City of Burnaby

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: Sanja Gavrilović

Mailing Address: 2097 Dawes Hill Rd

City/Town: Coquitlam Postal Code: V3K 1M8

Phone Number(s) (H) 604 500 0714 (C)

Email: fourpointsdb@gmail.com

Preferred method of contact: ☒ email ☐ phone ☐ mail

Property

Name of Owner: Marko Marković

Civic Address of Property: 1655 Hammond 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.

12.04.2016
Date

Applicant Signature

Office Use Only

Appeal Date 2016 May 05 Appeal Number BV# 6225

Required Documents:

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

CITY OF BURNABY
APR 12 2016
RK'S OFFICE

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

Stevan Gavrilovic, MASc, EIT
Four Points Design Build Ltd.
2097 Dawes Hill Rd.
Coquitlam, BC
V3K 1M8

Marko and Jelena Markovic,
Owners
1655 Howard Ave.
Burnaby, BC

April 4, 2016

To the City of Burnaby Board of Variance,

RE: 1655 Howard Ave., Appeal for Relaxation of Building Height Bylaw

1655 Howard Avenue is a 7102 ft^2 parcel located within R2 zoning. The existing ground, from the front to the rear yard, is naturally sloping with an elevation change of about 10ft. Currently, a single family residence with detached garage is under construction. The old house that was demolished had an asphalt driveway at the rear and existing retaining walls lengthwise along the north and south sides of the property. When the driveway and site was excavated, soil between the current house and detached garage was removed to accommodate construction. The boxed area in **Figure 1** below highlights the section of property in discussion.

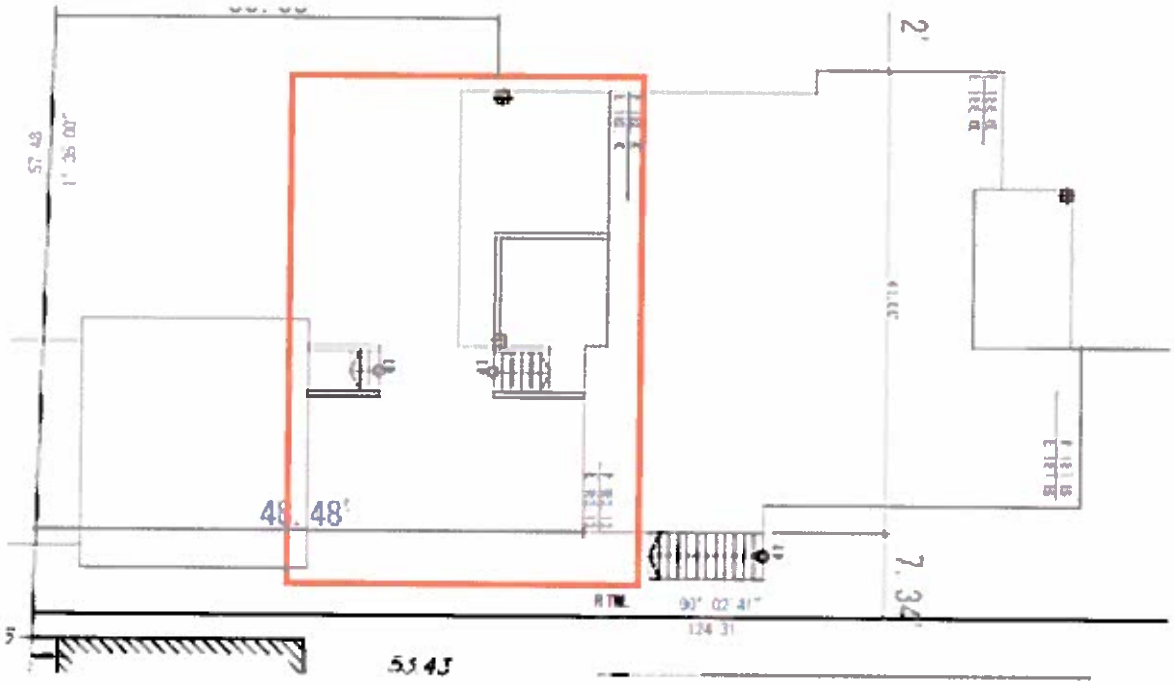


Figure 1. Site plan of house and detached garage

The separation distance between the house and garage is 24.51 ft. and the finished ground elevation difference is approximately 5 ft. When compared to the rest of the lot, this portion has the greatest slope. The garage floor slab elevation is at 174.50 ft. while the cellar floor elevation is at 178.0 ft.; a difference of 3.5 ft. Since the ground level is naturally sloping, the ground elevation at the garage is 177 ft. while at the house it is 182 ft. Refer to **Figure 2** below for the cross-section view.

