



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 MAY RAFFAELA FURNARO
Mailing Address 2642 E HASTINGS ST
City/Town VANCOUVER Postal Code V5K 1Z6
Phone Number(s) (H) 604 251-4610 (C) _____
Email office.raffaele@gmail.com
Preferred method of contact: ☐ email ☐ phone ☐ mail

Property

Name of Owner VIVEK + ANJU SONI
Civic Address of Property 4688 ALPHA DRIVE

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

Applicant Signature

Office Use Only

Appeal Date 2016 JUNE 02 Appeal Number BV# 6227

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

Raffaele & Associates Design and Planning Consultants

2642 East Hastings Street, Vancouver, BC V5K 1Z6 p. 604-251-4610 e. office.raffaele@gmail.com

Attn: Burnaby Board of Variance

Re: 4688 Alpha Drive

Dear Honourable Board Members,

We are writing this letter to request a variance at 4688 Alpha Drive. The variance we are requesting is to allow for the maximum building height to be raised from 24.9 feet to 25.86 feet.

- As built, our current elevation for the top of the roof is 232.41 feet.
- The maximum elevation for the top of roof finish is 231.45 feet.
- Our proposal is 0.96 feet higher than the calculated allowance for an R10 zone.

This 0.96 feet height difference occurred at the framing stage and passed inspection at that time. We have already completed the electrical, the plumbing, the drywall, and the roof construction. To lower the house, all of the trades will need to return to rework what they have done. At this stage of construction, a major design change to lower the house will have massive, monetary consequences that will fall outside of the planned budget.

We respectfully request a variance for the maximum building height to be raised 0.96 feet allowance in order to finalize the construction within our budget.

We hope that you understand our situation and we thank you for your consideration.

Regards,

Raffaele & Associates

Anju & Vivek Soni
3435 Worthington Drive
Vancouver, BC V5M3Y1

Attn: **Burnaby Board of Variance**

Re: 4688 Alpha Drive, Burnaby

Dear Honourable Board Members,

We, Anju & Vivek Soni, as homeowners understand that the zoning bylaws are enacted for the purpose of regulating construction in the best interest of the residents. Height restrictions are enforced to protect and maintain the consistency of the neighbourhood, as well as to ensure unobstructed views.

At present, our home is unintentionally 0.96 feet above the maximum allowable height at its peak. This has most impact on our 4 nearest neighbours. However, these neighbours have all signed a letter of support stating that they do not object to our structure height. Furthermore, our house is on the low side of the street and the main floor elevation is significantly below street level. Therefore, we feel by approving the structure as it is will not cause any hardship to the neighbours who have so far supported us during the last 6 months of construction.

In order to rectify this grave error, we would have to re-do a considerable amount of construction work on our home which would not only cause our family time, money, and hardship but will also leave a large ecological footprint of materials that cannot be reused or repurposed:

- **Asphalt roofing:** has an expecting lifespan of 45 years
- **Trusses:** Good for the life of the building
- **Electrical/HVAC:** wiring, venting and pot lights
- **Built In Vacuum System:** PVC Pipes

Also, by approving the structure this will allow us to stay within our budget to complete the construction. Lastly, and *most* importantly to us we will stay within our timeline as our children begin school in Burnaby in September 2016.

We acknowledge that our tradesmen/builder have made an error. We hope that you will humbly accept our apology for this oversight. We are open to any alternative recommendations that the Board would have for us; however we respect the decision regardless of the outcome.

Sincerely,
Vivek & Anju Soni

G&D Framing Ltd.
8847 160 St.
Surrey, BC V4N 2X8

May 1st, 2016

Attn: Burnaby Board of Varlance

Re: 4688 Alpha Drive, Burnaby

Our corporation was hired to frame the residential dwelling at 4688 Alpha Drive by the project coordinators. Due to our negligence the height of the building has gone 0.96 feet over the allowed height. We request that the members of the BOV relax the height and not penalize the owner of the project for a mistake that was made by us. We sincerely regret our error and wish that the homeowners are not harmed.

Sincerely,
G&D Framing Ltd.



Jagdip Rupal
604-379-6798



Gurwinder Sandhu
604-764-8090

Letter of Support for Board of Variance Application

Apr, 2016

To: Board of Variance Burnaby City Hall

Re: #4688 Alpha Drive (old address #4684)

Dear Honourable Board Members,

We, the residents at 4690 Alpha Dr., are writing this letter in support of our

neighbours at #4688 Alpha Drive and their Board of Variance Application for the height of the principal building.

