

Dear Board of Variance members,

Today, we are here to seek the relaxation of the building height to our house expansion, which is built 0.6 ft. higher than the approved architect design.

### 1. City zoning bylaws

Section 105.6 - Height of Principal Building shall not exceed:

(a) 29.5 ft. for sloping roof, or

(b) 24.3 ft. for flat roof.

B/L No. 9663-91-12-16

"ROOF, SLOPING" means a roof on a building that has one or more roof surfaces that have a pitch of 4 in 12 or greater and cover an area at least equal to 80 percent of the area of all roof surfaces as measured in plan view.

### 2. Apply city zoning bylaws

This project is an addition to an existing old house.

The old portion, built in 1968, contains a roof at an incline, but is not steep enough to be considered a sloped roof. The roof height is 17.84ft, which is lower than the flat roof limitation 24.3ft by the current bylaw 105.6(b)

The new portion, currently under construction, contains a sloped roof. The finished height is 27.44ft (measured from the front average elevation), and 28.56ft (measured from the rear average elevation), which are 0.6ft higher than approved design height 26.83 and 27.95 respectively. The heights are all lower than the sloping roof limitation 29.5ft by the current sloping roof bylaw 105.6(a)

According to the bylaws Section 105.6 and B/L No. 9663-91-12-16, the house has both flat and sloping roofs, but is considered a flat roof, and the flat height limitation 24.3ft applied instead of sloping height limitation 29.5ft.

### 3. Project hardship

Background knowledge of our project:

If we had chosen to rebuild the existing flat roof to a sloping roof, just for the purpose to meet the bylaw definition of a sloped roof to get 29.5ft height limitation, we could build the new roof even higher, since the finished building height is 28.56ft that is lower than the limitation 29.5ft. Then, this appeal would not be necessary.

But we don't like the above option since it is not beneficial to any parties, including the environment, the neighbors, and the owner:

- 1) A raised roof from flat old roof to sloping roof will increase the building height at the old section by at least 4ft (a pitch of 4 in 12 or greater).
- 2) Raising the height of the old roof would also cause disruption to the neighbors as it may obstruct the view from their house.
- 3) It is not cost-effective nor environmentally sound to replace the old roof. The existing roof is only 5 years old and in fairly good condition, so there is no need to replace it with a newer sloped roof.

#### 4. Appeal

The finished building height is 28.56ft, it is 0.6 ft. higher than the design of 27.95ft. but it is still lower than a sloping roof limitation of 29.5ft, we request for relaxation of the Burnaby Zoning Bylaw to allow for the height while keeping the existing flat roof.

Currently, we are living in what remains of our older house, all while working on a large scale project with the harsh winter weather upon us. We are hopeful that our case will be relaxed, so we can promptly continue our construction after a strenuous year.

Name of Applicant

Yang Hu

A handwritten signature in black ink, appearing to read 'Jle' or 'Jhe', written in a cursive style.