



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 Gavrilovic
Mailing Address 2097 Daves Will Rd
City/Town Coquitlam Postal Code V3K 1M8
Phone Number(s) (H) 604 500 0714 (C) _____
Email fourpoint.sdb@gmail.com
Preferred method of contact: ☒ email ☐ phone ☐ mail

Property

Name of Owner Marko Markovic
Civic Address of Property 1655 HOWARD 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

[Signature]
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

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

CLERK'S OFFICE

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 ft² 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.

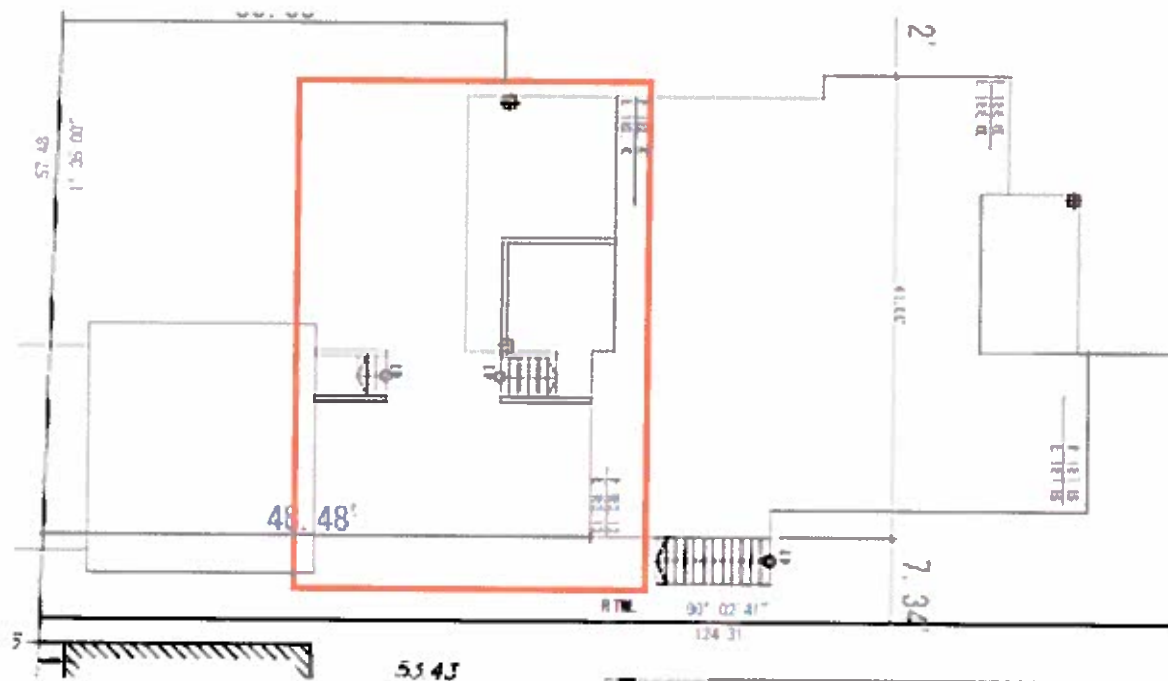


Figure 1. Site plan of house and detached garage

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.