Thank you for your time.

Signed,

Lauren L.

Letter of Support for Board of Variance Application

Apr, 2016

To: Board of Variance Burnaby City Hall

Re: #4688 Alpha Drive (old address #4684)

Dear Honourable Board Members,

We, the residents at 4681 Westburn Dr., are writing this letter in support of our

neighbours at #4688 Alpha Drive and their Board of Variance Application for **the height of the principal building.**

Thank you for your time.

Signed,



Letter of Support for Board of Variance Application

Apr, 2016

To: Board of Variance Burnaby City Hall

Re: #4688 Alpha Drive (old address #4684)


Dear Honourable Board Members,

We, the residents at 4678 ALPHA, are writing this letter in support of our

neighbours at #4688 Alpha Drive and their Board of Variance Application for **the height of the principal building.**

Thank you for your time.

Signed,





BOARD OF VARIANCE REFERRAL LETTER

| | | | |
|--|---|--|--------------------|
| DATE: May 3, 2016 | DEADLINE: May 10, 2016 for the June 2, 2016 hearing | <i>This is not an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i> | |
| NAME OF APPLICANT: Mayumi Hasegawa | | | |
| ADDRESS OF APPLICANT: 2642 E. Hastings St., Vancouver, B.C. V5K 1Z6 | | | |
| TELEPHONE: 604-251-4610 | | | |
| PROJECT | | | |
| DESCRIPTION: New Single Family Dwelling | | | |
| ADDRESS: 4688 Alpha Drive | | | |
| LEGAL: | LOT: 25 | DL: 122 & 123 & 124 | PLAN: 16792 |

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) R10 [110.6(2)(a)]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

The applicant is proposing to build a new single family dwelling (currently under construction). The following relaxation is being requested.

- 1) The principal building height of 25.74 feet where a maximum height of 24.90 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

[illegible][illegible][illegible]

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|--|--|
| PROJECT / ZONING DATA : | |
| LEGAL DESCRIPTION : | |
| LOT = 25, DLS = 122 AND 125 AND 124, 6400 | |
| TRAC ADDRESS: 44000 ALPHA DR. BERNABY | |
| ZONING: R-40 | |
| ZONING CALCULATION | |
| DT AREA | |
| 100% COVERAGE FOR | |
| 100% COVERED FLOOR AREA 308'-00" X 6 OF 34005 SF | |
| 100% COVERED FLOOR AREA 80% OF 3402 SF | |
| DECK AREA 5% OF A | |
| ACTUAL SITE COVERAGE | |
| MAIN HOUSE | |
| SHED | |
| TOTAL | |
| ACTUAL ABOVE GRADE | |
| MAIN FLOOR | |
| SECOND FLOOR | |
| TOTAL | |
| ACTUAL FSR | |
| CELLAR | |
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| TOTAL | |
| ACTUAL DECK/ROOF DECK | |

