. The fill thickness increased to the south east. This fill needs to be removed from within the zone of influence of the building and must be replaced with adequately compacted structural fill. The fill is underlain by a medium dense olive brown silt sand deposit.

*Prior to construction or preferably during house demolition, a series of deeper test pits is recommended to confirm that the medium dense sand extends beyond the zone of influence of the proposed structure. Peat is known to be present at lower elevations. The additional test pits are to confirm the absence of compressible soils from beneath the proposed structure.*

## 1.0 INTRODUCTION

Valley Geotechnical Engineering Service Ltd. (VALLEY GEO) is pleased to presents this result of a geotechnical investigation conducted at a residential site located at 4042 Marine Drive, Burnaby, BC. The purpose of this investigation was to evaluate subsurface soil and groundwater conditions and to provide geotechnical recommendations for the construction of a single family residence.

Recommendations within this report are based on subsurface conditions logged at the test pits as well as the results of laboratory testing conducted on soil samples collected from the site.

## 2.0 PROJECT SITE INFORMATION

Based on our review of the information provided to us, the proposed site is rectangular in shape and is located on Marine Drive, Burnaby, BC with an overall site dimension approximately 58m x 24m.

The legal address of the subject site is LOT 184 DISTRICT LOT 175, GROUP 1, New Westminster DISTRICT, PLAN 41124, PID: 002-932-989

After the removal of the existing residential building, a new roughly 5500sq.ft, two storey residential house with a full basement to the north and walkout to the south is proposed to be constructed at the site.

Four test pits were exavated at the site. The site plan and test pit locations are shown on the Vicinity Map and Site Plan, Dwgs. A1 and A2, in Appendix A.

## 3.0 SUBSURFACE EXPLORATION

The fieldwork consisted of:



- locating/identifying underground utilities
- locating the test pits
- sampling and logging the soil profile
- measuring the depth to groundwater

On September 22, 2015, four exploratory test pits (TP1-TP4) were opened at the subject site using a rubberized excavator. Logging and sampling was performed by Mr. Raul Valverde, EIT. The test pits were advanced to a depth of upto 3.3 metres. The ground surface elevations were not taken at the location of the test pits, therefore, depths indicated on the test pit logs are only related to the ground surface at the time of the surface exploration.

Soil samples were obtained from each layer strata where soil changes and visually assessed, logged, and bagged for further evaluation and testing at our in-house soil laboratory.

At selected depths, the in-situ strength of the soil was obtained by pocket penetrometer on clayey soil chunks.

#### **4.0 GROUNDWATER**

The ground water table was found at a depth of 1.8m at test pits 1 and 2 only. No free water was noted at test pits 3 and 4. The water table is perched on the medium dense silty sand layer.

#### **5.0 LABORATORY TESTING**

The following testing was conducted at our in-house soil testing laboratory:

- Samples of soil retrieved during excavation were inspected and classified.
- Samples were weighed to determine their field moisture contents.

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## 6.0 SOIL PROFILE

Based on the soil conditions logged, the soil layers at the site consisted of fill, silty sand, gravelly sand and sand.

FILL: the fill consists of silty sand or sandy silt, gravelly sand or clayey silt even random fill such as tree trunks and wood pieces. Silty sand mixed with some gravel, organic and trace concrete as fill was logged at most pits.

The fill thickness ranged from 0.6m to >2.4m below ground surface with moisture around 12 percent.

SILTY SAND: a native olive colored medium dense silty sand deposit with trace amount of gravel was logged below 1.8m depth in TP2.

For a more detailed soil profile refer to the test Pits log attached.

## 7.0 DISCUSSION AND RECOMMENDATION

Spread and strip footings may be used to support the proposed new residence.

The fill found is not suitable and needs to be removed from within the zone of influence of the building and driveways to bring future settlements to within allowable limits. The zone of influence is defined as the area which includes 1m beyond the building or driveway plus the depth of excavation.

Bacfill to achieve design grades should consist of granular fill approved by Valley Geo, placed in lifts and compacted to a minimum of 95 percent of the standard proctor dry density for the material.

## 7.1 Foundation Systems

Spread and strip footings may be used to support the proposed new residence. Both interior and exterior footings shall be constructed on approved competent soil. These footings should have minimum width of 900mm and 600mm, respectively. For strip footings a minimum of two 15M bars is recommended. A minimum soil cover of 450mm should be provided for frost protection.

For design, a general factored ultimate soil bearing pressure of 120 kPa and a serviceability limit state bearing pressure of 75 kPa may be used. These can be increased by 33% when accounting for live and snow loads.

The soil at and below the footing shall be inspected by the retained Valley Geo, as the excavations are opened and prior to placing footing forms. A letter attesting/confirming the allowable soil pressure will be issued on site.