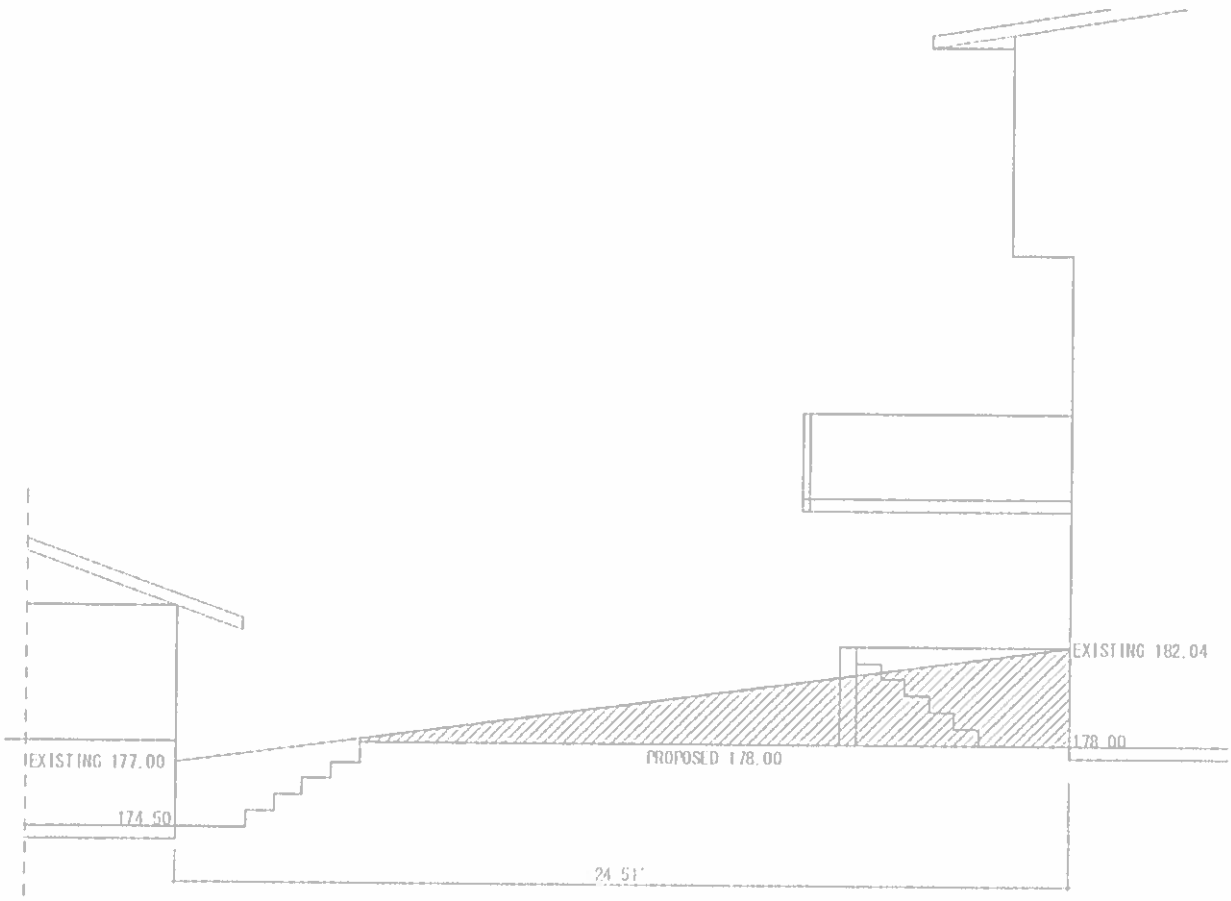


Figure 2. Cross-section of 1655 Howard Ave.

The existing approved plan shows a sunken well of 3.0 ft. The hatched area is the removed soil that would have to be replaced to accommodate the well and stairs. The current excavated ground level is equal to the cellar floor elevation of 178.0 ft.; it is labelled as 'proposed' in **Figure 2** above.

We recommend to make the existing excavated ground level of 178.0 ft. the finished grade level. Doing so would have minimal impact as the property is already sloping. Also, it is advantageous since it avoids unnecessary filling only to construct a well and stairs. Doing so would be costly and impractical. Stairs would have to be constructed along with a well for both the garage and house. To get to the garage from your house, you would have to climb a set of stairs, walk along a sloping sidewalk, then descend down a second set of stairs.

See **Figure 3** below for current grade adjacent to the house.

Figure 3. Existing site showing house and detached garage

For the proposed design, there would only be stairs leading down into the garage well; as shown above. The new design takes advantage of the naturally sloping ground that would daylight shortly after the extent of the house well regardless.