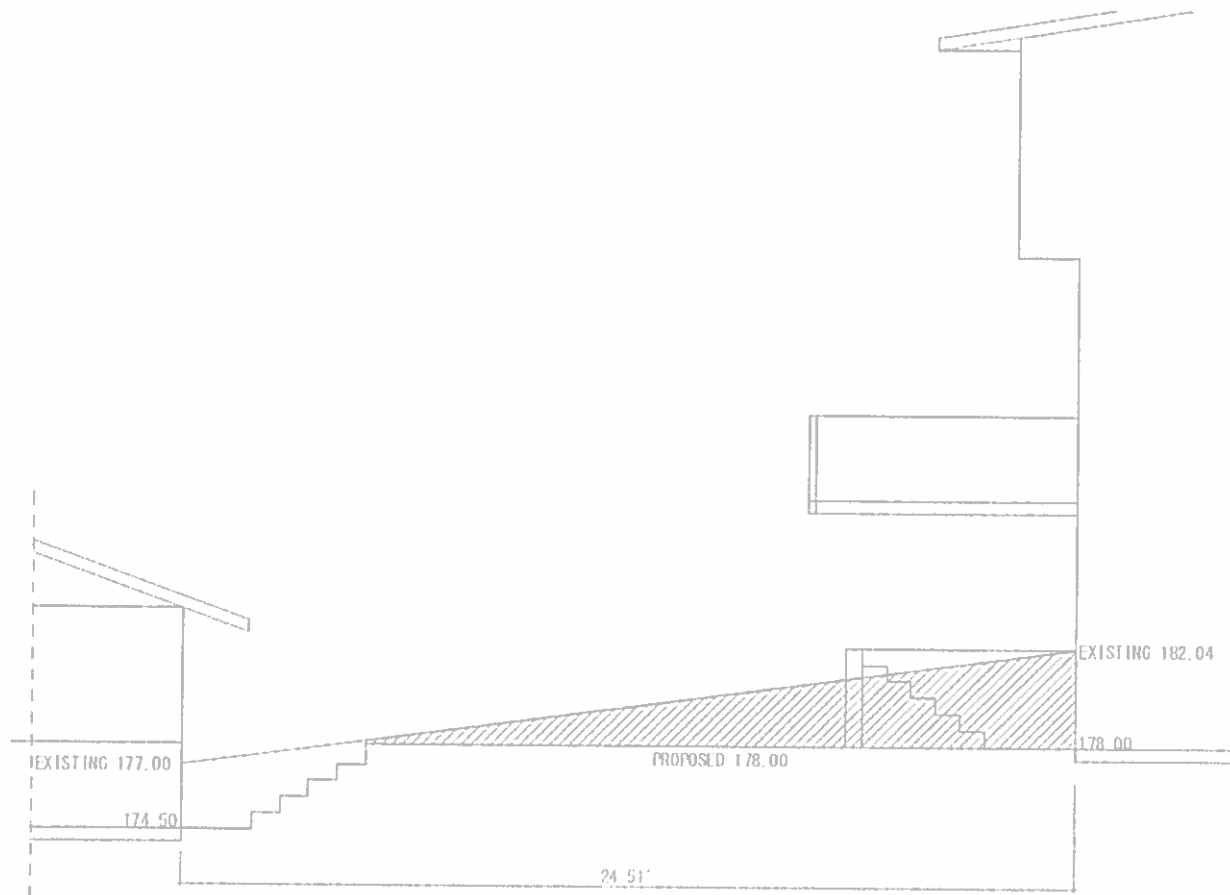


Figure 2. Cross-section of 1655 Howard Ave.

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



BOARD OF VARIANCE REFERRAL LETTER

DATE: April 7, 2016	DEADLINE: April 12, 2016 for the May 5, 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: 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.

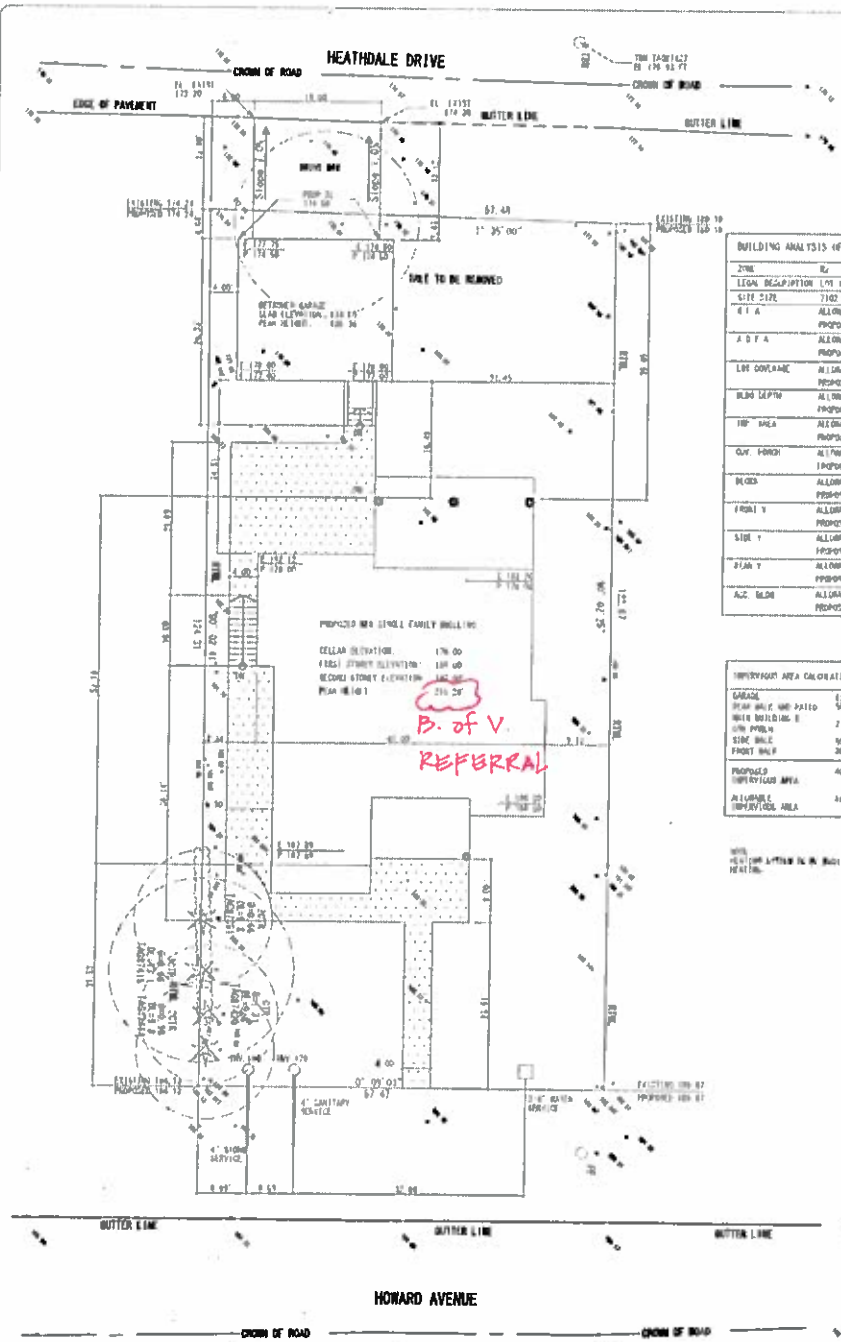
Note: A previous Board of Variance (B.V. 6172) allowed an appeal requesting the front yard setback from Heathdale Drive, to the post, will be 39.10 feet where a minimum front yard setback of 44.57 feet is required based on front yard averaging. The cantilevered deck joists will extend 2.0 feet beyond 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

