



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 JEFF CHONG
Mailing Address 3087 DAYBREAK AVE
City/Town COQUITUM Postal Code V3C 3N9
Phone Number(s) (H) (C) (604) 808-3826
Email JORDAC@SHAW.CA
Preferred method of contact: ☐ email ☒ phone ☐ mail

Property

Name of Owner ANNE KANG
Civic Address of Property 4035 BRANDON STREET
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

MARCH 8/16

Applicant Signature

Office Use Only

Appeal Date 2016 April 07 Appeal Number BV# 6219

Required Documents:

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

CITY OF BURNABY

MAR 08 2016

CLERK'S OFFICE

Any documents submitted in support of this Board of
Variance Appeal will be made available to the Public

March 8th, 2016

Anne Kang
4035 Brandon Street
Burnaby, BC V5G 2P7

City of Burnaby - Board of Variance
4949 Canada Way
Burnaby, BC. V5G 1M2

Re: 4035 Brandon Street – Building Relaxations – Building Height and Depth

Dear Sirs:

We are currently in receipt of an approved building permit for the purposes of constructing a new single family dwelling at the above address. We would like to make application for variance to the Zoning By-law for building height and building depth for the approved design.

City Zoning Bylaw requirements:

105.6 Height of Principal Building. Single Family Dwelling:

- (1) The height of a principal building shall not exceed
 - (b) 2 1/2 storeys and 7.4 m (24.3 ft.) for a building with a flat roof

Proposed relaxation to building height of an increase of 3'-9". The current design provides for 8' ceilings height for all three levels of the home. Cellar, main floor and upper floor. The proposed height relaxation would allow us to increase the ceiling heights to 9' at the main and upper floors. In current home designs this seems to be the new standard.

The balance of the height relaxation would allow for the house to be raised and the front yard grades of the property to be raised and be level with the adjacent properties. The homes on either side of the subject site have been constructed after the time that the existing home on the subject property. As a result, the adjacent properties are now approx. 2 feet higher on each side making the subject property and the placement of the proposed new home in a depressed valley.

Designing to the current zoning bylaw requires that building height be established by natural or existing grades. The result of this is that the rear sloping nature of the property pushing the house into the ground and remains depressed at the front. Per the BOV Referral letter, if this variance is approved, the house could be raised and the front of the proposed building would still be within the allowable building height of 24.30 feet above the existing front average grade.

Being lower than the adjacent property allows ground water to easily seep onto our property resulting in standing water in our front lawn areas. Raising our front yard grade to be level with the neighboring properties would eliminate this.

This would create a more uniform front streetscape.

105.8 Depth of Principal Building

(1) The depth of a principal building, other than a two family dwelling with an attached garage shall not exceed the lesser of 50 percent of the lot depth or 18.3m (60 ft.)

Proposed relaxation to building depth for an increase of 6 feet. The purpose of the additional building depth would be to allow construction of a larger rear deck. The proposed house has a building depth of 53'-7". The increase in building depth would allow for a rear deck to be constructed to a depth of 15'-5" utilizing a 3 foot cantilever which is a permitted projection in the zoning bylaw. The subject property is unusually long (230.9 feet) and a rear yard of 120.2 feet would be provided after the proposed increase to building depth and impact to the neighbors to the rear should be zero.

As the allowable buildable area is very restrictive for a property of this size, we would like to create an outdoor living space (subject deck) that would be usable and would allow for a dining table, chairs and bbq. The allowable outdoor deck area of 8% or 318.6 sq. ft. would not be exceeded and conform to the zoning requirements.

We put forward this application to the Board of Variance and thank you in advance for your consideration.

