



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 DANNY + WENDY MASELLI
Mailing Address 5920 BUCHANAN STREET
City/Town BURNABY Postal Code V5B-2S2
Phone Number(s) (H) 604-291-6194 (C) 604-830-5293
Email MASELLI@GMAIL.COM
Preferred method of contact: ☒ email ☐ phone ☐ mail

Property

Name of Owner DANNY + WENDY MASELLI
Civic Address of Property 7265 RIDGEVIEW 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.

MAY 24 / 2016
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2016 July 07 Appeal Number BV# 6236

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

May 19, 2016

City of Burnaby
Board of Variance

Danny and Wendy Masellis - Owners
7265 Ridgeview Drive

4949 Canada Way
Burnaby, BC
V5G 1M2

Re: 7265 Ridgeview Drive, Hardship Letter

We are applying for variance on both front and rear yard setbacks for the above noted property.

The property is a unique, odd shaped lot located at the very north end of Ridgeview Drive..what most would believe to be a corner lot being at the end of the upper row of houses. However, the lot is in fact not considered to be on a corner and therefore has the standard setbacks of an R2 zoned lot.

The curved profile of the lot created difficulties designing and locating a home on the site that would be suitable in todays market and suitable for our family. The required setbacks create a long, narrow and curved building envelope that will not accommodate any design even remotely close to the allowable site coverage (3127.6 SF) or GFR (4691.4 SF) for a 7819 SF lot. (please refer to dotted lines on the site plan for allowable envelope).


The requested variance for front yard (from 24.5 to 21.09, 23.16, 23.67 and 24) and rear yard (29.52 to 19.75) allows for the design/construction of a home that is suitable for our family while not exceeding allowable site coverage or development density. It would also appear to have very little impact on neighboring properties (view, etc), those of which exist only to the south and west. (see pictures provided) There is parkland east and north of the property.

We appreciate your time and consideration of this variance request.

