



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 MALKIT S. ATHWAL
Mailing Address 87 CLARK AVE
City/Town NEW WESTMINSTER B.C. Postal Code V3L 2A4
Phone Number(s) (H) 604-526-4248 (C) 778-863-4242
Email Ronsan1967@hotmail.com
Preferred method of contact: ☒ email ☒ phone ☐ mail

Property

Name of Owner MALKITS.ATHWAL
Civic Address of Property 6011-10th AVE B3Y, B.C.

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.

10 May 2016
Date

Malkit S. Athwal
Applicant Signature

Office Use Only

Appeal Date 2016 June 02 Appeal Number BV# 6230

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

5th May 2016

To: The Board of Variance

City of Burnaby

Dear Madam/Sir

LETTER OF HARDSHIP-GARAGE AND ACCESSORY BUILDING - 6011 10th AVENUE

This is to bring to your kind attention that flood plain elevation imposed on my site is creating severe hardship in constructing a livable garage and accessory building.

The flood plain elevation as stated by the engineering department is 12.8'. The following hardship is experienced for both the garage and accessory building maximum ridge height due to the flood plain elevation:

- 1) Garage building: The average grade of the existing lot is 8.2'. The garage roof ridge height is 25.84' and we have been instructed to reduce this by 2'-6" to fulfill the max ridge elevation height of 23.30' for a sloping roof. This impacts the ceiling height for the garage and creates severe hardship in achieving a functional ceiling height.
- 2) Accessory Building: The average grade of the existing lot is 8.6'. The accessory building roof ridge height is 26.14' and we have been instructed to reduce this by 2'-5" to fulfill the max ridge elevation height of 23.70' for a sloping roof. This impacts the ceiling height for the accessory building and creates severe hardship in achieving a functional ceiling height.

We have obtained the permit for the main house and planning to commence construction immediately and it would be beneficial to us if we can construct the accessory buildings at the same time. We request the Board of Variance to relax the ridge height for the garage and accessory building so that we can have a functional ceiling height which is matching with the sloping roof of the main house.

Your kind consideration in this matter will be greatly appreciated.

Thank you

Truly



Malkeet Atwal

BOARD OF VARIANCE REFERRAL LETTER

DATE: April 27, 2016		DEADLINE: May 10, 2016 for the June 2, 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: Malkit Athwal				
ADDRESS OF APPLICANT: 87 Glover Ave, New Westminster V3L2A4				
TELEPHONE: 778.863.4248				
PROJECT				
DESCRIPTION: Two new accessory buildings				
ADDRESS: 6011 10 th Ave.				
LEGAL:	LOT: 17	DL: 173	PLAN: 1034	

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) A2 [6.6(2)(a)]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

The applicant is proposing to build a new detached garage and an accessory building to a new single family dwelling under construction. The following relaxations are being requested.

- 1) The detached garage height, measured from the average elevation will be 17.64 feet. The maximum accessory building height of 15.1 feet is permitted.
- 2) The accessory building height, measured from the average elevation will be 17.54 feet. The maximum accessory building height of 15.1 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.