TYPE	REQUIREMENT	PROPOSED	ALLOWABLE
LEGAL DESCRIPTION	179 126 GROUP 1 1800 P.L.R. 254717 7100 000 243 001		
SITE SIZE	7100 7 20 21		
LOT AREA	ALLOWABLE 7100 710 60-4251 1 50 21	PROPOSED 1666 80+1450 6 00+1444 01+4747 6 10 21	
LOT AREA	ALLOWABLE 7100 710 60-2741 04 20 21	PROPOSED 1666 80+1450 6 00+1444 01+4747 6 10 21	
LOT COVERAGE	ALLOWABLE 2541 10 21	PROPOSED 2519 20 21	
LOT DEPTH	ALLOWABLE 60 21	PROPOSED 51 2 21	
LOT AREA	ALLOWABLE 4871 50 21	PROPOSED 4063 20 21	
LOT AREA	ALLOWABLE 29 9 50 21	PROPOSED 41 24 20 21	
LOT AREA	ALLOWABLE 240 9 50 21	PROPOSED 250 9 50 21	
LOT AREA	ALLOWABLE 24 0 21	PROPOSED 51 04 21	
LOT AREA	ALLOWABLE 17 0 21	PROPOSED 14 04 21	
LOT AREA	ALLOWABLE 29 0 21	PROPOSED 34 04 21	
LOT AREA	ALLOWABLE 647 0 20 21	PROPOSED 640 10 21	

TEMPERATURE AREA CALCULATION

AREA	TEMPERATURE
GARAGE	174 50 21
REAR WALK AND PATIO	540 2 50 21
WALK BUILDING	7101 7 50 21
WALK AREA	100 5 50 21
PORT WALK	302 4 50 21
PROPOSED TEMPERATURE AREA	4068 8 50 21
ALLOWABLE TEMPERATURE AREA	3471 50 21

P. of V. REFERRAL

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NOTES:

1. The owner is responsible for obtaining all necessary permits and approvals from the relevant authorities.
2. The proposed building footprint is shown in solid black lines.
3. The setbacks from the streets are indicated by dashed lines.
4. The lot area is 7100 7 20 21.
5. The lot coverage is 2541 10 21.
6. The lot depth is 60 21.
7. The lot area is 4871 50 21.
8. The lot area is 29 9 50 21.
9. The lot area is 240 9 50 21.
10. The lot area is 24 0 21.
11. The lot area is 17 0 21.
12. The lot area is 29 0 21.
13. The lot area is 647 0 20 21.
14. The lot area is 640 10 21.