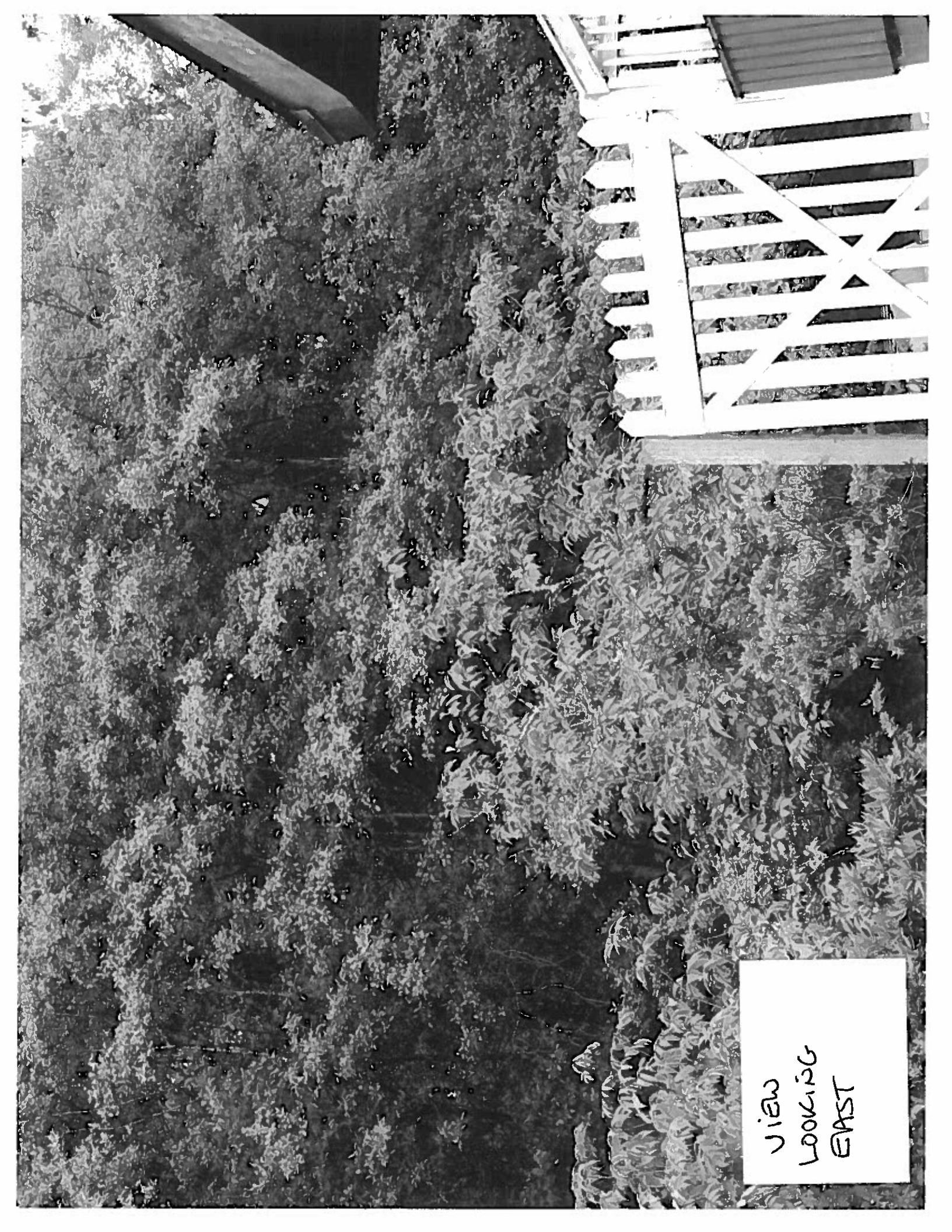
Sincerely,

A handwritten signature in blue ink, appearing to read 'Danny Masellis', with a long horizontal line extending to the right.

Danny Masellis
Wendy Masellis

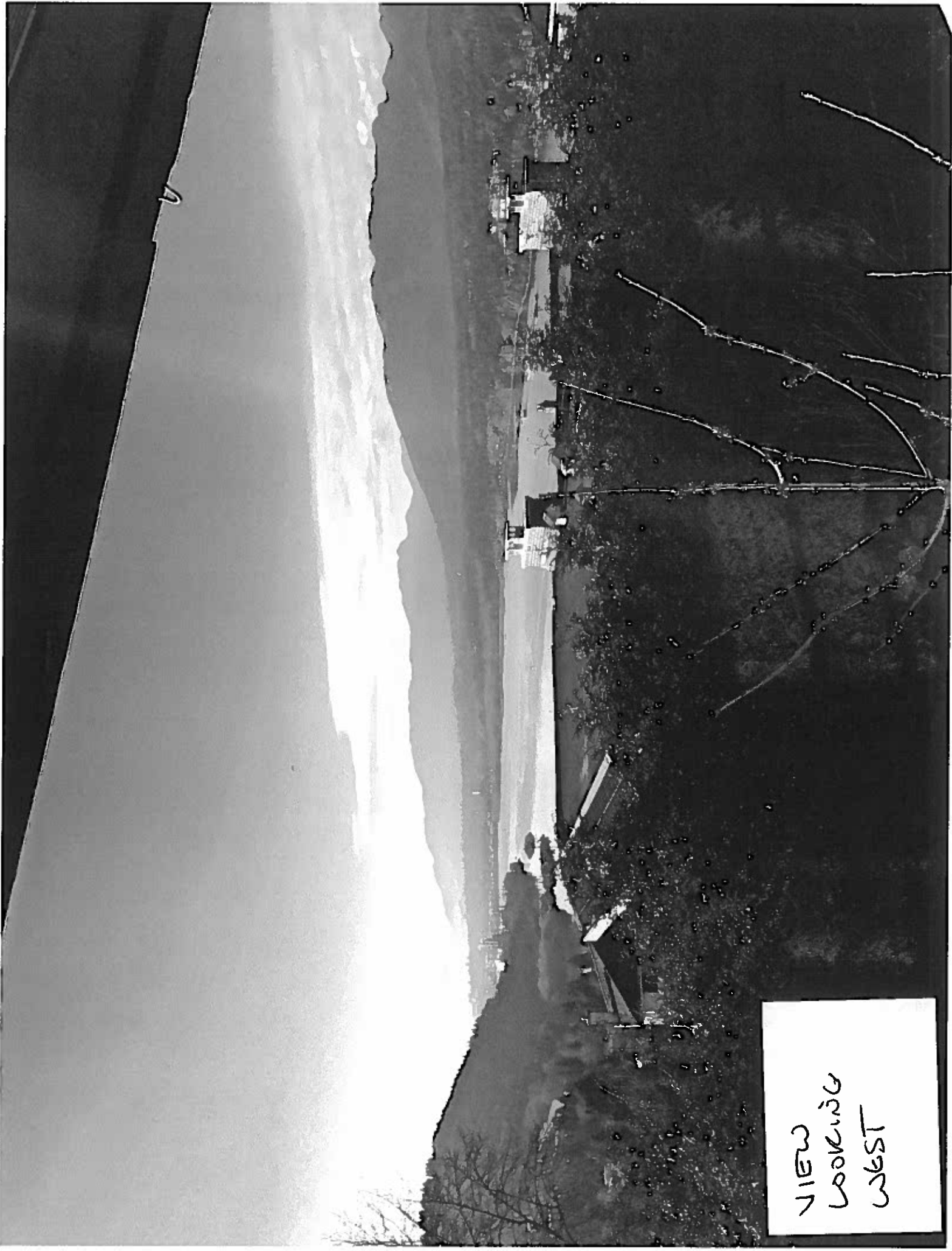
A black and white photograph of a landscape. In the foreground, there is a dense, low-lying bush or shrub with many small, light-colored leaves. To the right of this bush, a narrow, light-colored path or road runs vertically. In the background, there is a large, leafy tree or bush. The overall scene is a natural, outdoor setting.