### 7.1.1 Site Preparation and Excavation

Where unsuitable soils (fills) is encountered at the footing level; the unsuitable soil shall be removed. The upper portion of the excavation (topsoil and brown sandy silt) should be sloped/benched to 1(H) horizontal : 1(V) vertical in order to remain stable, while cut slope below (very dense grey sandy silt) should be sloped/benched at no steeper than 1H:2V, depending on ground water conditions. Excavation of the north/front foundation wall will be maximum 3.5m in depth. No heavy equipment or soil stockpiles should be placed near the top of the slope. Inspections of the excavation of slopes and/or shoring should be conducted during and after excavation by qualified personnel, and a letter issued confirming the inspection.

All excavations must conform to Worksafe BC excavation regulations which can be found in Part 20 from Section 20.78 to 20.95 of the Occupational Health and Safety Regulation posted on the website of Worksafe BC.

Excavations deeper than 1.2m should be carried out in accordance with the written recommendations of a Geotechnical Professional Engineer prior to workers entering excavations. Any large cobbles that may be dislodged should be removed from slope. To protect the cut slopes from moisture, poly sheeting should be placed over the exposed slopes.

Where structural fill is needed, this general fill should consist of an approved, well-graded granular soil or an inorganic, low to medium plastic cohesive soil. The compaction shall conform to standards of good practice with soils generally compacted to no less than 95 percent of the (SPMDD), and verified by nuclear density testing during the placement.

#### **7.1.2 Perimeter Drain and Site Drainage**

Perimeter drains should be provided at or below footing grade. The drains should consist of a perforated pipe surrounded with drain-rock, encapsulated in a non-woven, needle punched filter fabric and backfilled with relatively free-draining granular soil.

Roof run-off must not be tied to the perimeter drainage system but, should be directed to a sump. The sump should separately collect the runoff water from the roof and water from the perimeter drain and then directed in tight lines to the storm sewer. If grades allow, the roof water should be directed to the municipal system via gravity through a sump.

Exterior building grade should be sloped at a minimum gradient of 1.5% to shed water away from the building.

#### **7.2 Pavement**

The driveway is to be designed for residential standards. The following minimum pavement section is recommended over approved prepared sub-grade:

- 200mm of compacted 75mm minus sand or sand & gravel base
- 100mm of compacted 19mm minus crushed gravel (road mulch) base

- 75mm asphalt (50mm first lift, 25mm second lift)

We recommend that all materials placed are tested to ensure that compaction meets the minimum 95% of the Modified Proctor Maximum Dry Density (MPMDD).

### **7.3 Site Soil Classification for Seismic Site Response**

In accordance with the British Columbia Building Code (2012) and based upon the soils conditions found at the site, the Site Class is D.

Data provided by Earthquakes Canada indicates this site could be subject to a Peak Ground Acceleration of 0.499g and seismic hazard values of  $S_a(0.2)=1.007g$   $S_a(0.5)=0.672g$ ,  $S_a(1.0)=0.335g$  and  $S_a(2.0)=0.176g$  during a 1 in 2475 design earthquake.

The medium dense to dense silty sand encountered at the site is not likely liquefiable. Should the 2012 design earthquake occur, some damage to the building is to be expected, however residents will be able to safely egress the building.

### **7.4 Slope Stability**

The site has an overall slope gradient of about 14% with soil condition consists of dense sandy silt, silty clay and sand at shallow depth underlying the site and in the general area. Slope stability is not a concern. A Landslide Assurance Statement is attached as Appendix E.

### **7.5 Temporary Site Dewatering**

Groundwater was logged at the subject site at a depth of 1.8 metres below the existing ground surface. As excavations of upto 3.5m depth are anticipated, temporary dewatering with sump and pump methods will be required. Additional testing/investigation including a pump test would be required to assess the volume of water and the pumping rate needed for the excavations.

## 8.0 CLOSURE

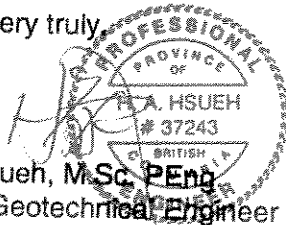
Valley Geo has prepared this report based on the plans provided by Mr Marius Seban. Any changes to the plans should be reviewed by Valley Geo to confirm consistency with our recommendations.


Valley Geo will provide the following services during demolitions and construction to:

- Conduct additional test pits following demolition
- excavation site reviews
- Provide density testing of all fills
- Review bearing surfaces
- Confirm compliance with Worksafe BC regulations
- Confirm compliance with our recommendations as required for Schedule B and C-B.

We trust that this report provides you with information required. If you have any questions, please do not hesitate to call.