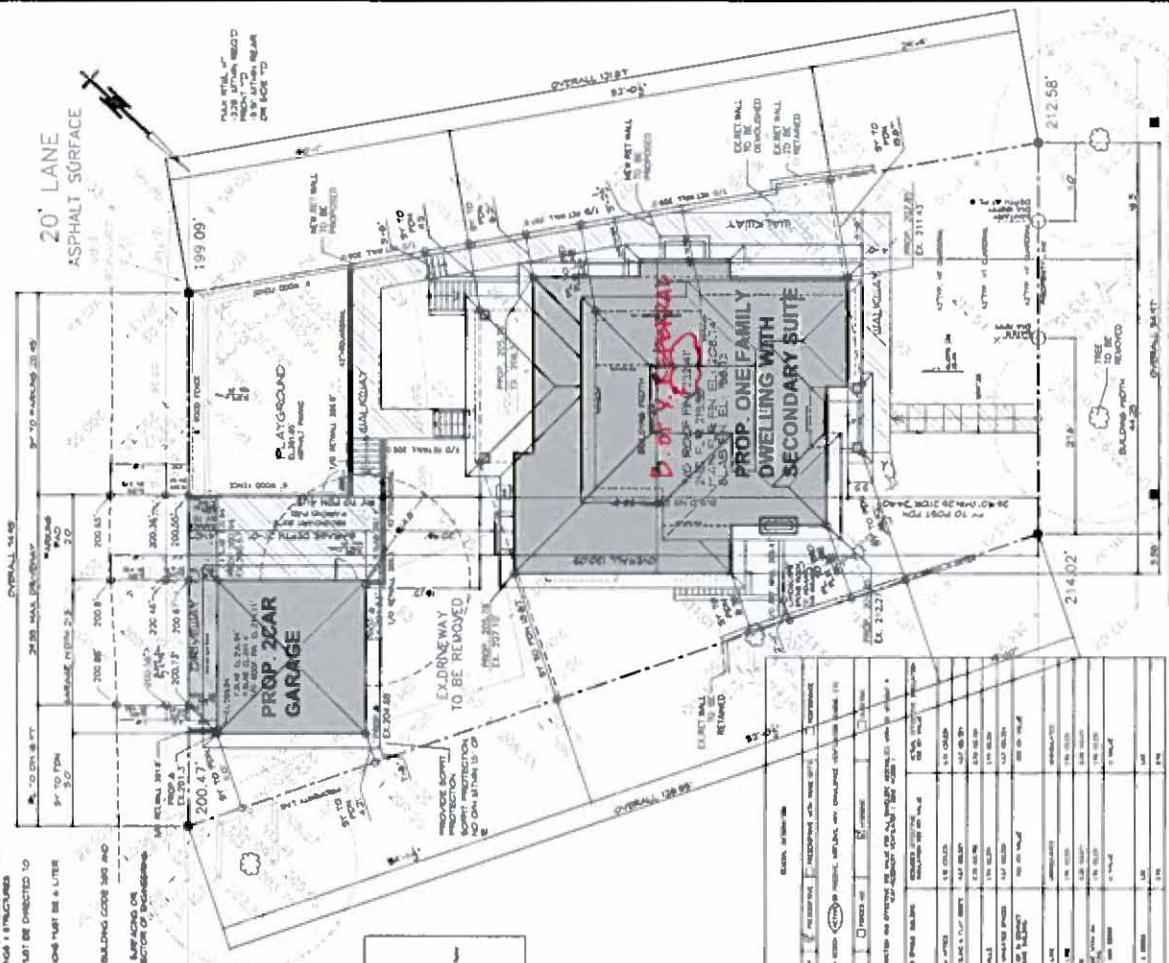
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| PREVIOUS SITE COVERAGE | |
|------------------------|---------------|
| LOT AREA | 17,410.0 sqft |
| SUBJ TYP | 5457 M sqft |
| PROPOSED | 46,100.0 sqft |

| SITE COVERAGE | |
|------------------------------------|---------------|
| PULCRON CORP/COMPANY AT AVALONWOOD | |
| PROJECT PERCH 1 BLK 46 | |
| PERCH 1 AT 10 BLK 46 | |
| TOTAL | 46,100.0 sqft |