VIEW
LOOKING
NORTH.



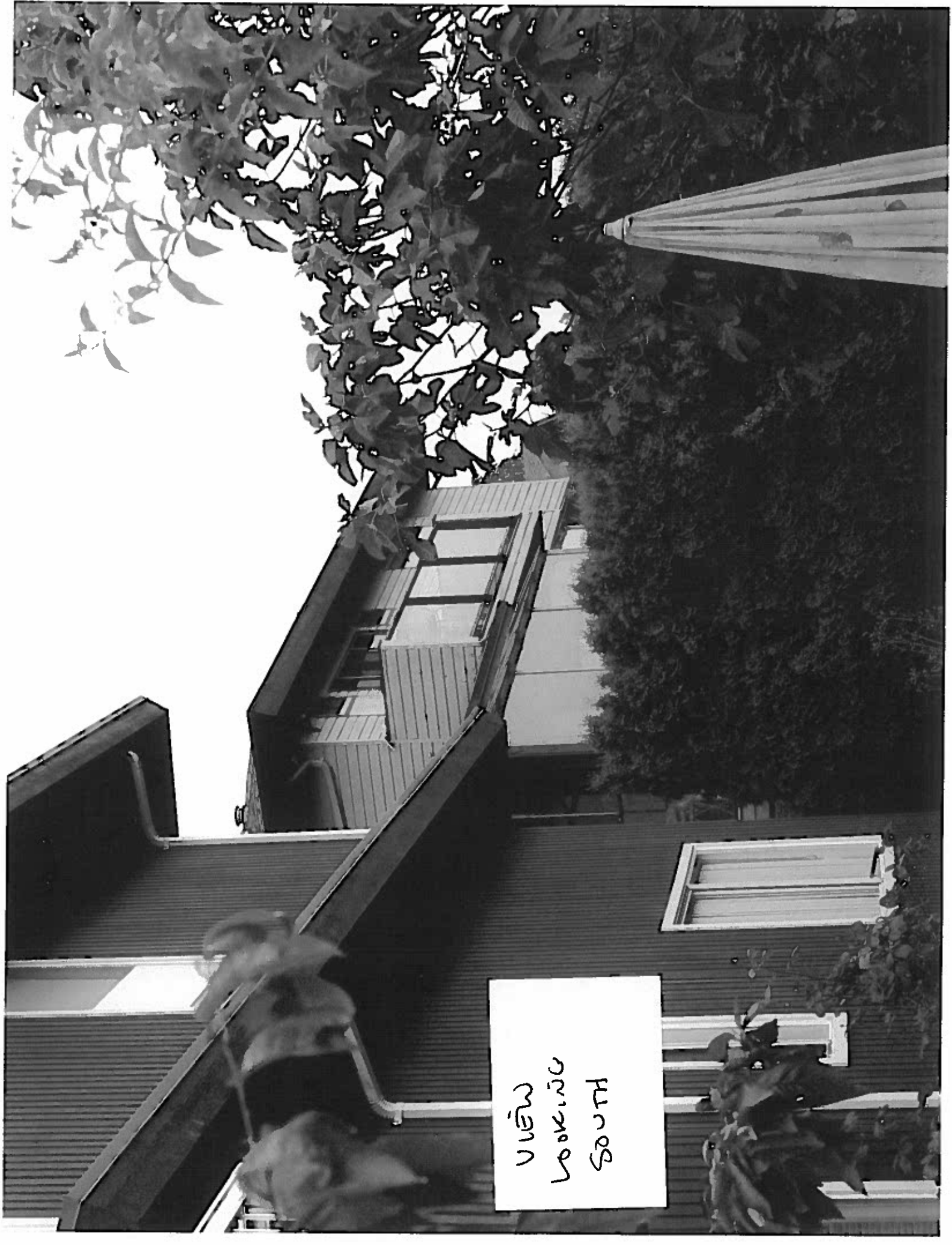
A black and white photograph of a garden path. On the right side, there is a white picket fence with a gate. The path is covered with dense, low-lying foliage and plants. The lighting creates strong shadows and highlights the textures of the plants and the fence.