Refer to **Figure 4** for the current grade in the back yard.

Figure 4. Showing slope of the proposed ground

The height of the structure is governed at the rear due to the sloping nature of the lot. The approved height of the structure is 27.87 ft. By lowering the grade at the rear of the house it would increase the height of the structure to 32.28 ft. The maximum height in R2 zoning is 29.5 ft. Therefore, we are requesting a variance for bylaw **102.6 Height of Principal Building** for a height of 32.28 ft. to accommodate the proposed design. The existing design does not take into advantage the sloping nature of the lot and is impractical. We hope that you will consider the requested variance.

Regards,

Stevan Gavrilovic, MASc, EIT
Project Engineer

Marko and Jelena Markovic,
Owners

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: April 7, 2016	**DEADLINE: April 12, 2016 for the May 5, 2016 hearing**	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Sanja Gavrilovic		
ADDRESS OF APPLICANT: 2097 Davis Hill Rd., Coquitlam B.C. V3K 1M8		
TELEPHONE: 604.500.0714		

PROJECT			
DESCRIPTION: New Single Family Dwelling			
ADDRESS: 1655 Howard Avenue			
LEGAL:	**LOT: 60**	**DL: 126**	**PLAN: 25437**

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)]
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 principal building height, measured from the Heathdale Drive front average elevation will be 32.28 feet where the maximum building height of 29.5 feet is permitted. The principal building height, measured from the Howard Avenue front average elevation will be 23.33 feet.

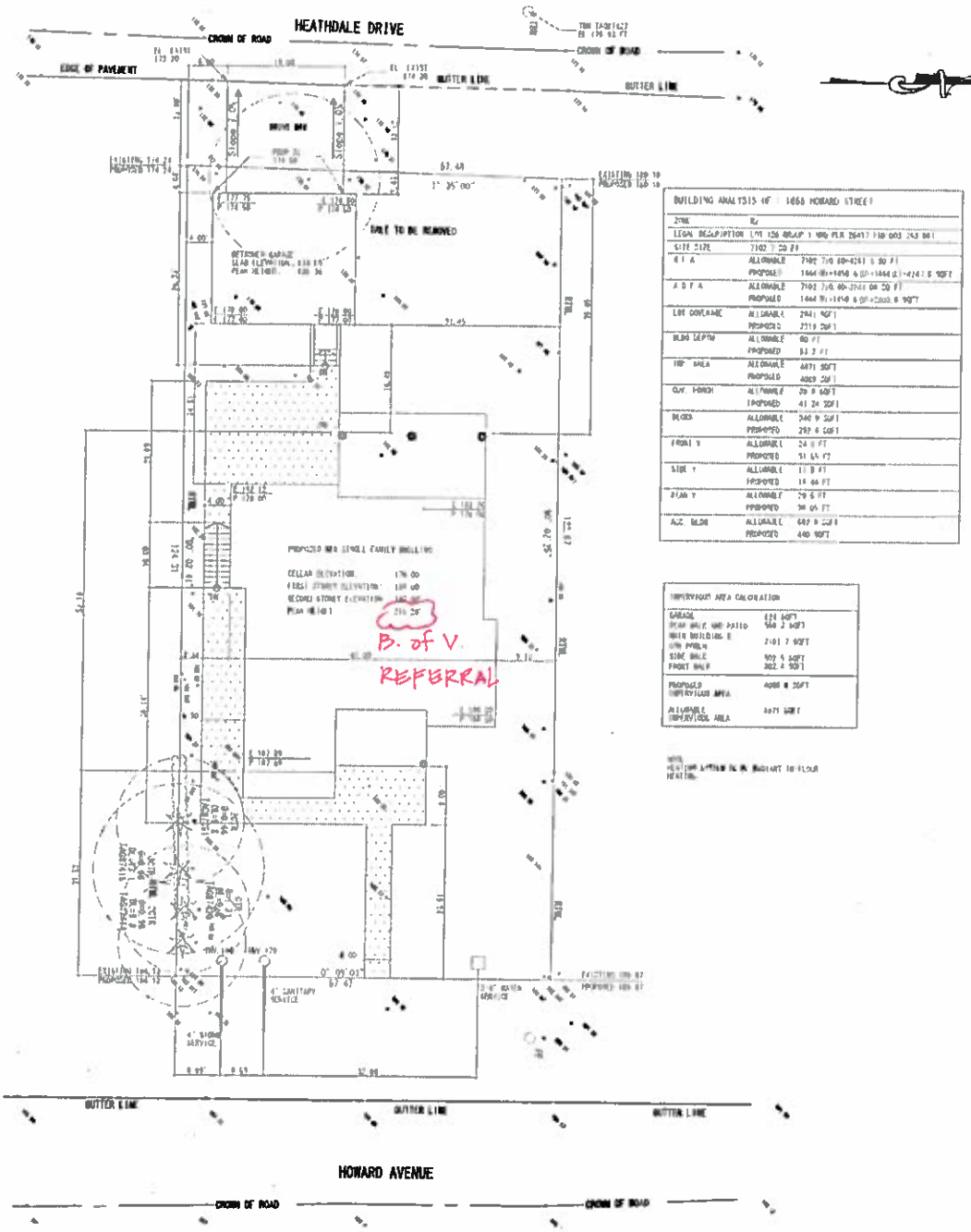
Note: A previous Board of Variance (B.V. 6172) allowed an appeal requesting the front yard setback from Heathdale Drive, to the post, will be 39.10 feet where a minimum front yard setback of 44.57 feet is required based on front yard averaging. The cantilevered deck joists will extend 2.0 feet beyond the post; and construction of an accessory building in a required front yard, located 3.94 feet from the West property line abutting Heathdale Drive and 4.0 feet from the South property line, where siting of an accessory building in a required front yard is prohibited by the Zoning Bylaw.