Yours very truly,

  
Hain Hsueh, M.Sc., P.Eng.  
Senior Geotechnical Engineer

  
Narayan Abhyankar, FEC, P.Eng.  
Principal Engineer

### Attachments

- |            |   |
|------------|---|
| Appendix A | Vicinity Map Dwg A1, Site Plan Dwg with test Pit Locations A2 |
| Appendix B | Test Pits Log Dwg B1 and inferred soil stratigraphy           |
| Appendix C | Architectural Drawings  |
| Appendix D | APEGBC Landslide Assurance Statement                          |
| Appendix E | Earth Pressure diagram  |

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#15 – 20279-97 Avenue  
Langley, BC V1M 4B9  
Telephone: 604 882-8475  
Fax: 604 882-8476  
Email: general@ valleygeo.ca

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Appendix A    Vicinity Map Dwg A1, Site Plan Dwg with test Pit Locations A2

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*Valley Geotechnical Engineering Services Ltd.*









#15 – 20279-97 Avenue  
Langley, BC V1M 4B9  
Telephone: 604 882-8475  
Fax: 604 882-8476  
Email: general@valleygeo.ca

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Appendix B Test Pits Log Dwg B1 and inferred soil stratigraphy

### SUMMARY OF TEST PITS LOG

Address: 4042 Marine Drive, Burnaby  
Client: Marius Serban  
Date of Investigation: September 22, 2015  
Machine Type: Track mounted excavator  
Project #: 44215-01

Test Hole No.	Depth (m)	Moisture %	Soil Conditions
1	0.00 – 0.60m	@0.3m – 12%	Silty SAND, mixed with gravel, organics and concrete, loose, dark brown, moist (FILL)
	0.60 – 1.5m	@1.2m – 8.7%	Sandy SILT, mixed with gravel and cobbles, loose, brown, moist (FILL)
	1.50 – 2.10m	@2.1m – 15.0%	Clayey SILT, trace of roots, compacted stiff, brown to gray, moist (FILL)
	2.10 – 2.4m	@2.4m – 22.5%	Random fill, wood, tree trunks, random fill, dark brown, wet (FILL)  Native was not encountered on TP1.  Water was encountered at 1.8m below grade.  Test Pit discontinued at 2.40m
2	0.00 – 0.90m	@0.3m – 11.8%	Silty SAND, mixed with gravel, organics and concrete, loose, dark brown, moist (FILL)
	0.90 – 1.50m		Gravelly SAND, mixed with gravel and cobbles, medium dense, reddish brown, moist (FILL)
	1.50 – 1.80m		Tree trunks (FILL)
	1.80 – 2.4m	@1.8m – 34.5% @2.4m – 32.8%	Silty SAND, olive brown, medium dense, olive brown, wet (NATIVE)  Water table was encountered at 1.8m below grade. Test Pit discontinued at 2.40m

Test Hole No.	Depth (m)	Moisture %	Soil Conditions
3	0.0 – 0.45m		Topsoil mixed with asphalt pieces
	0.45 – 1.20m	@0.6m – 6.4%	Gravelly SAND, mixed with gravel, cobbles and asphalt, medium dense, reddish brown, moist (FILL)
	1.20 – 1.80m	@1.5m – 8.2%	Gravelly SAND mixed with round gravel, cobbles and boulders up to 0.3m in diameter, dense, brown, moist (NATIVE)
	1.8 – 2.10m	@2.1m – 9.9%	SAND, with some gravel, dense, olive brown, moist Water table or water seepage were not encountered during the excavation Test Pit discontinued at 2.10m
4	0.0 – 0.90m		Silty SAND, mixed with gravel, organics and concrete, loose, dark brown, moist (FILL)
	0.90 – 3.30m	@1.5m – 6.2% @2.7m – 7.6% @3.3m – 10.5%	SAND, with some gravel, dense, olive brown, moist Water table or water seepage were not encountered during the excavation Test Pit discontinued at 2.10m

Note: See attached plans for test pit location

Z:\VGES-PROJECTS\43500\43511-10\43511-10) 2015-09-14 Test Pit Logs.doc


**BOARD OF VARIANCE REFERRAL LETTER**

<b>DATE:</b> January 8, 2016		<b>DEADLINE:</b> January 12, 2016 for the February 4, 2016 hearing	<i>This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
<b>NAME OF APPLICANT:</b> Marius Serban			
<b>ADDRESS OF APPLICANT:</b> 212-4155 Central Blvd, Burnaby B.C. V5H 4X2			
<b>TELEPHONE:</b> 604.690.2041			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> New Single Family Dwelling			
<b>ADDRESS:</b> 4042 Marine Drive			
<b>LEGAL:</b>	<b>LOT:</b> 184	<b>DL:</b> 175	<b>PLAN:</b> 41124

The above mentioned application, which includes the attached plan of the proposal, has been refused by the Building Department on the basis of contravention of:

**Zone/Section(s) R2 [102.6(1)(a); 102.8(1)]**  
of the Burnaby Zoning Bylaw No. 4742

**COMMENTS:**

The applicant is proposing to build a new single family dwelling. The following relaxations are being requested.

- 1) The principal building height, measured from the rear average elevation will be 34.10 feet. The principal building height, measured from the front average elevation will be 28.17 feet. The maximum building height of 29.5 feet is permitted.
- 2) The front yard setback will be 45.0 feet to the foundation where a minimum front yard setback of 72.08 feet is required based on front yard averaging. The roof overhang will be 2.0 feet beyond the foundation.

*Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.*

DS

Peter Kushnir  
Assistant Chief Building Inspector, Permits and Customer Service

4042 MARINE DRIVE, BURNABY, BC, V5J 3E5

LOT 184 DISTRICT LOT 175, GROUP 1  
NEW WESTMINSTER DISTRICT, PLAN 41124  
PID: 002-932-989

**ZONING: R-2 (RESIDENTIAL DISTRICT)**

LOT AREA: 12321 sq

	PERMITTED	PROPOSED
GFA	4,736.3 SF	4,592 SF
AGFA	3,863.5 SF	3,213 SF
CELLAR	N/A	1,375 SF
DECK	378.9 SF	312 SF
COVD PORCH	39 SF	71.5 SF (Note #
GARAGE	452.1 SF	584 SF (Note #
LOT COVERAGE	4928.4 SF	2085.67 SF

#1. PROPOSED G.F.A. (4,582 sq.ft.) +  
GARAGE(584 sq.ft.) - ALLOWED GARAGE(452  
sq.ft.) = 4,724 SQ.FT.

#2. PROPOSED DECK (312 sq.ft.) + COVD PORCH (71.5 sq.ft.) = 383.5 sq.ft. < 417.9 sq.ft. (ALLOWED DECK + COVD PORCH)

PERMITTED (60%): 7.392 SF

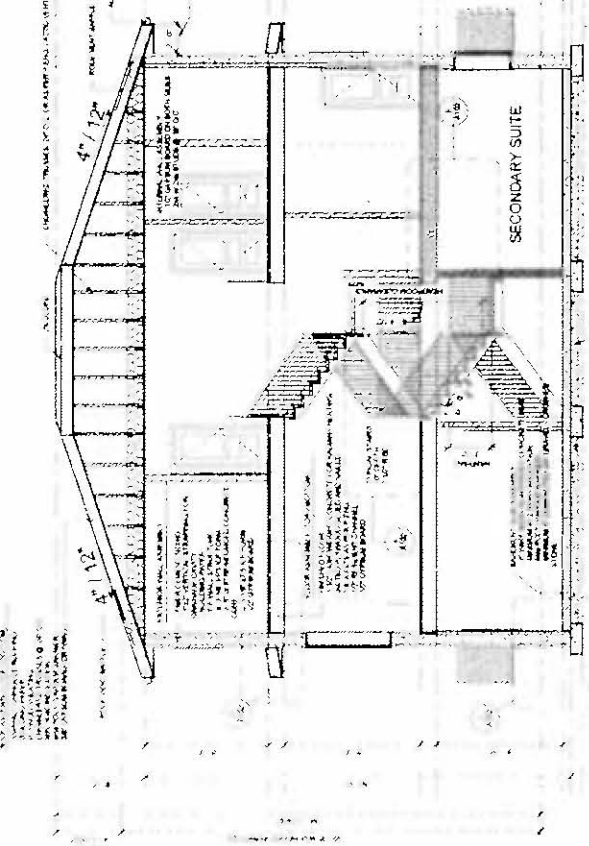
DWELLING: 2,070.00 SF  
STAIRS: 58.52 SF  
DRIVEWAY: 1,362.84 SF  
SIDEWALKS: 652.89 SF  
TOTAL: 4,144.25 SF

- Lot dimensions are derived from field survey.
- Elevations are based on Geocentric Datum of Burnaby and are derived from control monument OTS-392 situated in front of house #3365 on Marine Drive.
- Elevation = 33.42 feet.
- For elevation control, use control monument or site benchmark only.
- All trees and stumps shown as required by municipal bylaw.
- All elevations along curb lines are gutter levels.
- Symbols plotted are for illustrative purposes and are not representative of their true size.

- denotes standard iron post.
- denotes free stump.
- height (inches)
- diameter (inches)
- denotes tree
- 8C (0-1234) tree tag number
- dnp line radius (feet)
- C=contiguous
- D=disjunctuous
- diameter (inches)
- denotes catch basin.
- denotes manhole
- denotes hydro pole.

B. of V. REFERRAL

TO ROOF  
6/12



NOTES

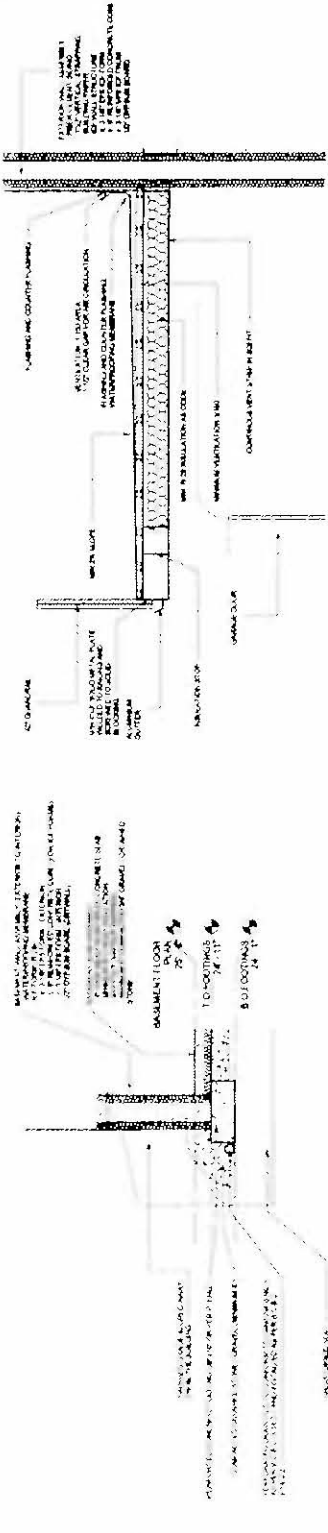
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. THE PROPOSED RESIDENCE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BC BUILDING CODE 2012.
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B.C. BUILDING CODE 2012 REFERENCE NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. THE PROPOSED RESIDENCE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BC BUILDING CODE 2012.
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RECEIVED  
OCT 2 2015