VIEW
LOOKING
EAST



VIEW
LOOKING
WEST

VIỆN
LÒNG
SOUTH



**BOARD OF VARIANCE REFERRAL LETTER**

DATE: April 27, 2016	DEADLINE: June 14, 2016 for the July 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: Danny Masellis			
ADDRESS OF APPLICANT: 5920 Buchanan St.			
TELEPHONE: 604.830.5293			
PROJECT			
DESCRIPTION: New single family dwelling			
ADDRESS: 7265 Ridgeview Drive			
LEGAL:	LOT: 224	DL: 215 AND 216	PLAN: NWP53168

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 [102.8; 102.10]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

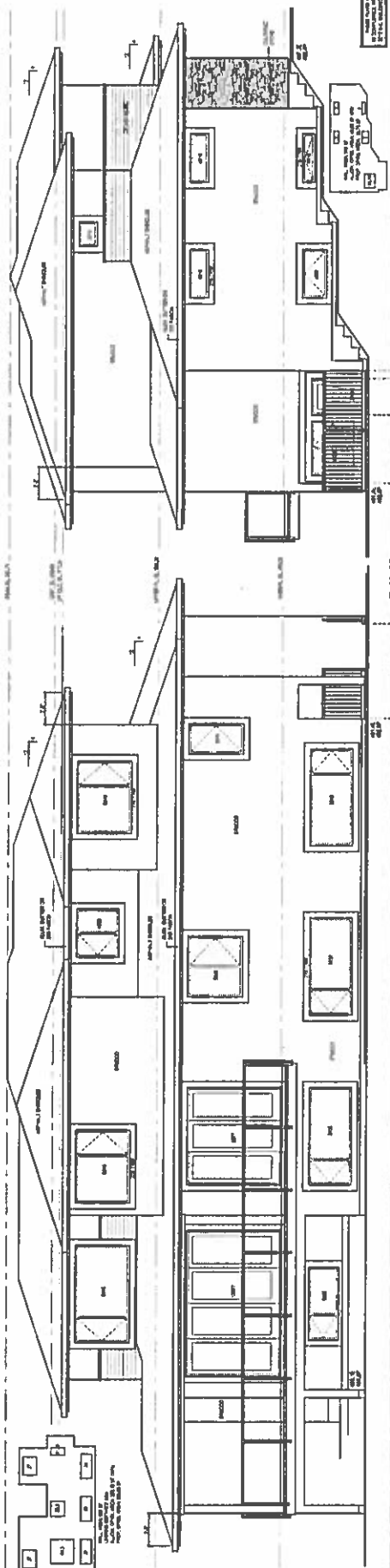
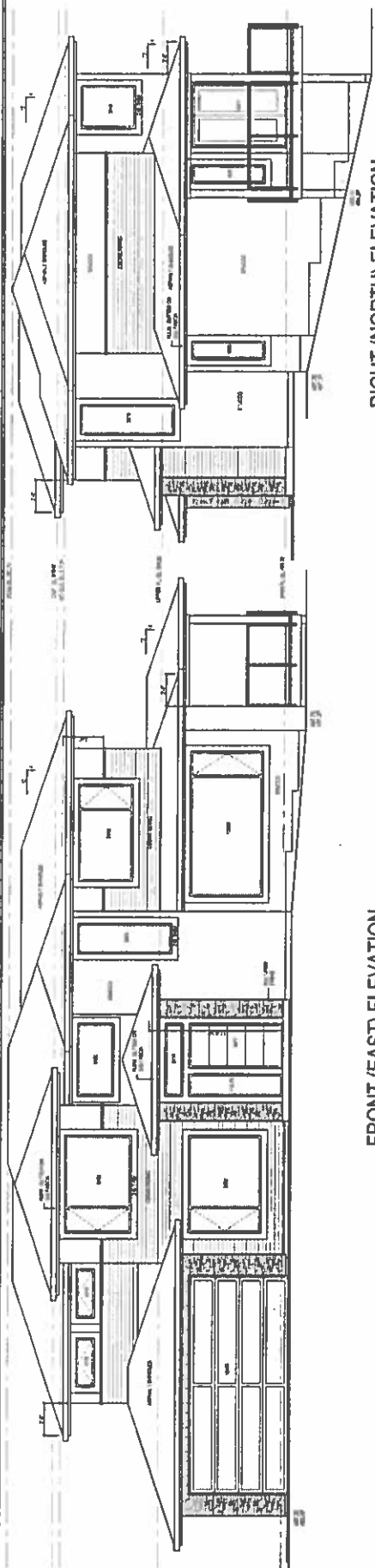
The applicant is proposing to build a new single family dwelling. The following relaxations are being requested.