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

for Peter Kushnir

Peter Kushnir
Deputy Chief Building Inspector



BUILDING ANALYSIS OF : 1655 HOWARD STREET		
ZONE	RS	
LEGAL DESCRIPTION	LOT 126 GROUP 1 NWD PLN 25417 PID 003 243 861	
SITE SIZE	7102 7 SQ FT	
F S R	ALLOWABLE	7102 7/0.60=4261.6 SQ FT
	PROPOSED	1464.8+1450.6+1464.8+2421.8 SQFT
A D F A	ALLOWABLE	7102 7/0.40=2841.08 SQ FT
	PROPOSED	1464.8+1450.6+2800.8 SQFT
LOT COVERAGE	ALLOWABLE	2841 SQFT
	PROPOSED	2719 SQFT
BLDG DEPTH	ALLOWABLE	80 FT
	PROPOSED	51.3 FT
TOT AREA	ALLOWABLE	4871 SQFT
	PROPOSED	4869 SQFT
OVR HGHT	ALLOWABLE	29.8 SQFT
	PROPOSED	41.24 SQFT
DECKS	ALLOWABLE	340.9 SQFT
	PROPOSED	292.6 SQFT
FRONT Y	ALLOWABLE	24.0 FT
	PROPOSED	51.64 FT
SIDE Y	ALLOWABLE	11.0 FT
	PROPOSED	14.66 FT
REAR Y	ALLOWABLE	29.6 FT
	PROPOSED	30.05 FT
ACC. BLDG	ALLOWABLE	487.9 SQFT
	PROPOSED	440 SQFT

IMPERVIOUS AREA CALCULATION	
GARAGE	424 SQFT
DEAD WALK AND PATIO	560.2 SQFT
MAIN BUILDING & SUN PORCH	2101.7 SQFT
SIDE WALK	302.5 SQFT
FRONT WALK	202.4 SQFT
PROPOSED IMPERVIOUS AREA	4000.8 SQFT
ALLOWABLE IMPERVIOUS AREA	4871 SQFT

NOTE: HEATING SYSTEM TO BE RADIANT IN FLOOR HEATING.