BUILDING DEPARTMENT



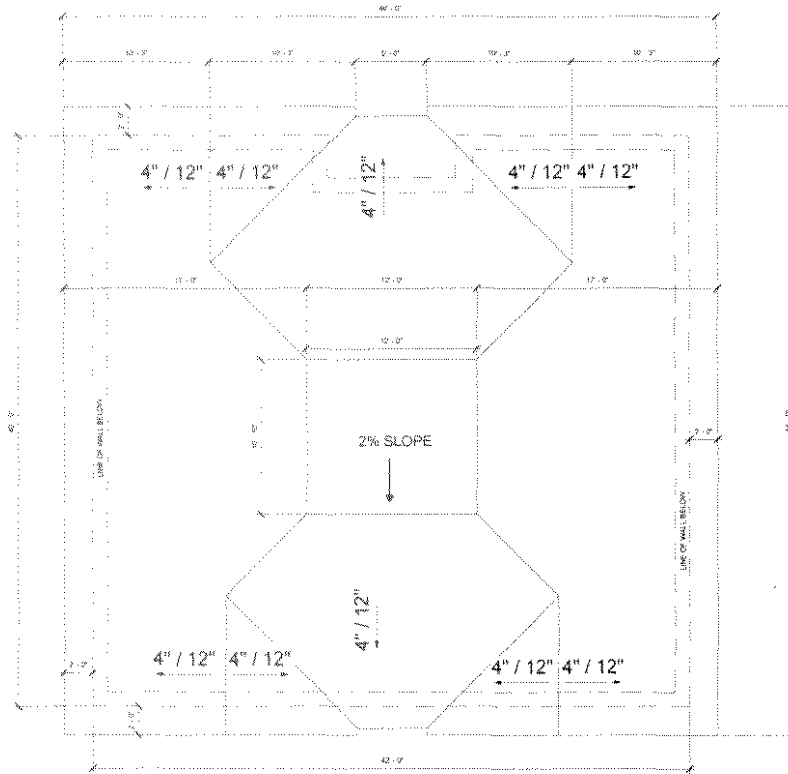
PROPOSED RESIDENCE AT 4042 MARINE DRIVE, BURNABY, BC

DESIGNER: MARIUS SERBAN | 604.690.2041 | marius.serban@gmail.com

4155 CENTRAL BLVD., UNIT #212, BURNABY, BC, V5H 4X2

DATE: SEP 18 2015

A102



## ROOF PLAN NOTES

- ROOF SLOPE: 4"/12"

RECEIVED  
OCT 21 2015

BUILDING DEPARTMENT



ROOF PLAN  
1/4" = 1'-0"

PROPOSED RESIDENCE AT 4042 MARINE DRIVE, BURNABY, BC

DESIGNER: MARIUS SERBAN | 604.690.2041 | marius.serban@gmail.com

Date:

SEP. 15, 2015

4155 CENTRAL BLVD., UNIT #212, BURNABY, BC, V5H 4X2

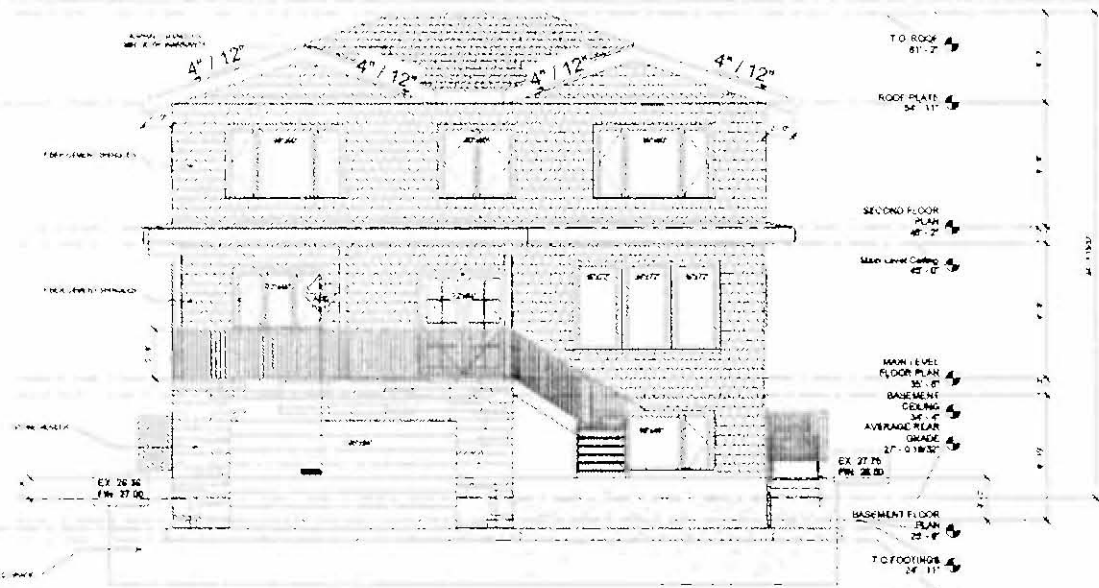
Client:

A106

Scale:

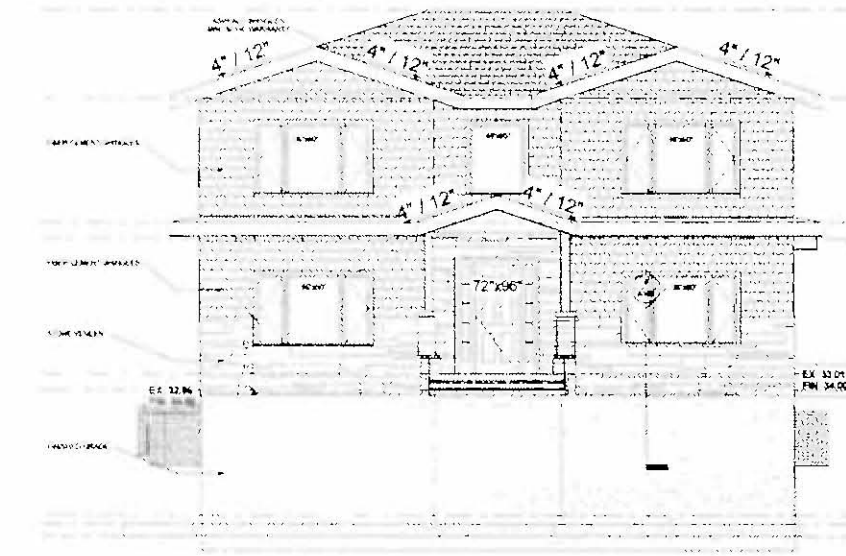
1/4" = 1'-0"





# SOUTH ELEVATION NOTES

WINDOWS/DOORS SIZES ARE DISPLAYED IN INCHES (i.e. 30"x80" DENOTES 30" IN WIDTH AND 80" IN HEIGHT)



# NORTH ELEVATION NOTES

WINDOWS/DOORS SIZES ARE DISPLAYED IN INCHES (i.e. 30"x80" DENOTES 30" IN WIDTH AND 80" IN HEIGHT)

