



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 JONATHAN EHLING
Mailing Address 200 - 829 W. 15th ST.
City/Town N. VANCOUVER Postal Code V7P 1M5
Phone Number(s) (H) 604.770.1380 (C) 604.230.1780
Email jearch@axionet.com
Preferred method of contact: ☒ email ☐ phone ☐ mail

Property

Name of Owner HONGXIA HU
Civic Address of Property 5635 OAKGLEN DR.
BBY 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.

MAR 8, 2016

Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2016 April 07. Appeal Number BV# 6220

Required Documents:

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

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

Jonathan Ehling Architect Inc.

200 – 829 W. 15th Street, North Vancouver, B.C. V7P 1M5

March 08, 2016

Burnaby City Hall
City Clerk's Office
4949 Canada Way,
Burnaby, B.C.
V5G 1M2

Attn: Ms. Eva Prior Administrative Officer

Re: 5635 Oakglen Drive – application for Variance.

Dear Ms. Prior,

We originally applied for a variance for the above noted address. The original request was for a relaxation in height (both front and rear averages) and front yard setback. The height had to do with the slope of the lot and we were supported on that matter. The front yard had to do with a combination of shallow lot, required separation to a garage in the rear yard and a greater than normal front yard average. We were not supported on this request.

We now respectfully resubmit our application having revised our plans to reflect the concerns of the Board. As a result of these changes we are still asking for a relaxation to height but within the same conditions of the original appeal. The front yard setback being requested has been increased to more closely align with the existing streetscape. In this case the house was pulled back a further 2.50' to where the front yard setback will be 36.25' to the post of the covered entry and 38.85' to the house itself. Please note that the setback to existing house is only 39.3'. As a consequence of these changes we are now asking for a relaxation to the required separation between the principal house and the detached garage at 12.22 feet where 14.8' is required.

With regard to the concept of front yard averaging; the houses further down the street see a similar setback of 35.3' for 5625 Oakglen, 39.6' for 5615 Oakglen and app. 26.5' for 5575 Oakglen. The houses on the opposite side of the street have reduced front yards more in keeping with the standard 25' FYSB for the R4 zone.

We have since had discussions with the Planning department to address certain concerns they had and to clarify our position. We would also like to point out that the neighbour at 5645 Oakglen Dr., who recently built a new home, was able to locate their garage within their building since they were able to access it from the front yard at the lowest level. This option (originally desired by my Client) was denied to us since the relevant bylaw was changed in 2014.

In our case; the need for a detached garage in the rear, coupled with a smaller back yard to start with, compounded our situation. This reason is why we are trying to locate the house further to the front in the first place. There was also a comment regarding the impact of our proposed project with the views of the same address above. This house has clearly designed their living room and deck to the other side of the house to take advantage of the primary views to the east and not to the north-east as was stated in the Planner comments. It is our opinion that the overall project still complies with the general intent of the R4 zoning bylaw.

We are seeking these relaxations due to the hardships encountered on site and for reasons referred to above. We ask for your support and in recognition of the ongoing involvement and co-operation with the Building Department.

Please feel free to contact me should you have any questions or comments.

Yours truly,

A handwritten signature in blue ink, appearing to read 'J Ehling', is positioned above the printed name.

Jonathan Ehling Architect AIBC

cc. Mr. David Song

**BOARD OF VARIANCE REFERRAL LETTER**

DATE: March 4, 2016	DEADLINE: March 8, 2016 for the April 7, 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: Jonathan Ehling			
ADDRESS OF APPLICANT: 200-829 W. 15 th St., North Vancouver B.C. V7P 1M5			
TELEPHONE: 604.770.1380			
PROJECT			
DESCRIPTION: New Single Family Dwelling			
ADDRESS: 5635 Oakglen Drive			
LEGAL:	LOT: 8	DL: 32	PLAN: 18542

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) R4 [6.3.1; 104.9]
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 distance between the principal building and the detached garage is 12.22 feet where a minimum distance of 14.8 feet is required.
- 2) The principal building height, measured from the rear average elevation will be 29.90 feet where the maximum building height of 29.5 feet is permitted.
- 3) The principal building height, measured from the front average elevation will be 31.15 feet where the maximum building height of 29.5 feet is permitted.
- 4) The front yard setback will be 36.25 feet to the post where a minimum front yard setback of 41.48 feet is required based on front yard averaging. The roof overhang will be 1.5 feet beyond the post.