RECEIVED
APR 06 2016
BUILDING DEPARTMENT

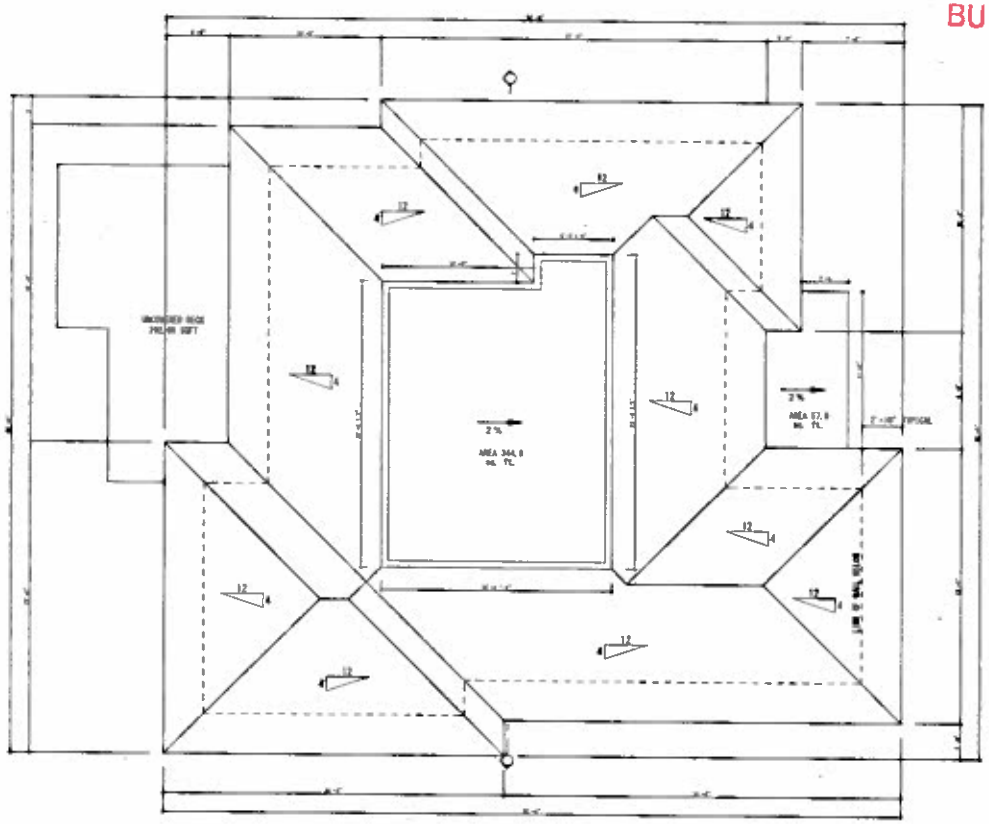
CLIENT: MARKO MARKOVIC
PROJECT TITLE: 1655 HOWARD AVE
BURNABY

DRAWING TITLE:
MARKOVIC RESIDENCE

NO.	REMARKS	DATE	DGN

DRAWN BY: STEVAN G.
DATE: 04/13/2015
PROPOSAL
CHECKED
SCALE: 1/8" = 1'
TITLE: SITE PLAN
Project No: PP11
Sheet No: 01

FOUR POINTS DESIGN BUILD LTD
2987 DAWES HILL RD
COQUITLAM, BC
CANADA
V3K 1M8
778.974.6858



ROOF PLAN
SCALE 1/4"=1'-0"
NOTE ALL DIMENSIONS in FEET

TOTAL ROOF AREA 2101.7 SQ. FT
ALLOWABLE FLAT ROOF AREA 420.3 SQ. FT
PROPOSED FLAT ROOF AREA 402.8 SQ. FT

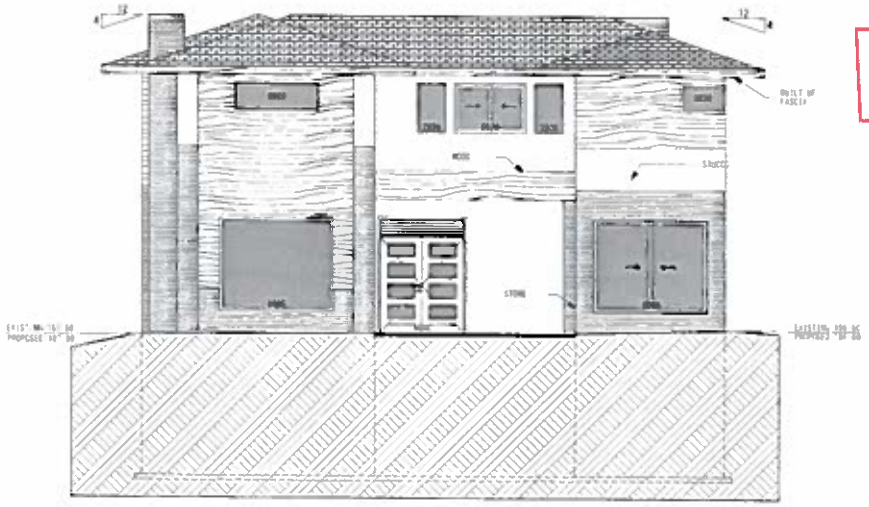
FOUR POINTS DESIGN BUILD LTD
2067 DAWES HILL RD
COQUITLAM BC
CANADA
V3K 1M9
778.874.8856

No.	REMARKS	DATE	DGN
1	[illegible]	[illegible]	[illegible]