BHS



Peter Kushnir
Deputy Chief Building Inspector

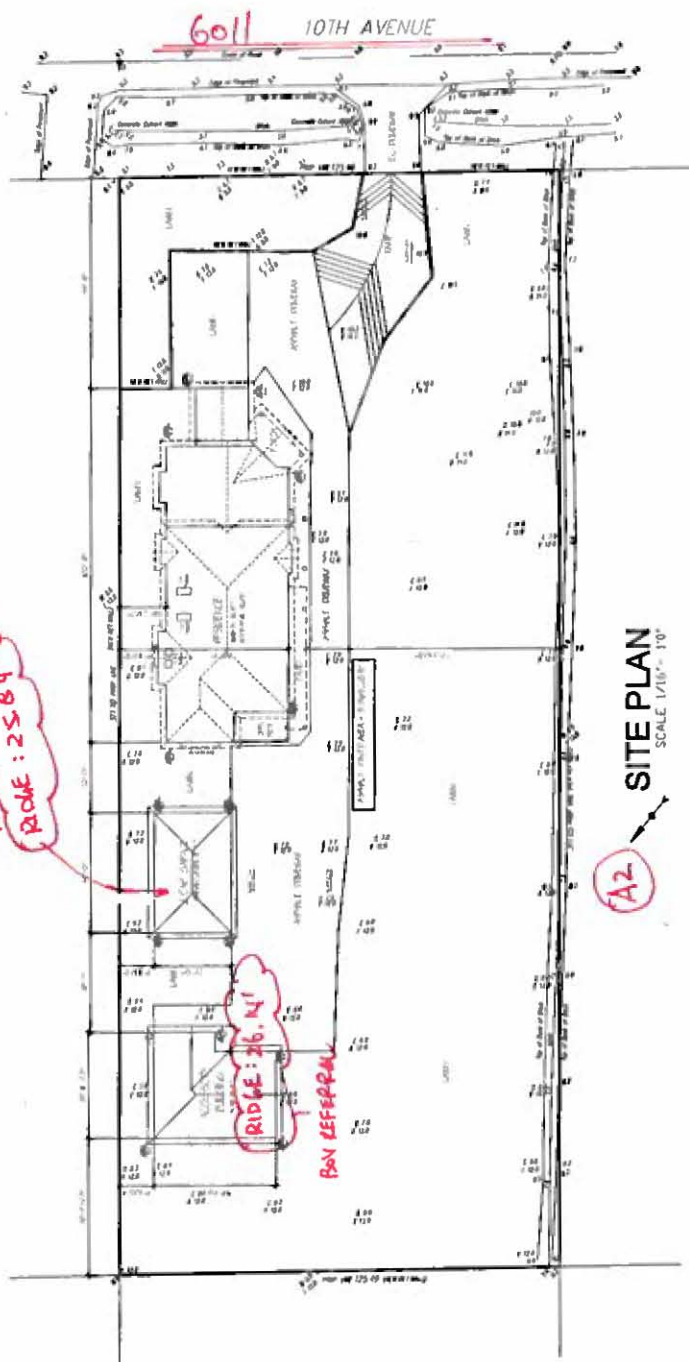
MAY 09 2016

BUILDING DEPARTMENT

1992

[illegible]

THESE ARE CONCEPTS
OF THE FUTURE. THE
FUTURE IS NOT A
PLACE, BUT A
STATE OF MIND.
IT IS A WAY OF
THINKING, A WAY
OF FEELING, A WAY
OF BEING. IT IS
A WAY OF SEEING
THE WORLD, A WAY
OF UNDERSTANDING
IT, A WAY OF
LIVING IT. IT IS
A WAY OF
CREATING IT.



SITE PLAN
SCALE 1/16" = 1'-0"

SCALE 1/16" = 1'0"

EWAN DESIGN-CONSTRUCT INC.
2140-4757 BIRCHMERE SPORE STREET JARVISVILLE BC, V0P 3K3
TEL: 604 224 3185 / 804 208 8177 email: info@ewandc.com

6011 11th Avenue
Blomberg, DC

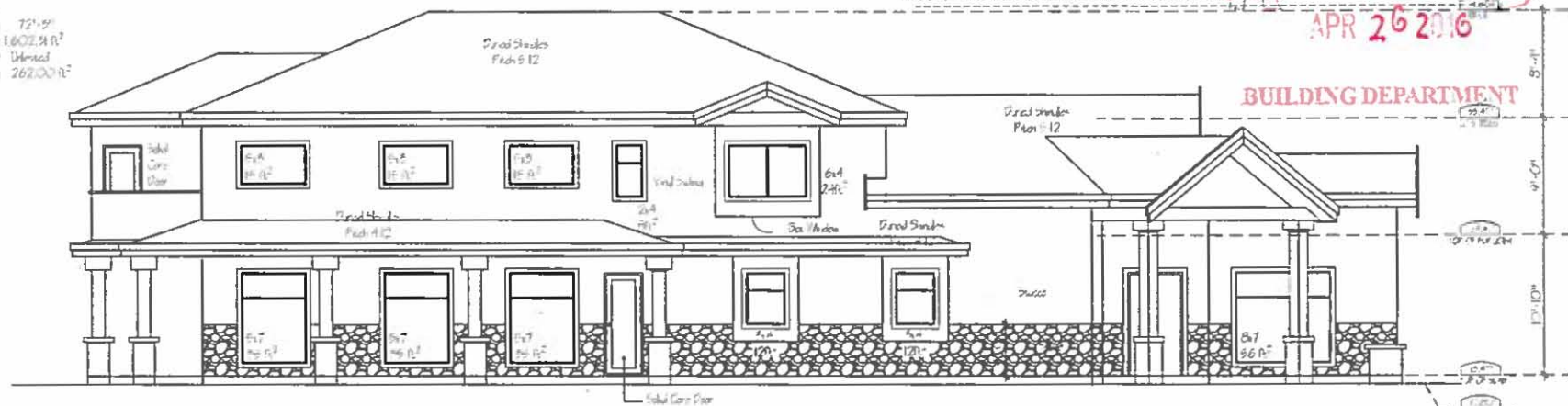
APR 2, 1964
AS PUBLISHED

A-1/4

Final Distance	72'-5"
Wall Area	1,602.54 ft ²
Permitted Opening	Unrated
Proposed Opening	262.00 ft ²