Note: A previous Board of Variance (B.V. 6214) denied an appeal requesting the front yard setback will be 33.75 feet to the post where a minimum front yard setback of 41.48 feet is required. The roof overhang will be 1.5 feet beyond the post; and allowed the principal building height, measured from the rear average elevation to be 29.60 feet and the principal building height, measured from the front average elevation to be 31.30 feet where a maximum building height of 29.5 feet is permitted.

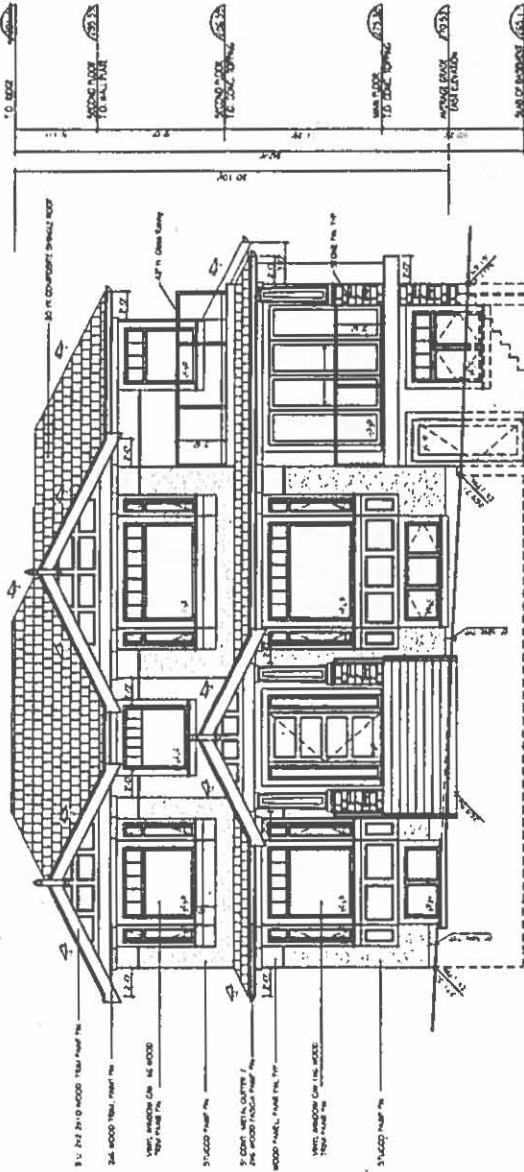
Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.

DS 
Peter Kushnir
Deputy Chief Building Inspector

RECEIVED

FIG. 12

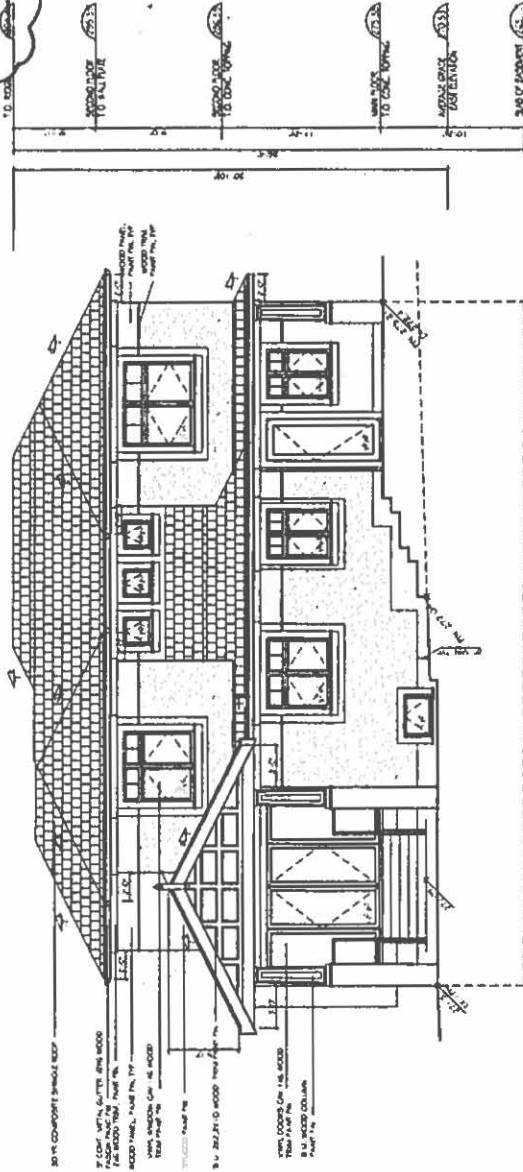
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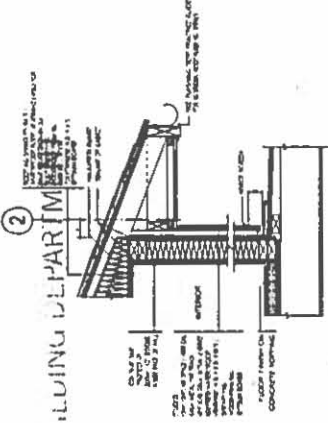
1.3 EAST ELEVATION
SCALE: 1/4" = 1'-0"