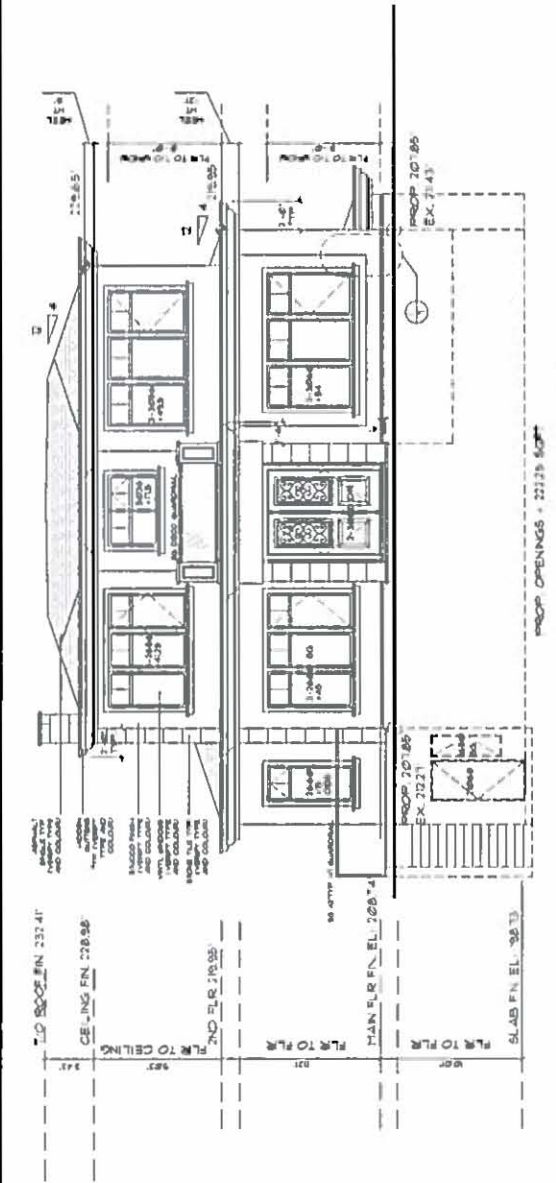
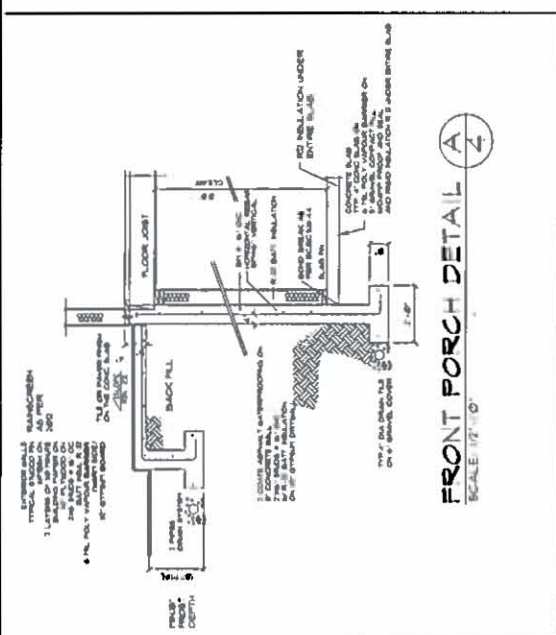
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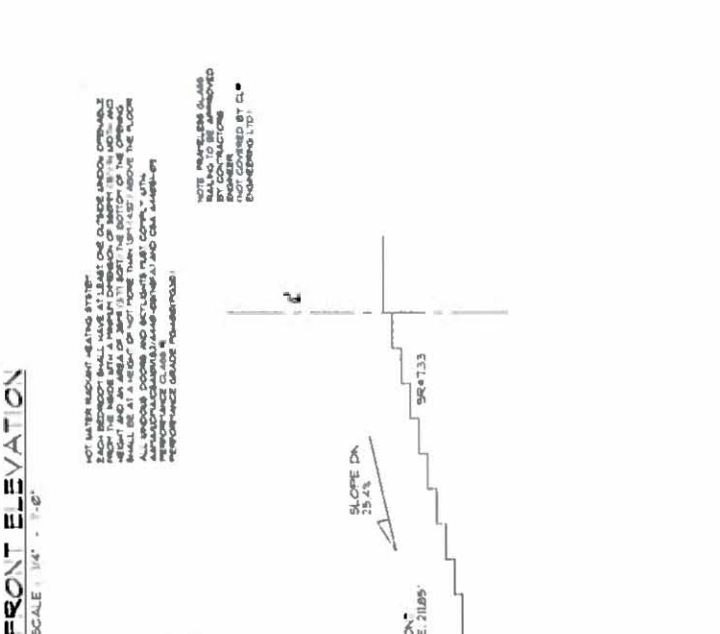
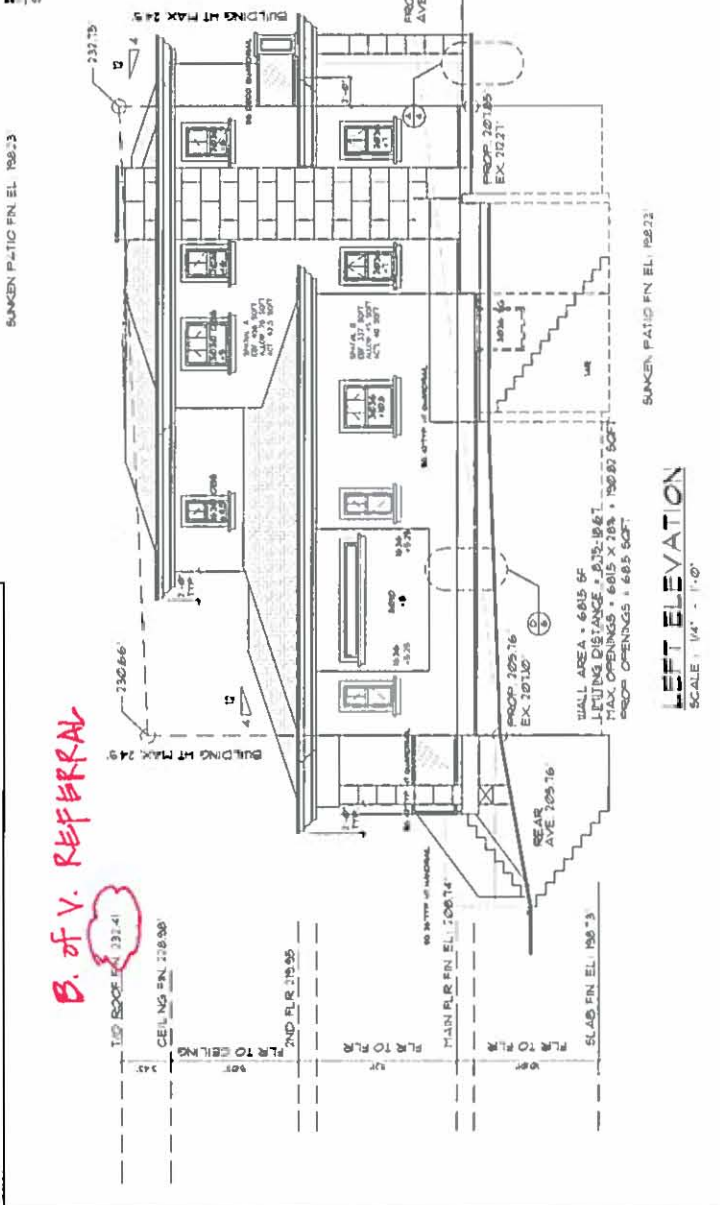