CLIENT: MARKO MARKOVIC
PROJECT TITLE: 1655 HOWARD AVE BURNABY

DRAWING TITLE: MARKOVIC RESIDENCE

DRAWN BY: STEVAN G
DATE: 04/13/2015

CHECKED:
SCALE: 1/8" = 1'
TITLE: SITE PLAN
Project No: 01
Sheet No: 01

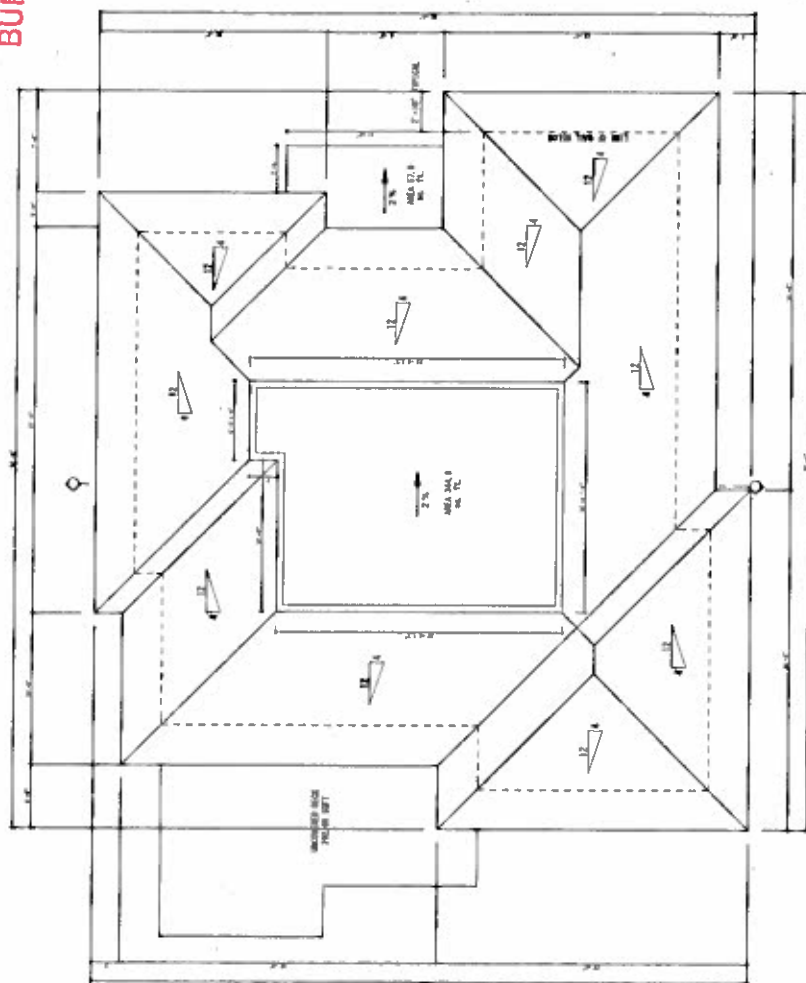
NO. REMAINS DATE DOWN

NO.	REMARKS	DATE DOWN
1	AS NOTED	04/13/15
2	AS NOTED	04/13/15

POINIS DESIGN BUILD LTD
2007 DAVES HILL RD
COQUITLAM BC
V3M 4G4
778.974.6556

APR 07 2016

BUILDING DEPARTMENT



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 402.6 SQ. FT.

FP FOUR POINTS DESIGN BUILD LTD.
20617 DAVIES HILL RD
COQUITLAM BC
CANADA
V3K 1M8
778.074.0856

No.	REMARKS	DATE	DGN
	1000	06-2-15	16

CLIENT: MARKO MARKOVIC
PROJECT TITLE: 1655 HOWARD AVE
BURNABY

DRAWING TITLE:
MARKOVIC RESIDENCE

DATE 04/13/2015

TNS OGD0604

CHIEF MED

SCALE 1/4" = 1'