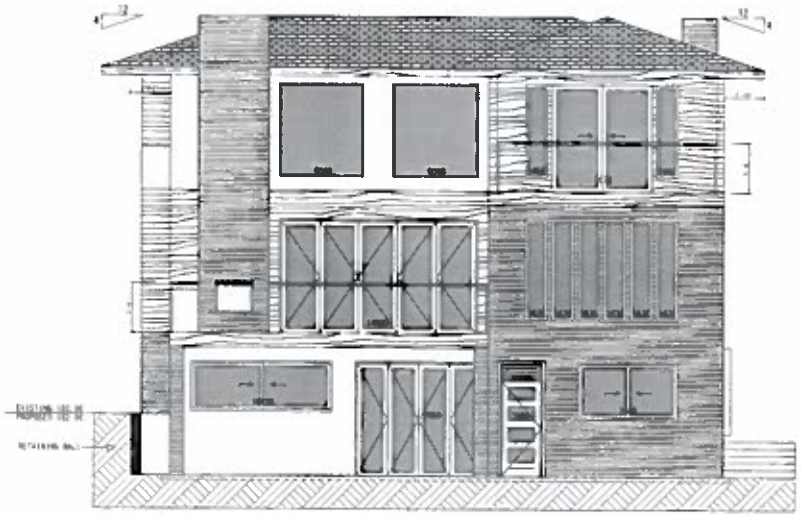
CLIENT: MARKO MARKOVIC
PROJECT TITLE: 1655 HOWARD AVE BURNABY

DRAWING TITLE: MARKOVIC RESIDENCE

DRAWN BY: STEVAN G
DATE 04/13/2015
PROPOSAL
CHECKED
SCALE 1/4" = 1'
TITLE ROOF PLAN
Project No: FP11
Sheet No: 05



EAST ELEVATION
SCALE 1/4"=1'-0"
NOTE: ALL DIMENSIONS TO FEET AND INCHES



WEST ELEVATION
SCALE 1/4"=1'-0"
NOTE: ALL DIMENSIONS TO FEET AND INCHES

RECEIVED
APR 05 2016
BUILDING DEPARTMENT

FOUR POINTS DESIGN BUILD LTD
2097 DAWES HILL RD
COQUITLAM BC
CANADA
V3K 1M8
778.874.6858

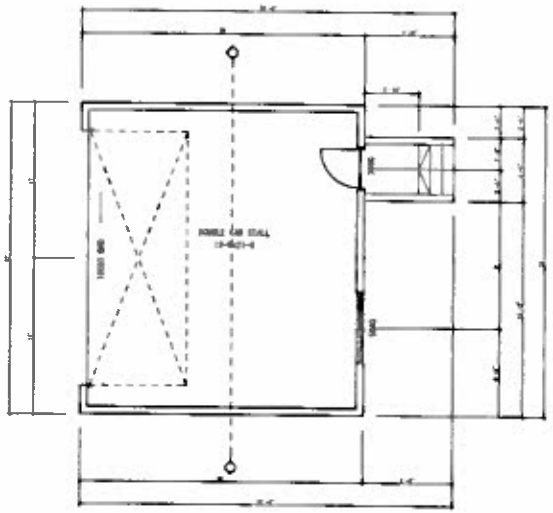
No	REMARKS	DATE	DGN

CLIENT: MARKO MARKOVIC
PROJECT TITLE: 1655 HOWARD AVE BURNABY
DRAWING TITLE: MARKOVIC RESIDENCE

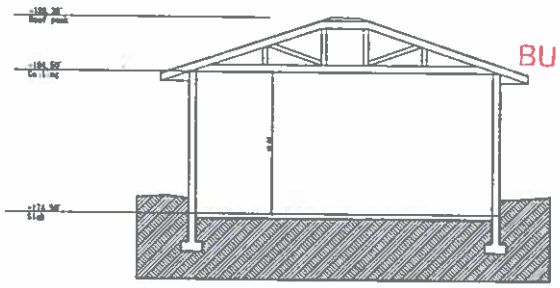
DRAWN BY: STEVAN G
DATE: 04/13/2015
PROPOSAL
CHECKED
SCALE 1/4" = 1'
TITLE: ELEVATIONS R

Project No	Sheet No
FP11	07

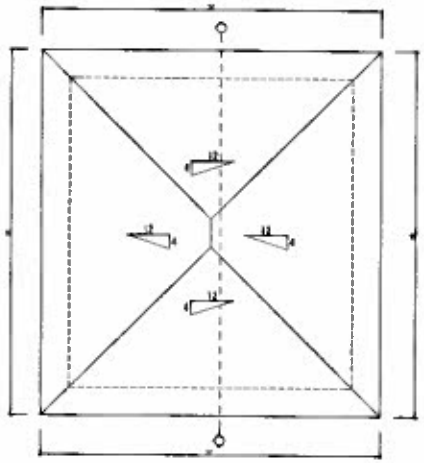
FOUR POINTS DESIGN BUILD LTD
2097 DAWES HILL RD
COQUITLAM BC
CANADA
V3K 1M8
778.874.6856