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-EL- 4215
APR 26 2016

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SCALE 1/4" = 1'0"

Permitted Opening	175.78 ft ² @ 10'
Proposed Opening	124.50 ft ²

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SCALE 1/4" = 1'0"

EWAN DESIGN-CONSTRUCT INC.
210-6757 BEREAFORD STREET, BURNABY BC, V5P 2K3
TEL. 604 324 3185 / 604 328 8127 email: info@ewandc.com

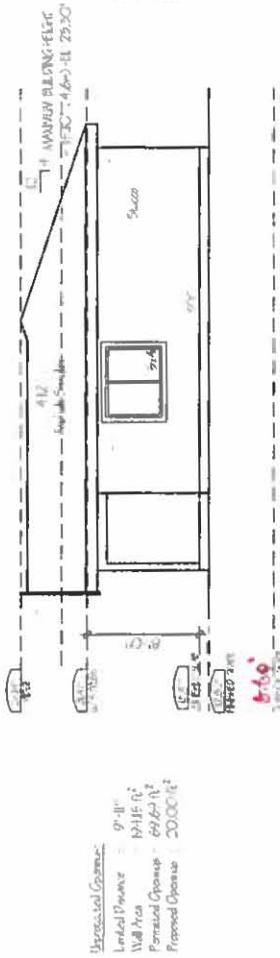
ADDRESS 6461 10TH AVENUE
CITY SURABAY, BC
REG-792 TITLE FRONT & REAR ELEVATIONS

22. The following is a list of the names of the persons who are known to have been in contact with the person named in the preceding question, and who are known to have been in contact with the person named in the preceding question, and who are known to have been in contact with the person named in the preceding question.

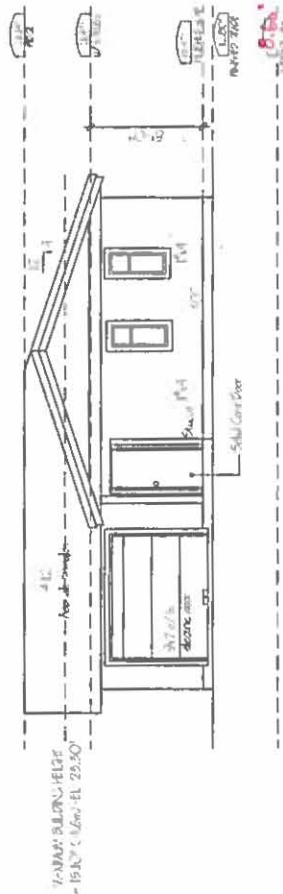
APRIL 1966
AS INDICATED

NAME: NAZEER BABA
DATE: 10/10/2020

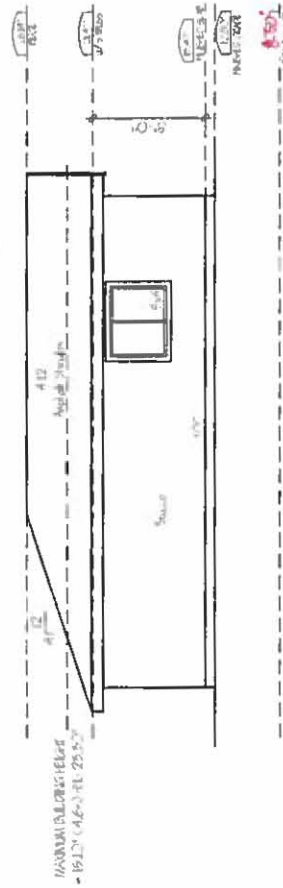
A-4/8



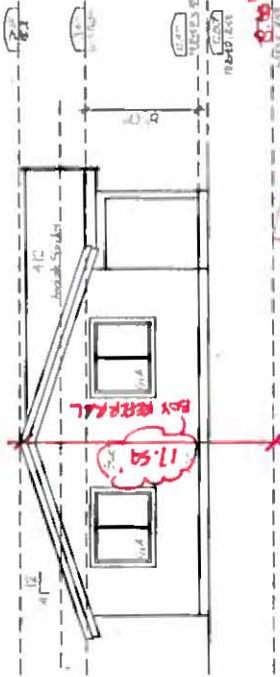
NORTH ELEVATION
SCALE 1/4" = 1'0"