B. of V. REFERRAL

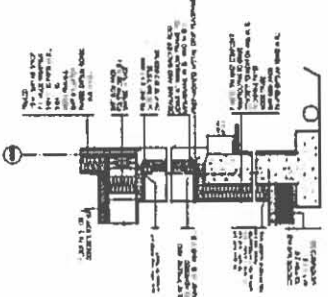
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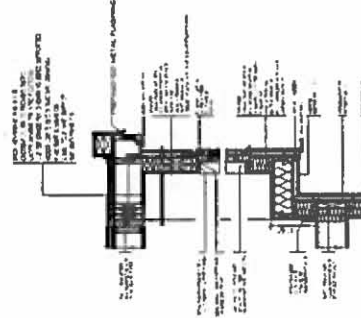
1.3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



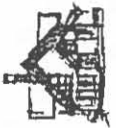
1.3 ROOF / WALL / FLAT ROOF
SCALE: 1/4" = 1'-0"



1.3 FOOTING AND FOUNDATION WALL DETAIL
SCALE: 1/4" = 1'-0"



1.3 TYPICAL BAY WINDOW/WINDOW SEAT
SCALE: 1/4" = 1'-0"



JONATHAN PINES ARCHITECTS
200-225 5175 ST
NORTH VANCOUVER, B.C.
CANADA V7V 1A5
T: 604-770-1300
E: jpa@jonathans.com
www.jonathans.com