B. of V. REFERRAL

RECEIVED  
OCT 2 2015

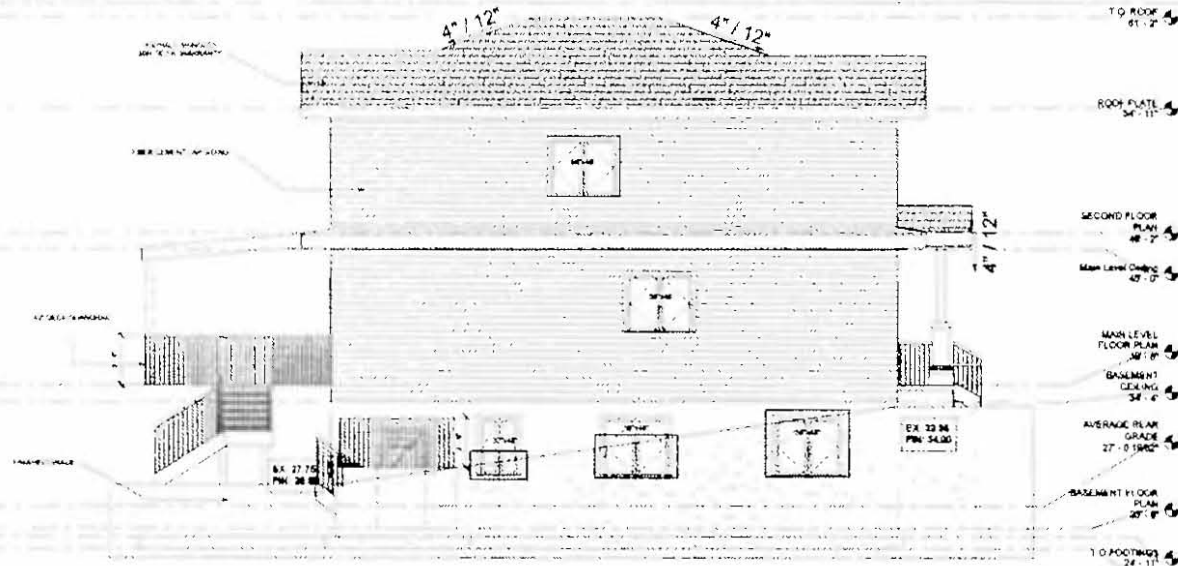
BUILDING DEPARTMENT

PROPOSED RESIDENCE AT 4042 MARINE DRIVE, BURNABY, BC

DESIGNER: MARIUS SERBAN | 604.690.2041 | marius.serban@gmail.com

4155 CENTRAL BLVD., UNIT #212, BURNABY, BC. V5H 4X2

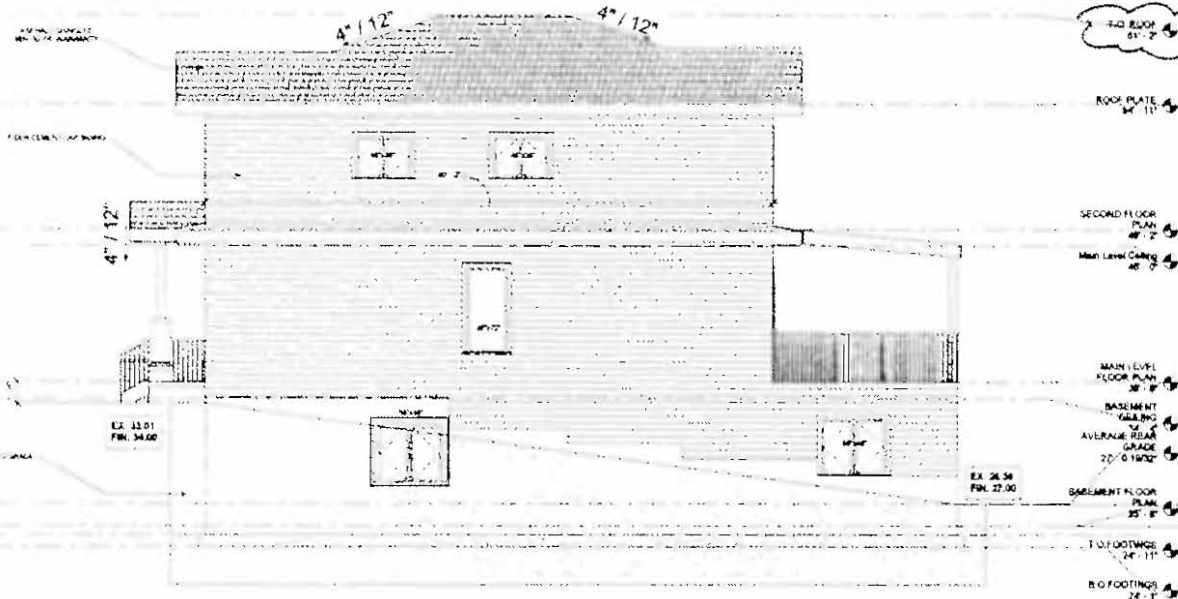
SEP 15 2015	A107
Checked by	



### EAST ELEVATION NOTES

TOTAL WALL AREA	946.44 SF
LIMITING DISTANCE	19.5 FT
WINDOW OPENING ALLOWED (12%)	113.57 SF
WINDOW OPENING PROPOSED	105.3 SF

• WINDOWS/DOORS SIZES ARE DISPLAYED IN INCHES (i.e. 30"x80" DENOTES 30" IN WIDTH AND 80" IN HEIGHT)



### WEST ELEVATION NOTES

TOTAL WALL AREA	1040.58 SF
LIMITING DISTANCE	8 FT
WINDOW OPENING ALLOWED (8%)	83.24 SF
WINDOW OPENING PROPOSED	79.32 SF

• WINDOWS/DOORS SIZES ARE DISPLAYED IN INCHES (i.e. 30"x80" DENOTES 30" IN WIDTH AND 80" IN HEIGHT)