TITLE ROOF PLAN

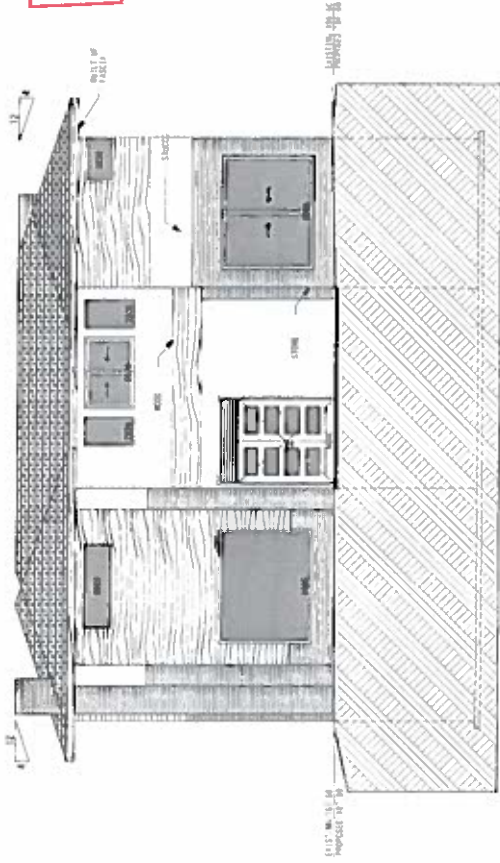
Project No: SP11
Sheet No: 05

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

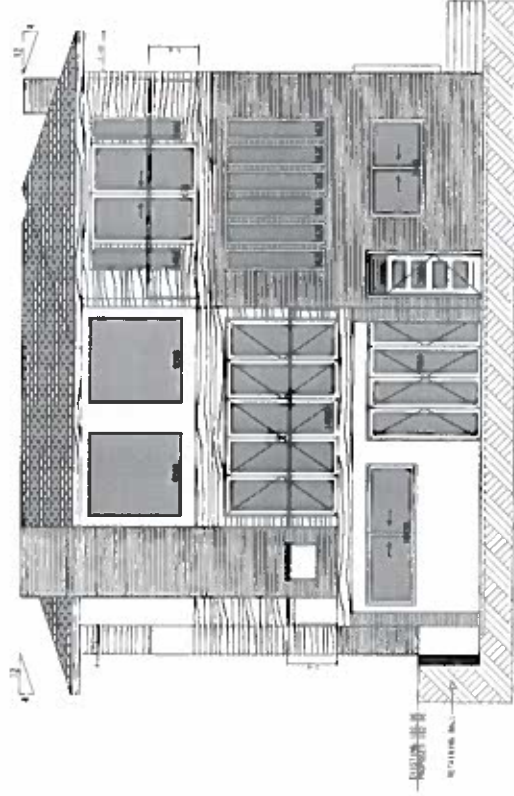
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BUILDING DEPARTMENT



EAST ELEVATION
SCALE 1/4" = 1'-0"
NOT TO SCALE



WEST ELEVATION
SCALE 1/4" = 1'-0"
NOT TO SCALE

REVISIONS DATE DCAI

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: FP11
Sheet No: 07

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APR 07 2016

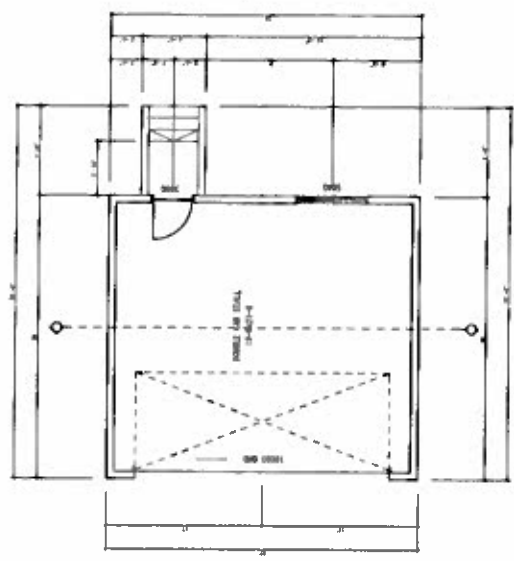
BUILDING DEPARTMENT

FOUR POINTS DESIGN BUILD LTD
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COQUITLAM BC
V3K 1M8
778.874.8852

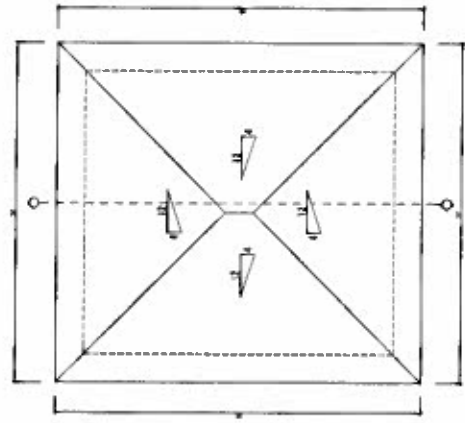
NO.	REMARKS	DATE	DGN
1	ISSUED	04/13/2015	01

CLIENT: MARKO MARKOVIC
PROJECT TITLE: 1655 HOWARD AVE
BURNABY
DRAWING TITLE: MARKOVIC RESIDENCE
DRAWN BY: STEVAN G
DATE: 04/13/2015

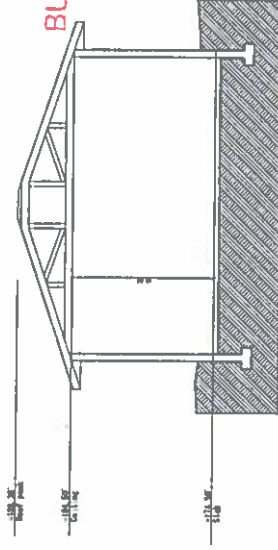
PROPOSAL	CHECKED
SCALE: 1/4" = 1'	
TITLE: GARAGE	
Project No:	Sheet No:
FP11	01