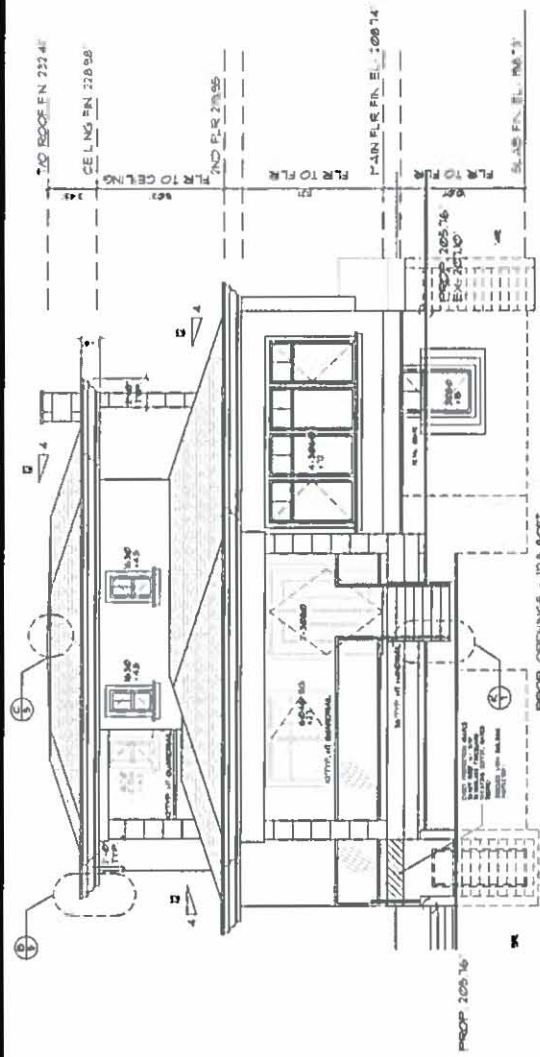
#4688 ALPHA DRIVE

MAY 02 2016
 BUILDING DEPARTMENT

[illegible]