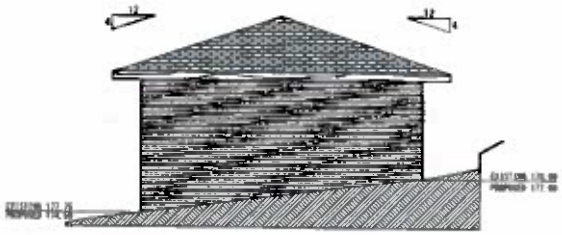
GARAGE PLAN
SCALE 1/4"=1'-0"
NOTE: ALL DIMENSIONS IN FEET AND INCHES



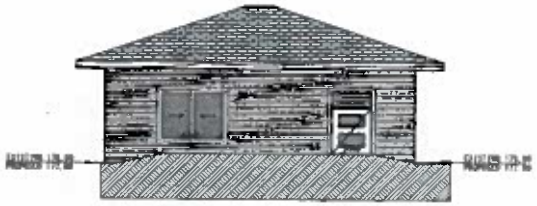
SECTION
SCALE 1/4"=1'-0"
NOTE: ALL DIMENSIONS IN FEET AND INCHES



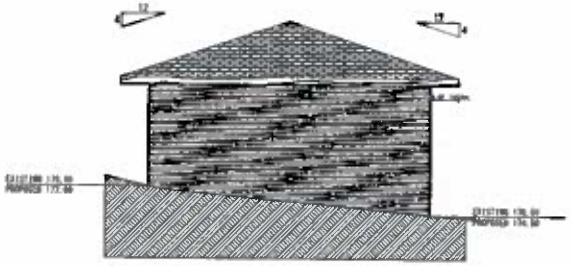
GARAGE ROOF PLAN TOTAL ROOF AREA 624 SQ.FT
SCALE 1/4"=1'-0"
NOTE: ALL DIMENSIONS IN FEET



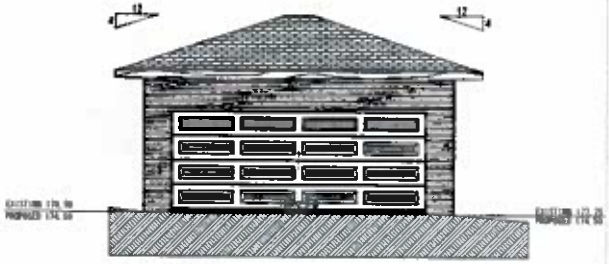
NORTH ELEVATION
SCALE 1/4"=1'-0"
NOTE: ALL DIMENSIONS IN FEET AND INCHES



WEST ELEVATION
SCALE 1/4"=1'-0"
NOTE: ALL DIMENSIONS IN FEET AND INCHES



SOUTH ELEVATION
SCALE 1/4"=1'-0"
NOTE: ALL DIMENSIONS IN FEET AND INCHES



EAST ELEVATION
SCALE 1/4"=1'-0"
NOTE: ALL DIMENSIONS IN FEET AND INCHES

No.	REMARKS	DATE	DGN
1	[illegible]	[illegible]	[illegible]

CLIENT: MARKO MARKOVIC
PROJECT TITLE: 1655 HOWARD AVE BURNABY

DRAWING TITLE: MARKOVIC RESIDENCE

DRAWN BY: STEVAN G
DATE: 04/13/2015
PROPOSAL:
CHECKED
SCALE 1/4" = 1
TITLE GARAGE

Project No:	Sheet No:
FP11	9

TOPOGRAPHICAL SURVEY PLAN OF LOT 60
DISTRICT LOT 126 GROUP 1
NWD PLAN 25437

PID: 003-253-881

SCALE 1"=16'

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

RECEIVED
APR 05 2016
BUILDING DEPARTMENT

CIVIC ADDRESS :