Yours Truly;

Anne Kang

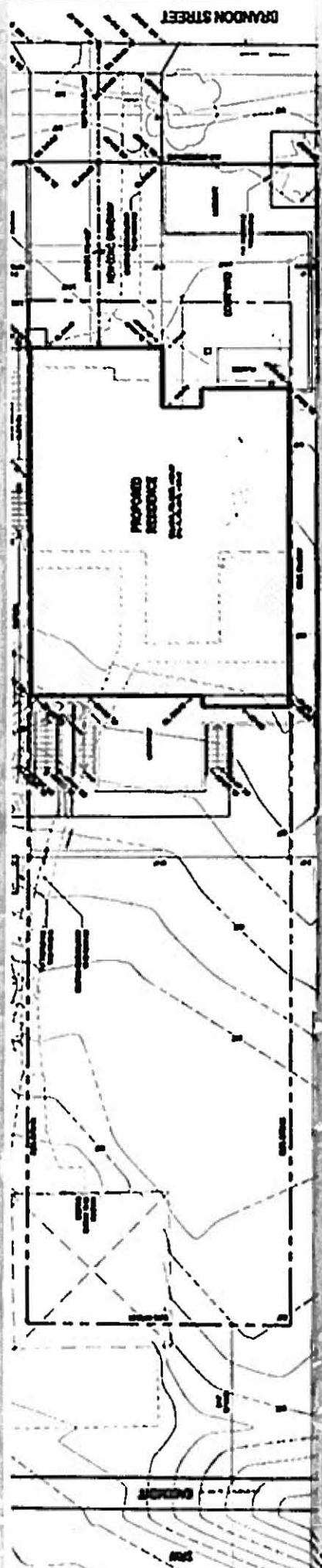


Roadside
Loft

Depression

4035 Roadside
Heart House

4035 Brandon
Site Plan





BOARD OF VARIANCE REFERRAL LETTER

DATE: March 01, 2016	DEADLINE: March 08, 2016 for the April 07, 2016 hearing	<i>This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>	
NAME OF APPLICANT: Jeff Chong			
ADDRESS OF APPLICANT: 3087 Daybreak Ave. Coquitlam, B.C.			
TELEPHONE: 604.808.3826			
PROJECT			
DESCRIPTION: NSFD with attached garage			
ADDRESS: 4035 Brandon Street			
LEGAL:	LOT: 41	DL: 34	PLAN: 24339

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 [105.6(1)(b);105.8(1)]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