B. of V. REFERRAL





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

SAKEN PLTIC #N EL 1982

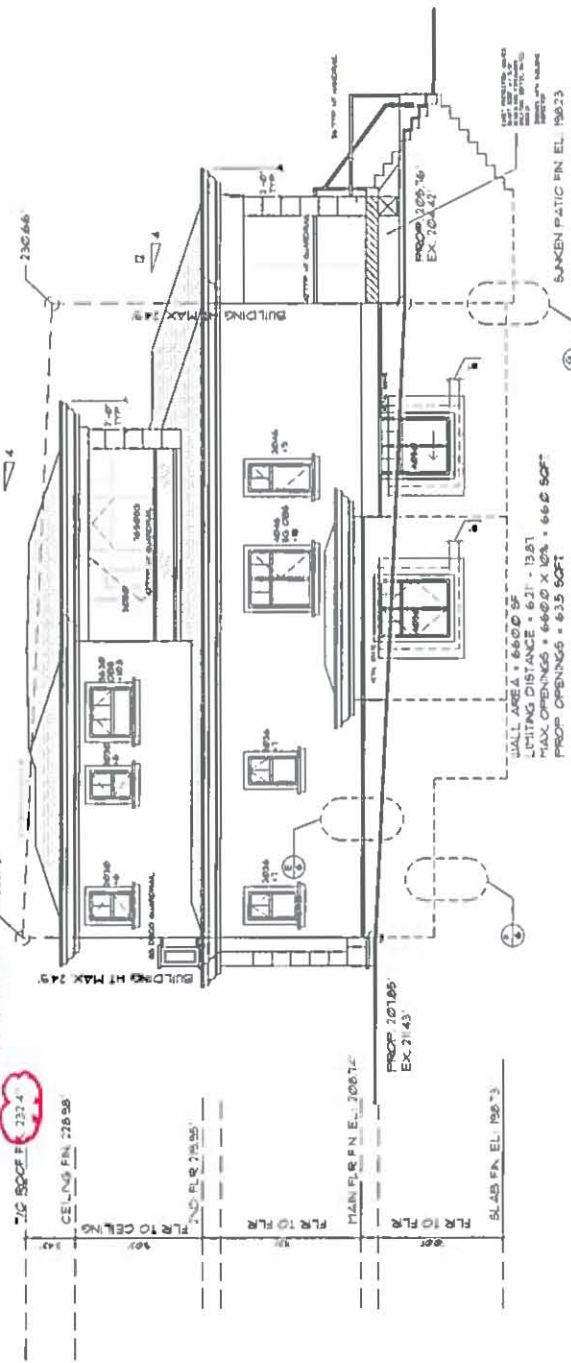
SCALE: 1/4" = 1'-0"

54KEN P-17 OFN E- 19823

B. of V. KAPRAL

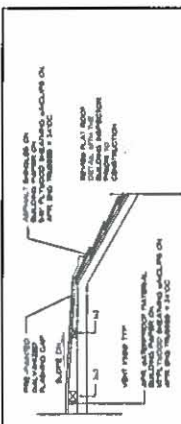
•HOT WATER RADIANT HEATING SYSTEM
EACH BEDROOM SHALL HAVE AT LEAST ONE OUTSIDE WINDOW OBTAINABLE FROM THE INSIDE WITH A MINIMUM DIMENSION OF SEVENTY (70") IN WIDTH AND HEIGHT AND AN AREA OF THREE (3) SQ. FT. NOTTING THE BOTTOM OF THE WINDOW SHALL BE AT A HEIGHT OF NOT MORE THAN FIFTY (50") ABOVE THE FLOOR.

ALL WINDOWS, DOORS AND EXTERIORS MUST COMPLY WITH APARTMENT/CONDOMINIUM/RENTAL/RESIDENTIAL AND CSA APPROVED PERFORMANCE CLASS B REQUIREMENTS.



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

SCALE 1 V4' - 1.0"