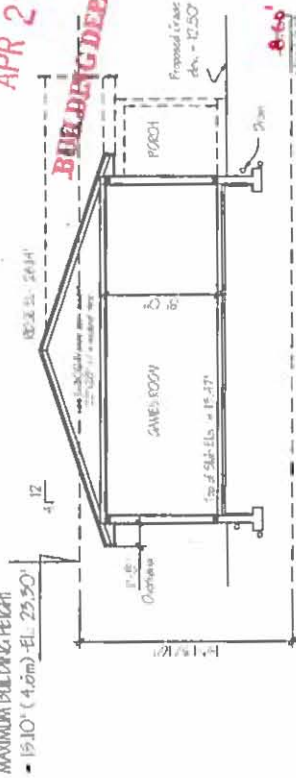
EAST ELEVATION
SCALE 1/4" = 1'0"



WEST ELEVATION
SCALE 1/4" = 1'0"



SOUTH ELEVATION
SCALE 1/4" = 1'0"



SECTION "C-C"
SCALE 1/4" = 1'0"

BUILDING SPECIFICATIONS:

ROOFING: Durock or Asphalt Shingles 1/2" OSB on pre-engineered trusses @ 24" o.c. R-40 insulation on 6 mil poly VB on 5/8" diaphragm. Vent 1/2". Provide minimum 22" x 28" attic access w/ weather strip.

EAVES: 2" x 6" over 2" x 10" fascia board. Hidden gutters or aluminum gutters - owner to determine. Vented attic or wood soffits.

EXTERIOR WALLS: Stucco on lath on paper-back stucco wire on min. 1/2" pressure treated strapping @ 16 o.c. Mechanically fastened on sheathing membrane on 1/2" plywood sheathing on 2x6 studs @ 16" - R-20 insulation on 6 mil poly VB on 5/8" diaphragm. see Ramscreen Detail (sheet 3 of 9).

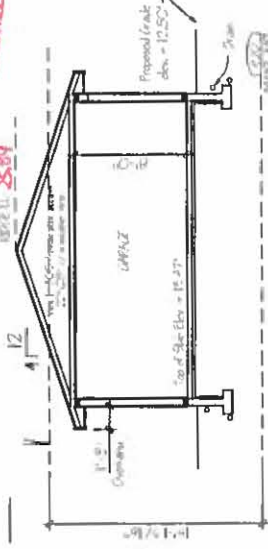
FLOORING: 4" concrete slab with 15m @ 18" 6 mil poly VB - R-12 insulation.

FOOTING: 6" concrete pedestal complete with anchor bolts on 8" x 20" concrete footing. Refer to engineer's specs. 2-15M REBARS (TYPICAL).

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APR 23 2016

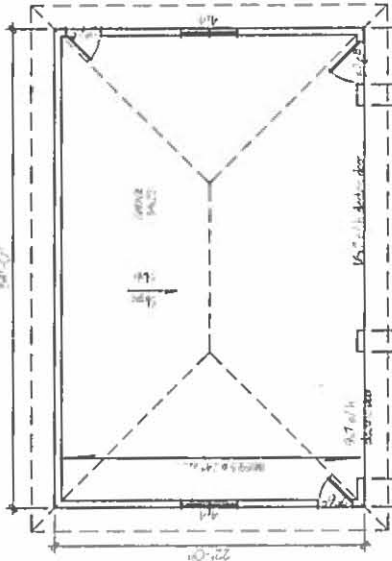
BUILDING DEPARTMENT



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

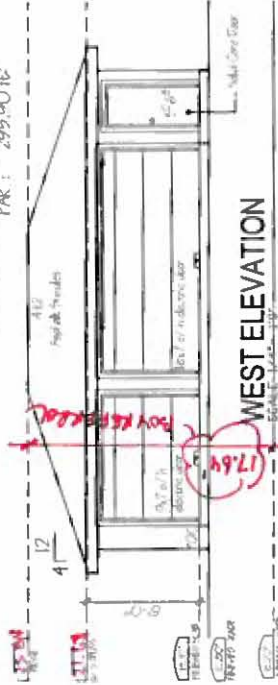
SPECIFICATIONS:

ROOFING: G. Parul or Asphalt Shingles 1/2" OSB on pre-engineered trusses @ 24" o.c. P-40 insulation on 6 mil poly VB on 1/2" drywall. Vent 1/2". Provide minimum 22"x28" attic access c/ w weather strip.
EAVES: 2"x12" over 2"x10" fascia board. Hidden gutters or downspouts - owner to determine. Vented attic or wood soffits.
EXTERIOR WALLS: Suetto on lath, on paper-back suetco wire on min. 1/2" pressure treated strapping @ 16 o.c. Mechanically fastened on sheathing membrane on 1/2" plywood sheathing on 2x6 studs @ 16" - R-20 insulation on 6 mil poly VB on 1/2" drywall. See Rammed Detail (sheet 5 of 9).
FOUR WALLS: 4" conc. slab, with 15m @ 18", 6 mil poly VB - R-12 insulation.
FOOTING: 6" concrete pedestal complete with anchor bolts on 8" x 30" concrete footings. Refer to engineers specs. 2-13M REBAR (MPCN)

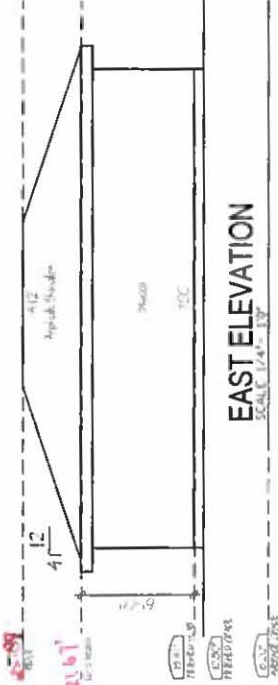


FLOOR PLAN
SCALE 1/4" = 1'-0"

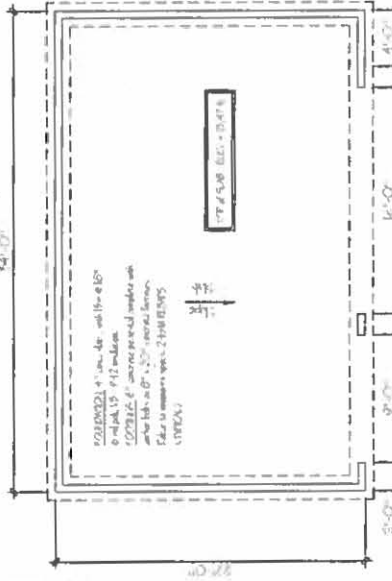
TOTAL AREA: 148.00 R2
GARAGE ALLOWANCE: 452.10 R2
FAR: 299.60 R2



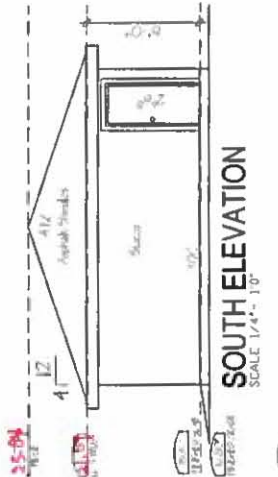
WEST ELEVATION
SCALE 1/4" = 1'-0"



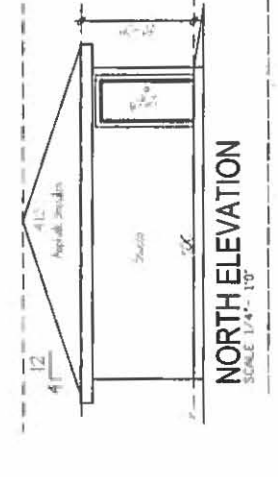
EAST ELEVATION
SCALE 1/4" = 1'-0"