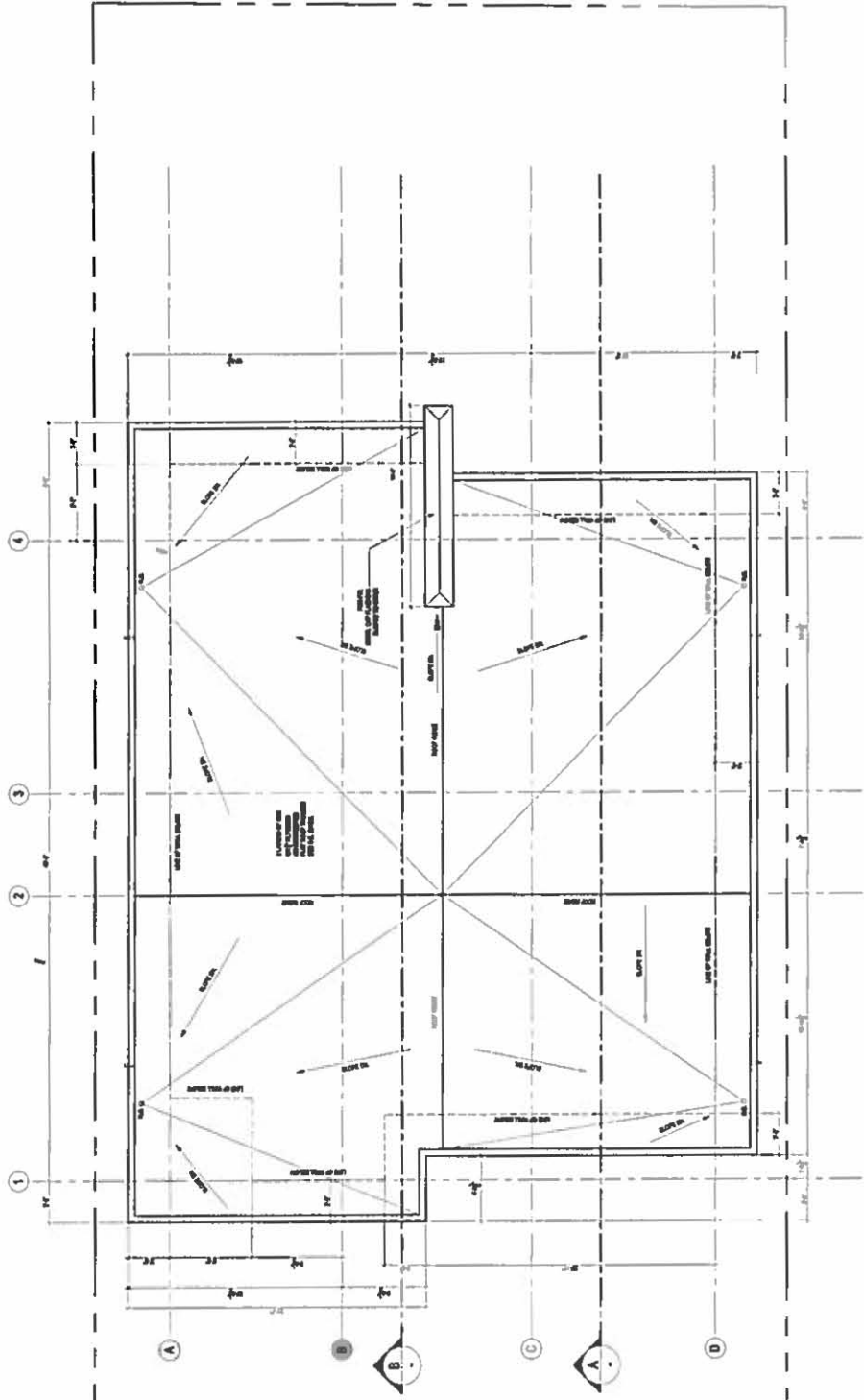
The applicant is proposing to build a new single family dwelling with an attached garage. The following relaxation is being requested:

- 1) The principal building height, measured from the rear average elevation will be 28.00 feet where a maximum of 24.30 feet is permitted. The principal building height, measured from the front average elevation will be 23.90 feet.
- 2) The building depth of the principal building will be 66.00 feet measured to the rear deck post where a maximum depth of ~~60.0~~ feet is permitted. The rear deck will project 3.00 feet beyond the post.