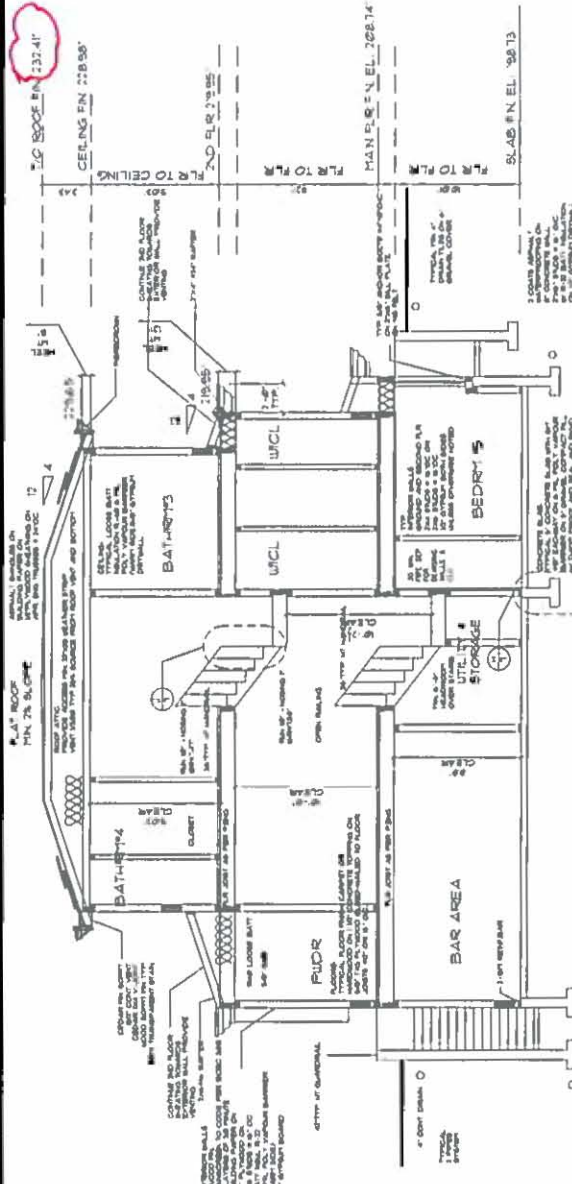
FLAT ROOF DETAIL

RECEIVED

B. & V. REFERRAL

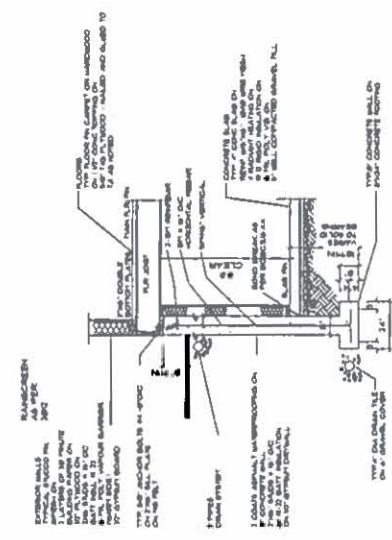
MAY 02 2016

BUILDING DEPARTMENT

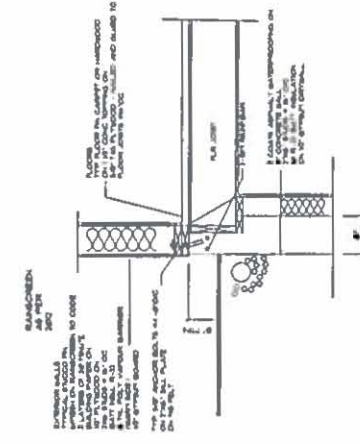


SECTION THRU 1
SCALE: 1/4" = 1'-0"

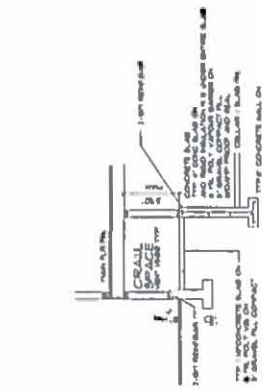
ALL INTERIOR ROOMS ARE NOTED WITH CORNER V. LATH.
APPROXIMATE CLIMATE 8 (TEMPERATURE)
HOT WATER RADIANT HEATING SYSTEM



FOUNDATION DETAILS D
SCALE: 1/2" = 1'-0"



FOUNDATION DETAILS E
SCALE: 1" = 1'-0"



SECTION THRU 2
SCALE: 1/2" = 1'-0"

SECTION THRU CRAWL SPACE
SCALE: 1/4" = 1'-0"