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PROJECT:
DAVID RESIDENCE

CIVIL ADDRESS:
5635 OAKGLEN DR.,
BURNABY, BC

LEGAL DESCRIPTION:
LOT 6, DISTRICT 10, S2
1/4, 1/4, 1/4, 1/4, 1/4, 1/4
10042

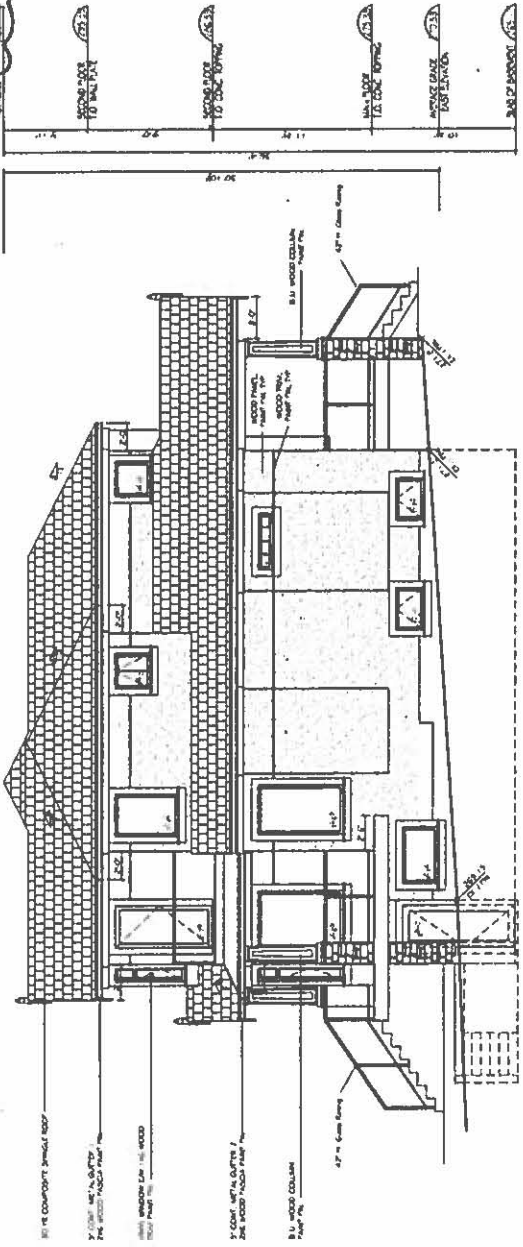
DRAWING TITLE:
EAST, WEST
ELEVATIONS,
DETAILS

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SHEET NO: A1.3

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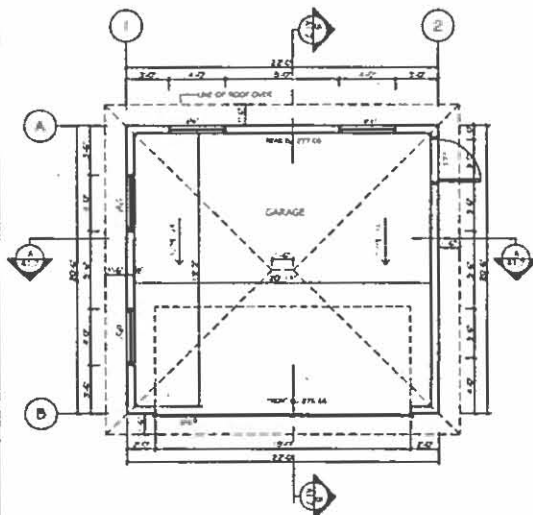
13 NORTH ELEVATION
SCALE 1/8" = 1'-0"