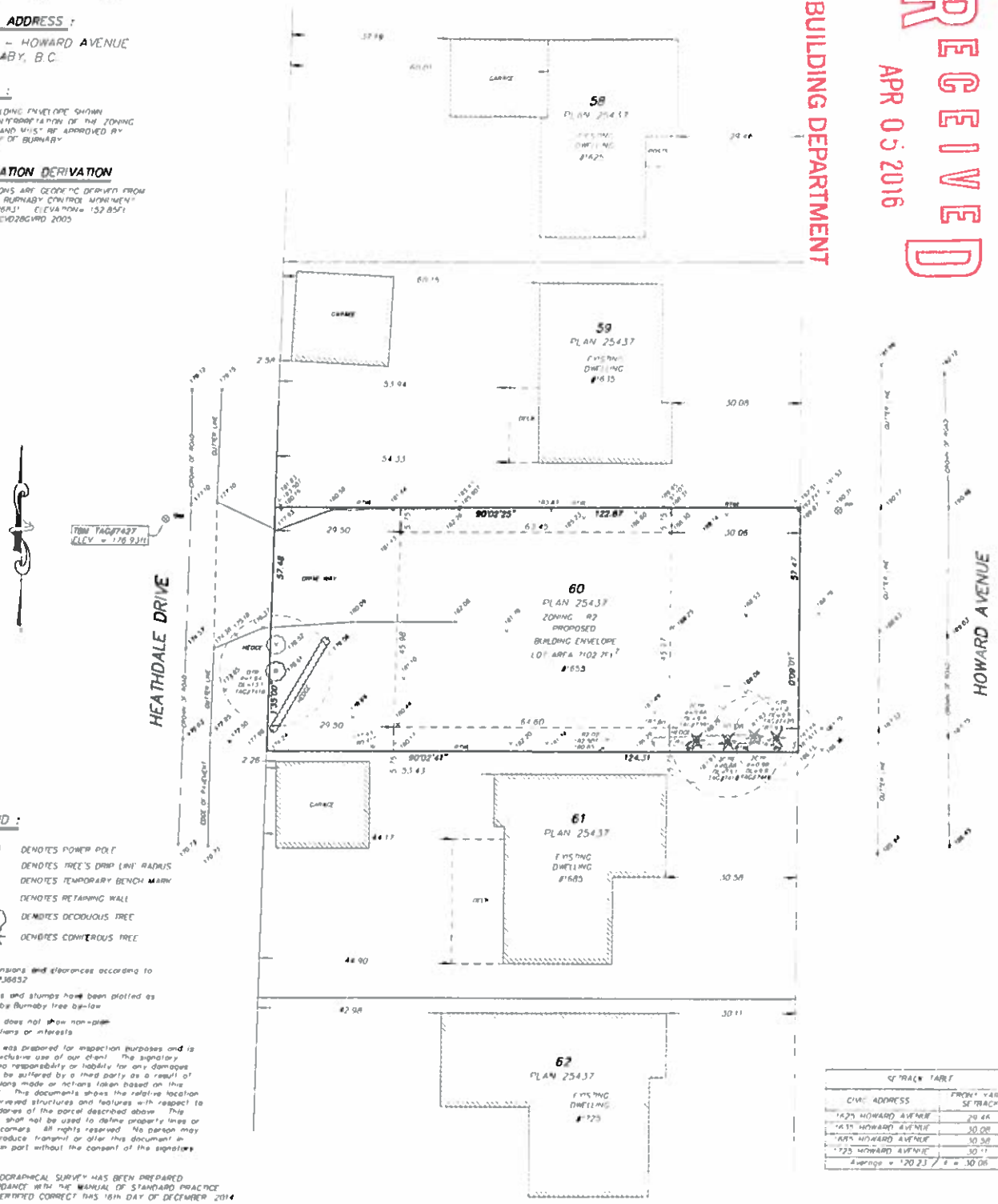
1655 - HOWARD AVENUE
BURNABY, B.C.

NOTE :

THE BUILDING ENVELOPE SHOWN IS AN INTERPRETATION OF THE ZONING BYLAW AND MUST BE APPROVED BY THE CITY OF BURNABY

ELEVATION DERIVATION

ELEVATIONS ARE GEODETIC DERIVED FROM CITY OF BURNABY CONTROL MONUMENT No. 79BA31 ELEVATION = 132.85ft DATUM CVD28GVRD 2005



LEGEND :

- DENOTES POWER POLE
- DENOTES TREE'S DRIP LINE RADIUS
- DENOTES TEMPORARY BENCH MARK
- DENOTES RETAINING WALL
- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE

Lot dimensions and clearances according to Plan LMP36852

Only trees and stumps have been plotted as required by Burnaby tree by-law

This plan does not show non-plan charges, liens or interests

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS 18th DAY OF DECEMBER 2014

ADDITIONAL TOPOGRAPHICAL SURVEY HAS BEEN COMPLETED AND IS CERTIFIED CORRECT THIS 10th DAY OF MARCH, 2015

B.C.L.S.

SIGNATURE

SETBACK TABLE

CIVIC ADDRESS	FRONT YARD SETBACK
1625 HOWARD AVENUE	29.48
1635 HOWARD AVENUE	30.08
1685 HOWARD AVENUE	30.58
1725 HOWARD AVENUE	30.11
Average = 120.23 / 4 =	30.06

CREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
INC. 204 - 9299 68th AVENUE
SURREY - B.C. V3S 2C1
TEL 604 597 8947
E-MAIL info@crewalsurveys.com
DWG. 1412-02R
DWG. 1412-02R 13 MINERAL