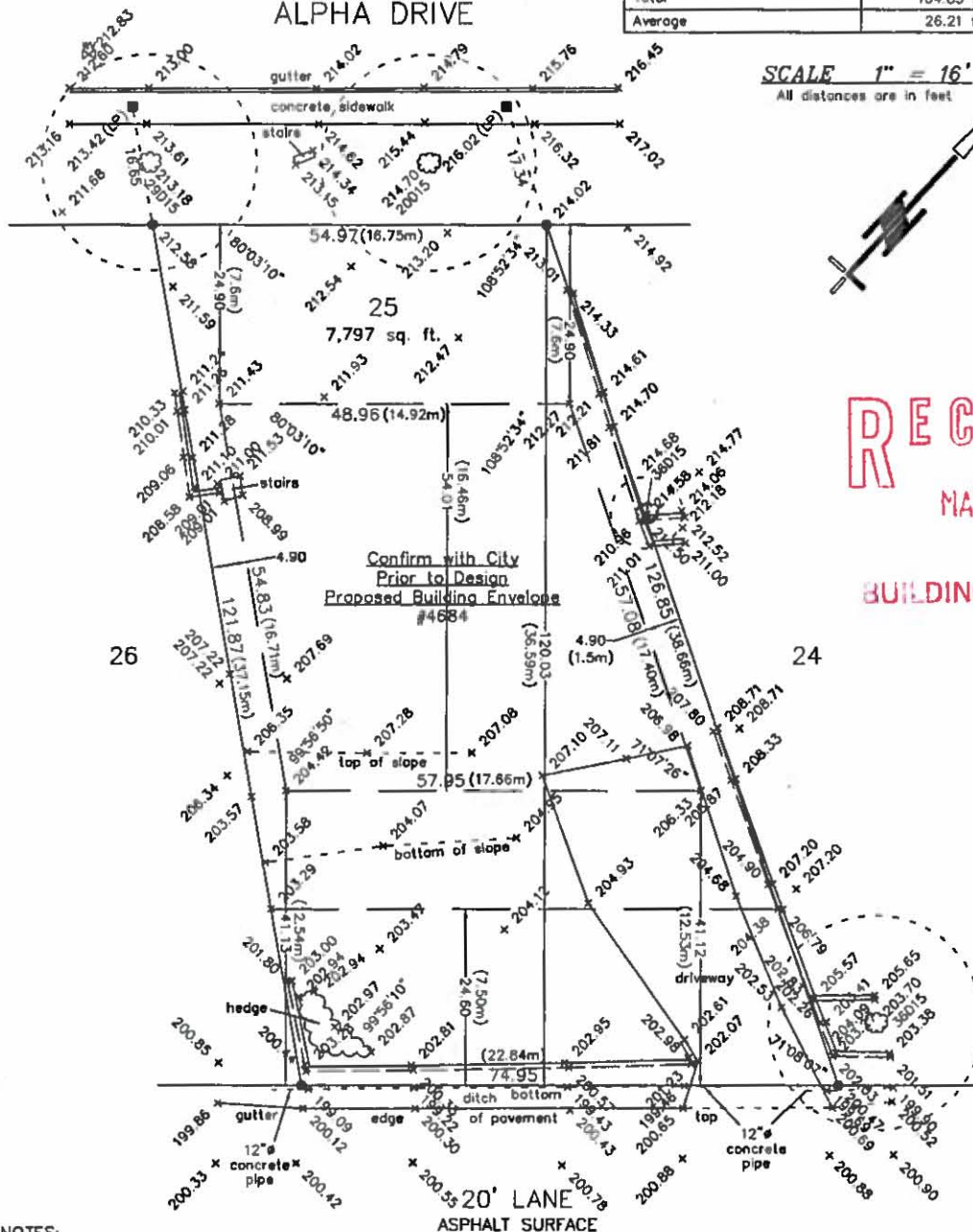
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

SURVEY PLAN OF LOT 25
DLs 122 AND 123 AND 124, GROUP 1
NWD; PLAN 16792

| Applicable Adjacent House | Depth of Front Yard |
|---------------------------|---------------------|
| 4672 Alpha Drive | 25.17 ft |
| 4678 Alpha Drive | 23.20 ft |
| 4680 Alpha Drive | 22.85 ft |
| 4696 Alpha Drive | 24.81 ft |
| Total | 104.85 ft |
| Average | 26.21 ft |

ALPHA DRIVE

SCALE 1" = 16'
All distances are in feet



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BUILDING DEPARTMENT

NOTES:

Property subjected to Restrictive Covenant
206690C, see 375295E.

- Lot dimensions are derived from field survey.
- Elevations are based on Geodetic Datum of Burnaby and are derived from control monument 77H6805 situated at the intersection of Westlawn Drive and Beta Avenue. Elevation = 195.25 feet.
- For elevation control, use control monument or lead plugs in concrete sidewalk only.
- Building envelope shown is just an approximate interpretation of City Zoning Bylaws. Consult Planning Department for final building envelope prior to design.
- All trees and stumps shown as required by municipal bylaws.
- All elevations along curb lines are gutter levels.
- Symbols plotted are for illustrative purposes and are not representative of their true size.

- denotes standard iron post.
- denotes lead plug.
- tw denotes top of wall.
- bw denotes bottom of wall.
- ✕ denotes water valve.
- denotes tree.
- BC10-1234 (tree tag number)
- drip line radius (feet)
- C=coniferous
- D=deciduous
- diameter (inches)

CIVIC ADDRESS

4684 ALPHA DRIVE
BURNABY, B.C.

ZONING: R10

CERTIFIED CORRECT.
DATED THIS 6TH DAY OF FEB., 2015

LOUIS NGAN B.C.L.S.

LNLS METRO VANCOUVER
LAND SURVEYORS