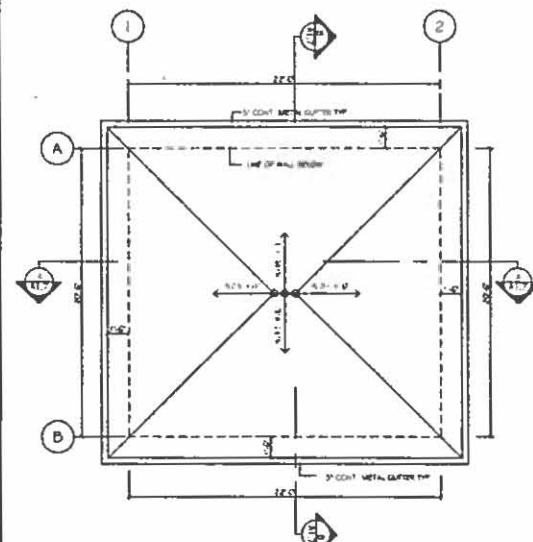
RECEIVED

185-07

BUILDING DEPARTMENT

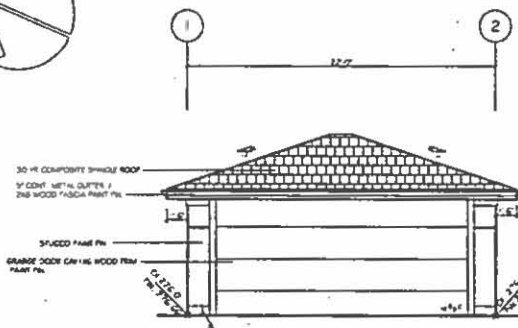


1 FLR. PLAN
SCALE: 1/4" = 1'-0"



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

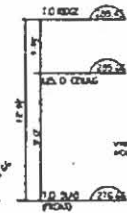
- 1. TYPICAL EXTERIOR WALL GARAGE
2" CLADDING AS PER ELEVATIONS
2 LAYER OF 5/8" BUILDING PAPER
1/2" OSB GABLE PLUMBING SHEARING
2x4 STUDS @ 16" O.C.
6 MIL. POLY. VAP. BARRIER
1/2" GIB. PLANK FINISH
- 2. TYPICAL INSULATED SUB-GARAGE
ROOF FINISH AS PER ROOM SCHEDULE
UNDERLAMENT AS REQ.
8" TH. CONCRETE SLAB
6 MIL. POLY. VAP. BARRIER
6" COMPACTED CRUSH ROCK BASE
- 3. TYPICAL ROOF GARAGE
2x4 SHINGLE ROOF
UNDERLAMENT PER SPECIFICATIONS
1/2" OSB GABLE PLUMBING SHEARING
2x4 STUDS @ 16" O.C.
6 MIL. POLY. VAP. BARRIER
5/8" GIB. PLANK FIN.



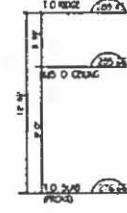
3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



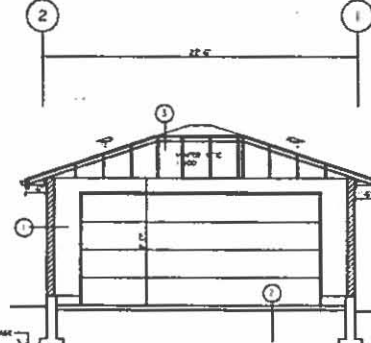
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



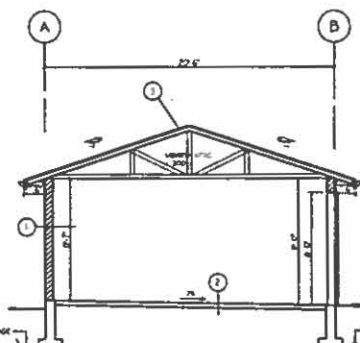
5 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



6 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



7 SECTION A
SCALE: 1/4" = 1'-0"



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



Jonathan Dilling Architects

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CANADA V7P 1M3
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PROJECT:
DAVID RESIDENCE

CIVIL ADDRESS:
5635 OAKGLEN DR.,
BURNABY, BC

LEGAL
DESCRIPTION:
LOT 6, DISTRICT LOT 32,
GRUPP 1, R.M.D. PLAN
10942

DRAWING TITLE:
GARAGE PLANS
ELEVATIONS,
SECTIONS

REVISIONS:

NO.	DESCRIPTION	DATE
1	APR 1 2015	2015-04-01
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SHEET: 2015.5.28
DRAWN BY: J.D.
REVIEWED BY: J.D.
SCALE: AS SHOWN
SHEET NO: A1.6

BLISS Catalogue Editor
 University of
 New York
 100-253-4000
 London E-4

SCALE: 1 INCH = 10 FEET

All dimensions are to face and include ground unless otherwise indicated.



LDT 2

LOT 11

DEFERRED

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BUILDING DEPARTMENT

OAKGLEN DRIVE

LANE

SHEDS, 20070.
For contractors we host plays in
Shedville or City square outdoors
only for the dramatic content.

**At town have been placed in
overhead off Sunday tree before 1990.**

**Shedville we based on growth dates,
then later County Government 200770,
located on the intersection of
Garden Street & Garden Lane
from 1950-55
(1950-55 street layout)
located across Garden Lane,
Integrated Survey Area No. 25
City of Sandy**

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electronically signed and sealed.

CERTIFIED CORRECT
Let drawings be correct
according to ground survey

W.C.L.S.

November 24, 1968.

FILED 70-2121A

Specialized. The proposed building envelope is our interpretation of the architect's concept. The style and location of the building envelope must be confirmed by the designer with the City of Houston prior to the commencement of any design work. Failure to confirm the style and location of the building envelope with the City of Houston early enough may result in delays and additional costs. The building envelope is not to be taken from an architectural style's characteristic building envelope and should reflect the City of Houston's Architectural Style and reflect any building, adaptation, needs, programs, plans or policies.

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Don E. King and Associates
Surveyors and S.L. Land Surveyors
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Durham, N.C. 27703
Telephone: 254-6161
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