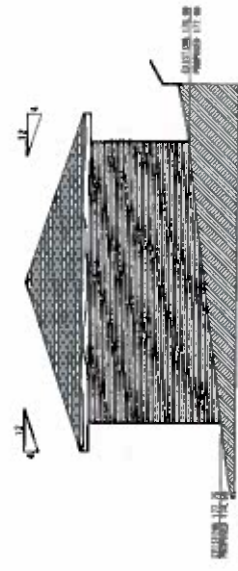
GARAGE PLAN
SCALE 1/4" = 1'-0"
NOTE: ALL DIMENSIONS IN FEET AND INCHES



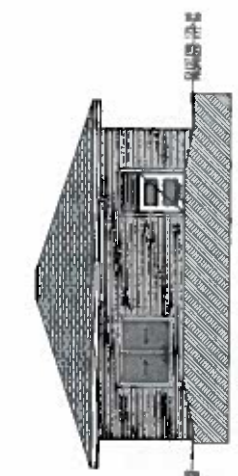
GARAGE ROOF PLAN
SCALE 1/4" = 1'-0"
TOTAL ROOF AREA 624 SQ. FT.
NOTE: ALL DIMENSIONS IN FEET



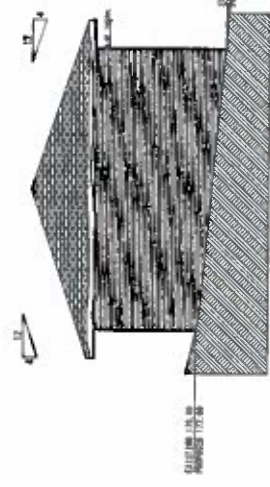
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SCALE 1/4" = 1'-0"
NOTE: ALL DIMENSIONS IN FEET AND INCHES