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OCT 2 2015

BUILDING DEPARTMENT

PROPOSED RESIDENCE AT 4042 MARINE DRIVE, BURNABY, BC

DESIGNER: MARIUS SERBAN | 604.690.2041 | manus.serban@gmail.com

4155 CENTRAL BLVD., UNIT #212, BURNABY, BC, V5H 4X2

SEP 15 2015

A108

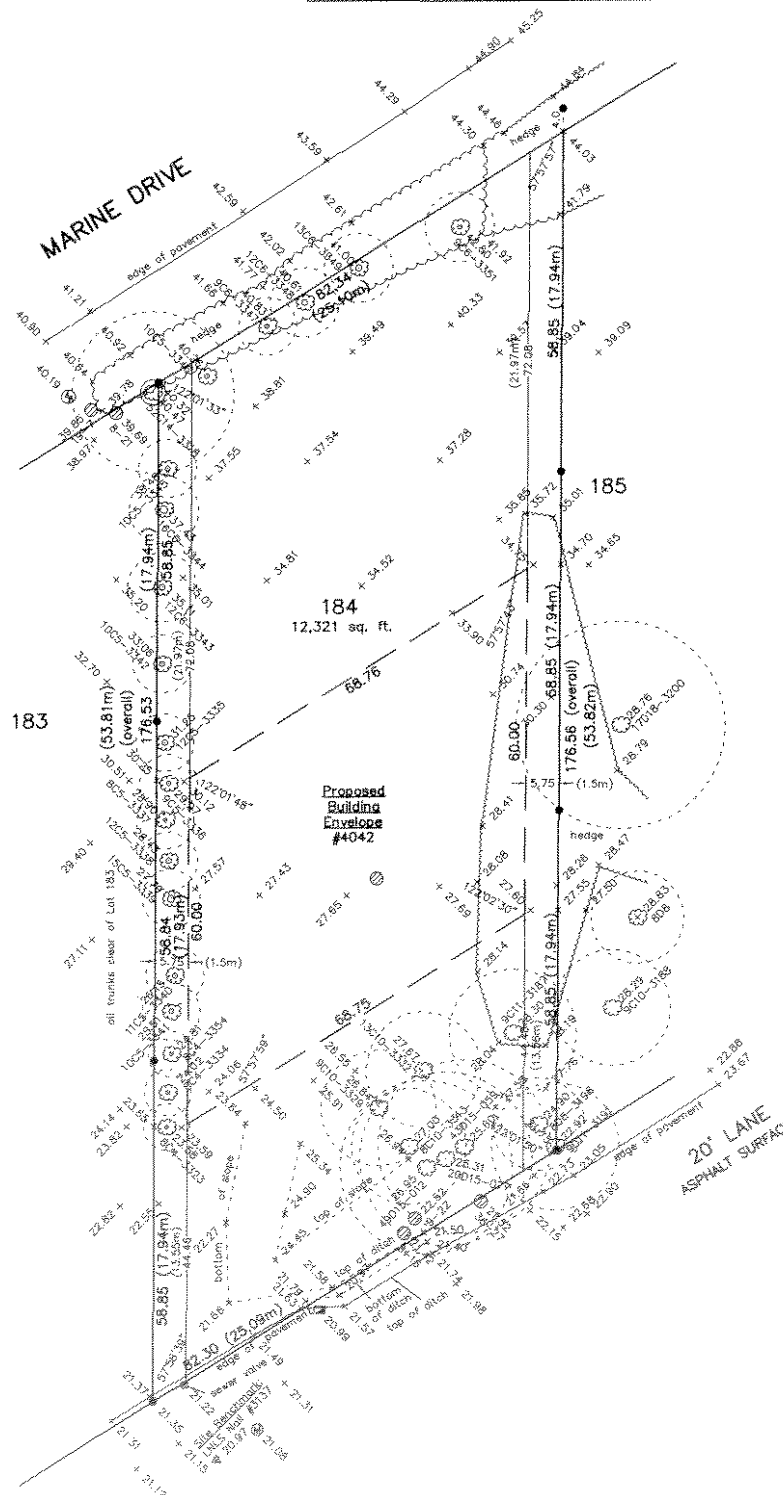
**SURVEY PLAN OF LOT 184  
DISTRICT LOT 175, GROUP 1  
NEW WESTMINSTER DISTRICT, PLAN 41124**

**SCALE 1" = 16'**  
All distances are in feet.

Applicable Adjacent House	Depth of Front Yard
4028 Marine Drive	58.64 ft
4032 Marine Drive	74.59 ft
4052 Marine Drive	78.02 ft
4062 Marine Drive	77.06 ft
Total	288.31 ft
Average	72.08 ft

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JAN 08 2016

**BUILDING DEPARTMENT**



**NOTES:**

- Lot dimensions are derived from field survey.
- Elevations are based on Geodetic Datum of Burnaby and are derived from control monument DTS-392 situated in front of house #3965 on Marine Drive. Elevation = 33.42 feet.
- For elevation control, use control monument or site benchmark only.
- Building envelope shown is just an approximate interpretation of City Zoning Bylaws. Consult Planning Department for final building envelope prior to design.
- All trees and stumps shown as required by municipal bylaws.
- All elevations along curb lines are gutter levels.
- Symbols plotted are for illustrative purposes and are not representative of their true size.
- denotes standard iron post.
- ⊗ denotes tree stump.
- ⊗ height (inches)
- ⊗ diameter (inches)
- ⊗ denotes tree.
- ⊗ 8C10-1234 (tree tag number)
- ⊗ drip line radius (feet)
- ⊗ C=coniferous
- ⊗ D=deciduous
- ⊗ diameter (inches)
- ⊗ denotes catch basin.
- ⊗ denotes manhole.
- ⊗ denotes hydro pole.

**CIVIC ADDRESS**

4042 MARINE DRIVE  
BURNABY, B.C.

**ZONING:** R2

**CERTIFIED CORRECT.**  
DATED THIS 14TH DAY OF AUG., 2015

**IVAN NGAN B.C.L.S.**

**L N L S** METRO VANCOUVER  
LAND SURVEYORS

PID: 002-932-999 4932 VICTORIA DRIVE, VANCOUVER, BC, V5P 3T6  
FILE: BMA-4042TP T 604.327.1535 WEB WWW.LNLS.CA

