

# Raffaele & Associates Design and Planning Consultants

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**Attn: Burnaby Board of Variance**

**Re: 7284 Braeside Drive**

Dear Honourable Board Members,

We are writing this letter to request a Variance to allow for a pool shed in the rear yard at 7284 Braeside Drive. The pool shed is 253.5 square feet and holds the Mechanical equipment for the pool and a change room / washroom. This pool shed is utilized and enjoyed by the whole family and is necessary for the pool equipment and maintenance. We feel that the pool shed proximity to the retaining wall helps suppress the impact of the wall on surrounding houses by hiding the wall and stepping the landscaping upward.

The rezoning of this property from an R2 to an R2a zone has been completed. We have received an email from City on May 11, 2015.

The retaining wall height (item#4, BV 6136) has been approved on Board of Variance hearing on December 04, 2014.

We respectfully request a Variance for the location of the pool shed so that there is a maintenance area for the pool equipment and will make the rear yard more livable. We feel that the pool shed adds to the livability of the rear yard and also lightens the impact on the surrounding houses. We hope that you understand our situation and we thank you for your time and consideration.

Regards,

Raffaele & Associates

Item #4        7284 Braeside Drive  
BV 6136       Lot 63; District Lot 216; Plan 10936  
R2             Raffaele and Associates  
Hearing Date   2014 December 04

Page 1 of 2

*An appeal for the relaxation of Sections 6.6(1)(c) and 6.14(5)(b) of the Burnaby Zoning Bylaw which, if permitted, will allow for a fence at 7284 Braeside Drive. The following variance is requested: a rear fence height along the north property line of 12.0 feet where a maximum height of 5.91 feet is permitted.*

This property was the subject of an appeal before the Board on 2011 October 06 (BV#5937). Eight variances were sought for a proposed in-ground swimming pool and supporting retaining walls and pool fencing in the required front yard of this property. At the same time, a single family dwelling and detached garage was proposed under a separate building permit. This Department objected to the requests and the Board denied all appeals. Currently, the subject site is developed with a new single family dwelling, including attached garage in accordance with Building Permit # BLD12-00048, and with an in-ground swimming pool in the rear yard in accordance with Building Permit # BLD12-00877. Sometime after July 2013, when the Occupancy Permits were issued, the site was further developed with a fence without the benefit of a building permit. The fence addition is the subject of this appeal.

The subject site, zoned R2 Residential District, is located in the Westridge neighbourhood in which the age and condition of single family dwellings vary. This irregular lot, approximately 103.64 ft. wide at the west (front) property line and 125.1 ft. long at the south (side) property line, fronts Braeside Drive to the west and faces the lane to the east and north. The two lanes are not connected due to the significant grade level difference. The north lane is a continuation of Bayview Drive and extends over only one block. Single family dwellings abut the subject site to the south. Vehicular access to the subject site is provided from Braeside Drive. The site observes a steep downward slope of approximately 30 ft. from the southeast corner to the northwest corner. This slope is generally negotiated by a series of terraced structures and planters to allow for flat outdoor living spaces, including the in-ground swimming pool in the rear yard of the subject site.

**The appeal** is for an already constructed fence with varying heights of up to 12 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 north side property line and continues along the east rear property line. The overheight portion of this fence is located along the north property line, close to the northeast corner of the site where the two lanes intersect. The north lane, which observes at this end section a severe drop of approximately 10 ft., is closed off to vehicular and pedestrian traffic.

The fencing consists of a stepped retaining wall with a solid wooden fence on top. This treatment is similar to the existing fencing on the neighbouring property on the opposite side of the lane to the north.



City of  
Burnaby

BV 6136

7284 BRAESIDE DRIVE

2014 DEC 04

November 18, 2014



## Letter of Support for Board of Variance Application

May, 2015

To: Board of Variance Burnaby City Hall

Re: 7284 Braeside Drive

Dear Honourable Board Members,

We, the residents at 7308 BRAESIDE DR, are writing this letter in support of our

neighbours at 7284 Braeside Drive and their Board of Variance Application for **the location of the pool room in the rear yard.**

Thank you for your time.

Signed,



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**Letter of Support for Board of Variance Application**

May, 2015

To: Board of Variance Burnaby City Hall

Re: 7284 Braeside Drive

Dear Honourable Board Members,

We, the residents at 7278 Braeside, are writing this letter in support of our

neighbours at 7284 Braeside Drive and their Board of Variance Application for **the location of the pool room in the rear yard.**

Thank you for your time.

Signed,

Paolo & Tracy Zuccarello

**Letter of Support for Board of Variance Application**

May, 2015

To: Board of Variance Burnaby City Hall

Re: 7284 Braeside Drive

Dear Honourable Board Members,

We, the residents at 7297 Ridge Dr., are writing this letter in support of our

neighbours at 7284 Braeside Drive and their Board of Variance Application for the location of the pool room in the rear yard.

Thank you for your time.

Signed,

Pina Zumpano