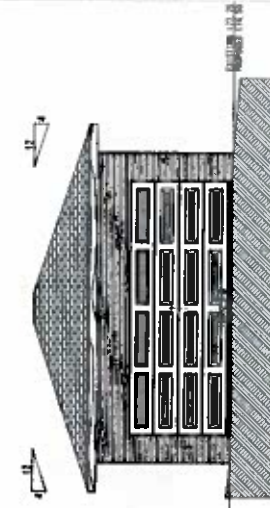
NORTH ELEVATION
SCALE 1/4" = 1'-0"
NOTE: ALL DIMENSIONS IN FEET AND INCHES



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



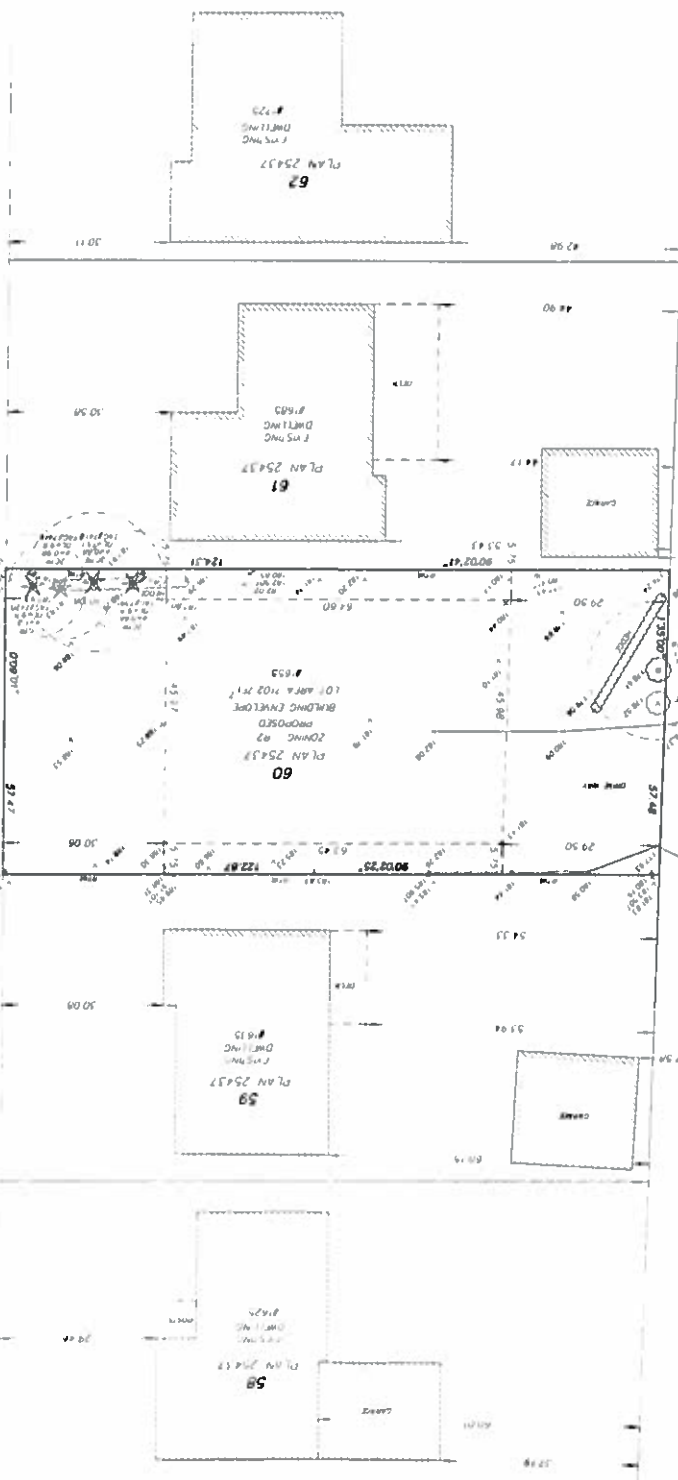
EAST ELEVATION
SCALE 1/4" = 1'-0"
NOTE: ALL DIMENSIONS IN FEET AND INCHES

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

CIMC ADDRESS:
1655 - HOWARD AVENUE
BURNABY, B.C.
PID: 003-253-881

SCALE 1"=16'
ALL DIMENSIONS ARE IN FEET AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

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ELEVATION DEVIATION
ELEVATIONS ARE GIVEN FROM
THE CORNER OF BURNABY
AND 16TH AVENUE, B.C.
IN 1985. ELEVATION IS 122.85'

NOTE:
THE BUILDING DEPARTMENT
IS A RESEARCHER OF THE TOWN
AND WILL BE APPROVED BY
THE CORNER OF BURNABY

- LEGEND:**
- DEMOTES POWER POLE
 - DEMOTES MET'S DIM. MARKS
 - DEMOTES REMOVABLE BENCH MARK
 - DEMOTES REMAINING WALL
 - DEMOTES OCCUPANCY
 - DEMOTES CONTOUR

Lot dimensions and elevations according to
Plan (LAW 25437)
Only lines and shapes have been plotted as
required by Burnaby's by-law

This plan was prepared for inspection purposes and is
not for the exclusive use of any client. The signatory
may be altered by a third party as a result of
any decision made or action taken based on this
document. This document shows the existing conditions
of the surveyed structures and features with respect to
the boundaries of the parcel and features shown on
document. It may be used to show property lines or
property corners. All rights reserved. No person may
copy reproduce transmit or alter this document in
whole or in part without the consent of the signatory.

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED
IN ACCORDANCE WITH THE STANDARD PRACTICE
AND IS CERTIFIED CORRECT HAS 10th DAY OF DECEMBER 2014
AND IS CERTIFIED CORRECT HAS 10th DAY OF MARCH 2015