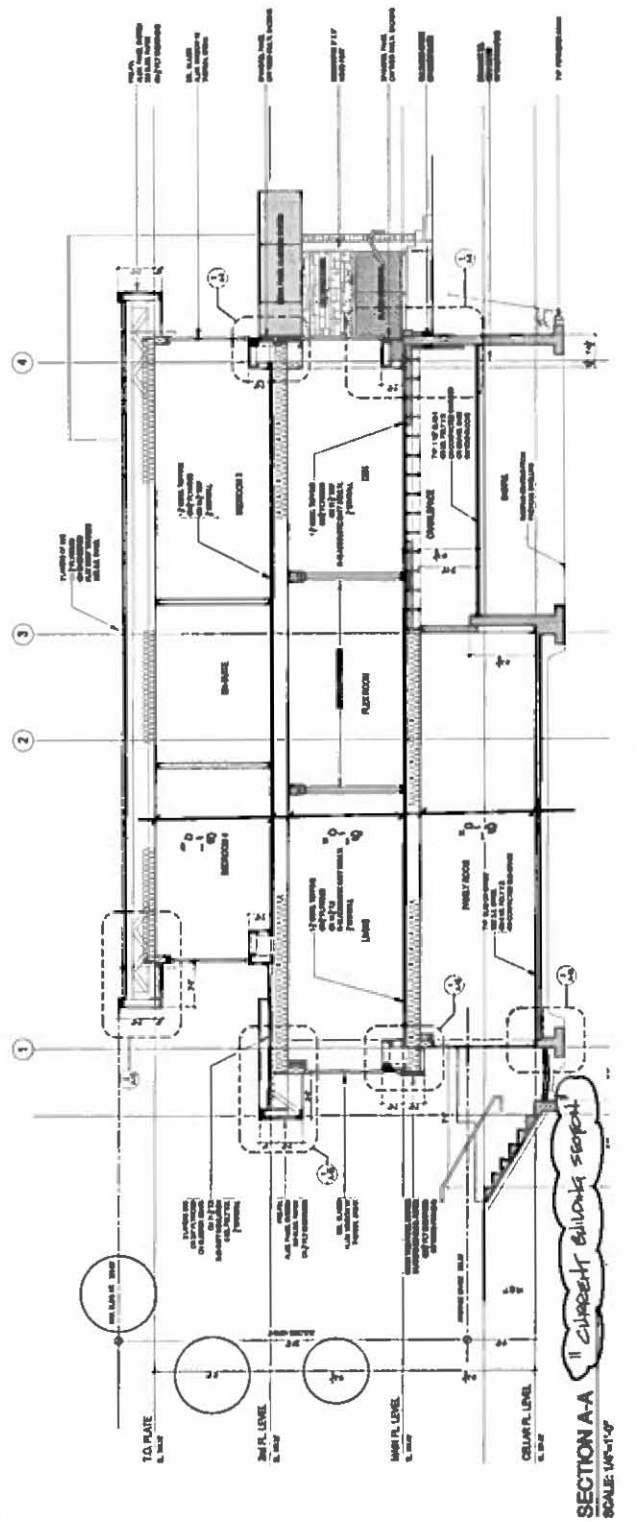
Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.

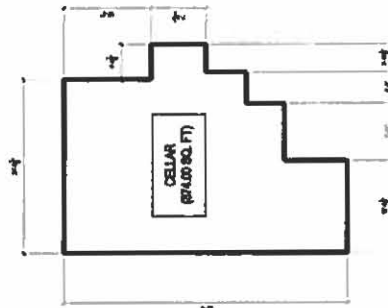
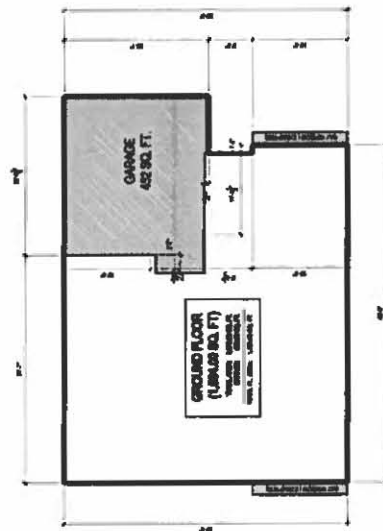
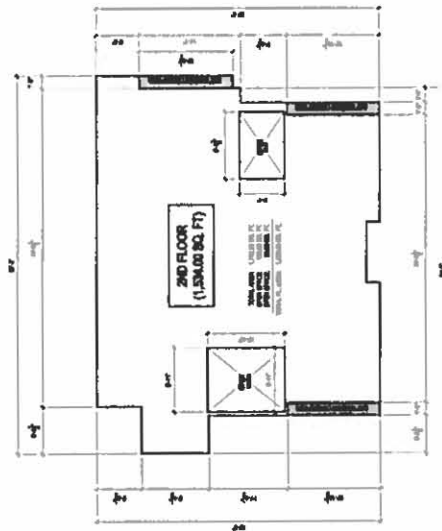
JQ

Peter Kushnir
Deputy Chief Building Inspector, Permits and Customer Service



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





F.A.R. CALCULATION

MAX. F.A.R. ALLOWED:	F.A.R. PROVIDED:
3,882.00 SQ. FT.	1,553.00 SQ. FT. 2ND FLOOR
	1,255.00 SQ. FT. GROUND FLOOR
	874.00 SQ. FT. BASEMENT
	3,882.00 SQ. FT. TOTAL FL. AREA