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



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



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

RECEIVED

TOPOGRAPHICAL PLAN OF LOT 17 BLOCK 3 DISTRICT LOT 173
GROUP 1 NWD PLAN 1034

MAY 02 2016

PG: 011-835-278
City Address: 8111 10th Avenue
City of Burnaby

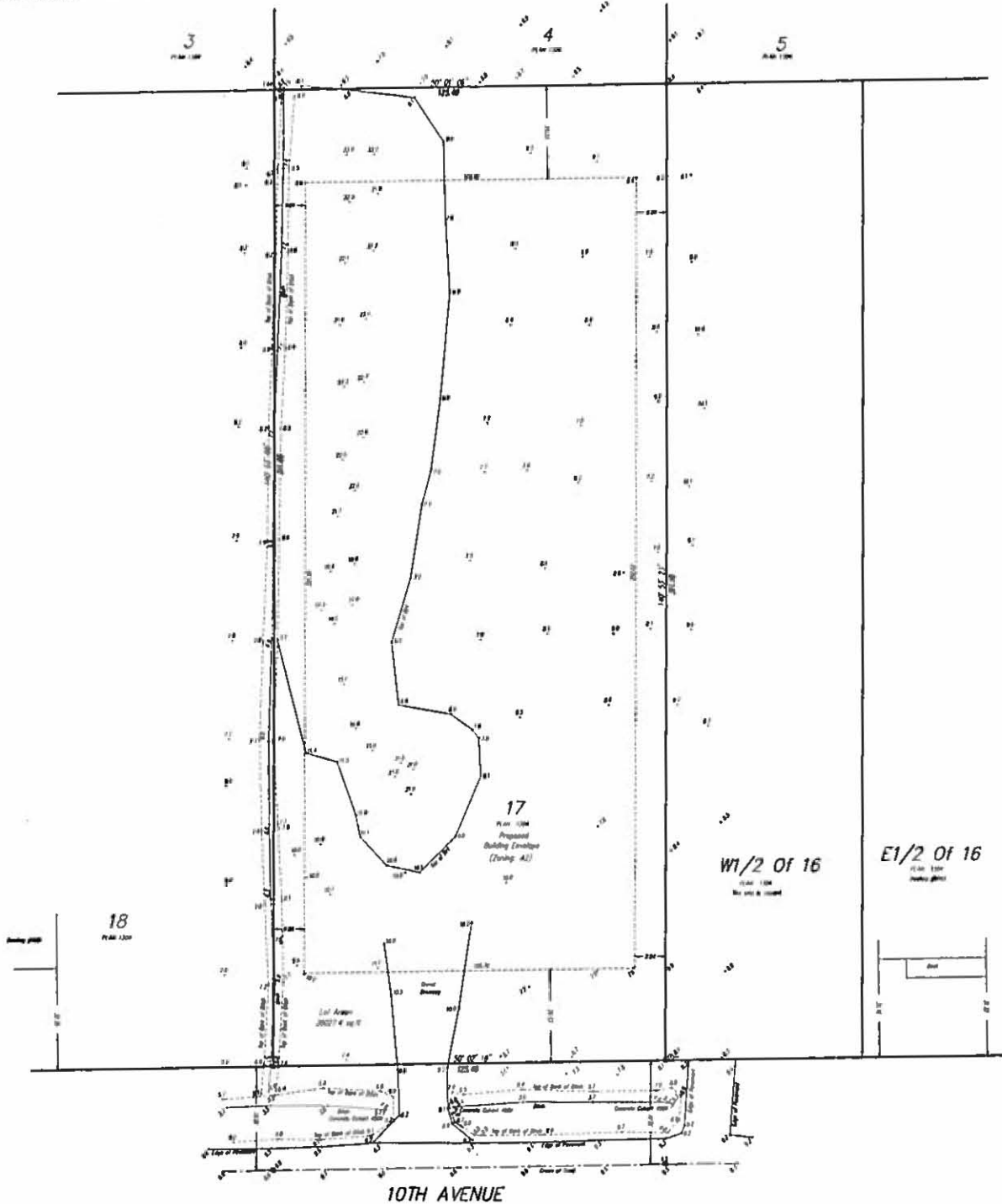
Note: From proposed to be free up 1000 are shown



The horizontal and vertical scale is 1 inch = 100 feet and 1 cm = 100 meters.

All Distances And Elevations Are In Feet And Decimals
Level (MSSL) Otherwise Stated

BUILDING DEPARTMENT



Notes:
Information about this plan is for informational purposes only and
is for the guidance of the owner.
All rights reserved the person may copy, reproduce,
adapt, alter, distribute or display copies of this document
in whole or in part without the prior written consent
of the copyright owner.

Building envelope shown is only approximate
For interpretation of City Building Department
please consult Planning Department for final
building envelope when required.

Legend:
- Standard lot line
- Lot line
- Power Pole

Drawings:
Drawings are shown
Referenced to the plan
Document: (Section 4.0.2.1)

This is a certified correct and is valid only with respect
to the information as shown herein and based on
the 2nd day of November, 2015.

City of Burnaby and Burnaby Plan 1034/1035

This document is not valid unless
Original signed by the owner