90.00' = 1 / 32.00' = 1/8 inch	
1.00'	1/8 inch (0.125 inch)
16.00'	1 inch (1.000 inch)
32.00'	2 inches (2.000 inch)
64.00'	4 inches (4.000 inch)
128.00'	8 inches (8.000 inch)
256.00'	16 inches (16.000 inch)
512.00'	32 inches (32.000 inch)
1024.00'	64 inches (64.000 inch)
2048.00'	128 inches (128.000 inch)
4096.00'	256 inches (256.000 inch)
8192.00'	512 inches (512.000 inch)
16384.00'	1024 inches (1024.000 inch)
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262144.00'	16384 inches (16384.000 inch)
524288.00'	32768 inches (32768.000 inch)
1048576.00'	65536 inches (65536.000 inch)
2097152.00'	131072 inches (131072.000 inch)
4194304.00'	262144 inches (262144.000 inch)
8388608.00'	524288 inches (524288.000 inch)
16777216.00'	1048576 inches (1048576.000 inch)
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198070406285660843981712392192.00'	12379400392853802748857024512 inches (12379400392853802748857024512.000 inch)
396140812571321687963424784384.00'	24758800785707605497714049024 inches (24758800785707605497714049024.000 inch)
792281625142643375926849568768.00'	49517601571415210995428098048 inches (49517601571415210995428098048.000 inch)
1584563250285286751853699137536.00'	99035203142830421990856196096 inches (99035203142830421990856196096.000 inch)
3169126500570573503707398275072.00'	198070406285660843981712392192 inches (198070406285660843981712392192.000 inch)
6338253001141147007414796550144.00'	396140812571321687963424784384 inches (396140812571321687963424784384.000 inch)
12676506002282294014829593100288.00'	792281625142643375926849568768 inches (792281625142643375926849568768.000 inch)
25353012004564588029659186200576.00'	1584563250285286751853699137536 inches (1584563250285286751853699137536.000 inch)
50706024009129176059318372401152.00'	3169126500570573503707398275072 inches (3169126500570573503707398275072.000 inch)
101412048018258352118636744802304.00'	6338253001141147007414796550144 inches (6338253001141147007414796550144.000 inch)
202824096036516704237273489604608.00'	12676506002282294014829593100288 inches (12676506002282294014829593100288.000 inch)
405648192073033408474546979209216.00'	25353012004564588029659186200576 inches (25353012004564588029659186200576.000 inch)
811296384146066816949093958418432.00'	50706024009129176059318372401152 inches (50706024009129176059318372401152.000 inch)
1622592768292133633898187916836864.00'	101412048018258352118636744802304 inches (101412048018258352118636744802304.000 inch)
3245185536584267267796375833673728.00'	202824096036516704237273489604608 inches (202824096036516704237273489604608.000 inch)
6490371073168534535592751667347456.00'	405648192073033408474546979209216 inches (405648192073033408474546979209216.000 inch)
12980742146337069071185503334694912.00'	811296384146066816949093958418432 inches (811296384146066816949093958418432.000 inch)
25961484292674138142371006669389824.00'	1622592768292133633898187916836864 inches (1622592768292133633898187916836864.000 inch)
51922968585348276284742013338779648.00'	3245185536584267267796375833673728 inches (3245185536584267267796375833673728.000 inch)
103845937170696552569484026677559296.00'	6490371073168534535592751667347456 inches (6490371073168534535592751667347456.000 inch)
207691874341393105138968053355118592.00'	12980742146337069071185503334694912 inches (12980742146337069071185503334694912.000 inch)
415383748682786210277936106710237184.00'	25961484292674138142371006669389824 inches (25961484292674138142371006669389824.000 inch)
830767497365572420555872213420474368.00'	51922968585348276284742013338779648 inches (51922968585348276284742013338779648.000 inch)
1661534994731144841111744426840948736.00'	103845937170696552569484026677559296 inches (103845937170696552569484026677559296.000 inch)
3323069989462289682223488853681897472.00'	207691874341393105138968053355118592 inches (207691874341393105138968053355118592.000 inch)
6646139978924579364446977707363794944.00'	415383748682786210277936106710237184 inches (415383748682786210277936106710237184.000 inch)
13292279957849158728893955414727589888.00'	830767497365572420555872213420474368 inches (830767497365572420555872213420474368.000 inch)
26584559915698317457787910829455179776.00'	1661534994731144841111744426840948736 inches (1661534994731144841111744426840948736.000 inch)
53169119831396634915575821658910359552.00'	3323069989462289682223488853681897472 inches (3323069989462289682223488853681897472.000 inch)
106338239662793269831151643317820719104.00'	6646139978924579364446977707363794944 inches (6646139978924579364446977707363794944.000 inch)
212676479325586539662303286635641438208.00'	13292279957849158728893955414727589888 inches (13292279957849158728893955414727589888.000 inch)
425352958651173079324606573271282876416.00'	26584559915698317457787910829455179776 inches (26584559915698317457787910829455179776.000 inch)
850705917302346158649213146542565752832.00'	53169119831396634915575821658910359552 inches (53169119831396634915575821658910359552.000 inch)
1701411834604692317298426293085131505664.00'	106338239662793269831151643317820719104 inches (106338239662793269831151643317820719104.000 inch)
3402823669209384634596852586170263011328.00'	212676479325586539662303286635641438208 inches (212676479325586539662303286635641438208.000 inch)
6805647338418769269193705172340526022656.00'	425352958651173079324606573271282876416 inches (425352958651173079324606573271282876416.000 inch)
13611294676837538538387410344681052045312.00'	850705917302346158649213146542565752832 inches (850705917302346158649213146542565752832.000 inch)
27222589353675077076774820689362104090624.00'	1701411834604692317298426293085131505664 inches (1701411834604692317298426293085131505664.000 inch)
54445178707350154153549641378724208181248.00'	3402823669209384634596852586170263011328 inches (3402823669209384634596852586170263011328.000 inch)
108890357414700308307099282757448416362496.00'	6805647338418769269193705172340526022656 inches (6805647338418769269193705172340526022656.000 inch)
217780714829400616614198565514896832724992.00'	13611294676837538538387410344681052045312 inches (13611294676837538538387410344681052045312.000 inch)
435561429658801233228397131029793665449984.00'	27222589353675077076774820689362104090624 inches (27222589353675077076774820689362104090624.000 inch)
871122859317602466456794262059587330899872.00'	54445178707350154153549641378724208181248 inches (54445178707350