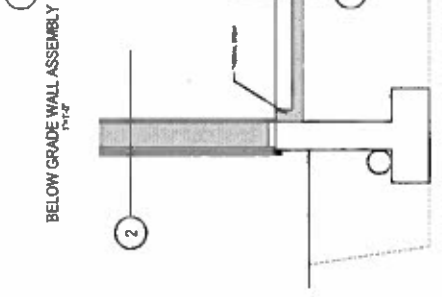
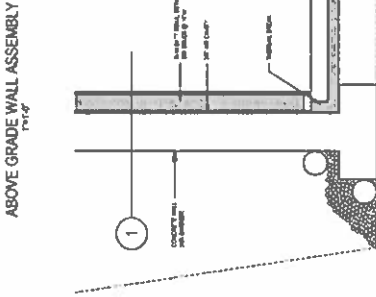
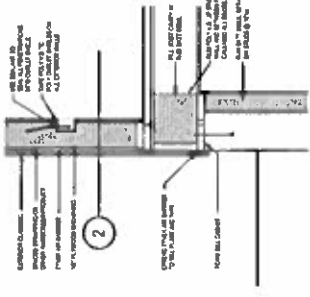
- 1) The front yard setback, to the front porch posts, will be 21.09 feet where a minimum front yard setback of 24.6 feet is required. The front porch overhang projects 2.67 feet beyond the porch posts.
- 2) The rear yard setback, to the foundation, will be 19.75 feet where a minimum rear yard setback of 29.5 feet is required. The cantilevered deck projects 3.83 feet beyond the foundation.

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.

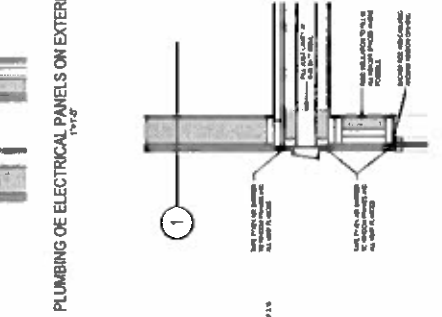
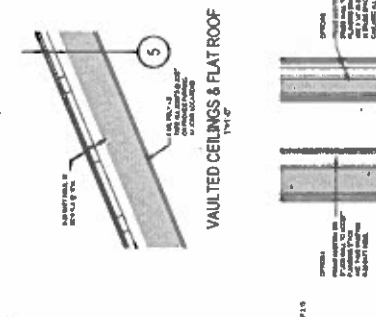
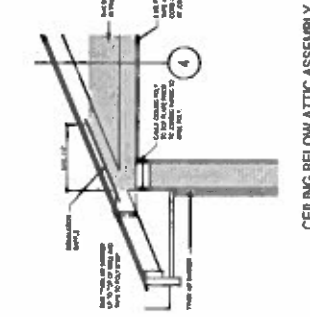
CN

Peter Kushnir
Deputy Chief Building Inspector

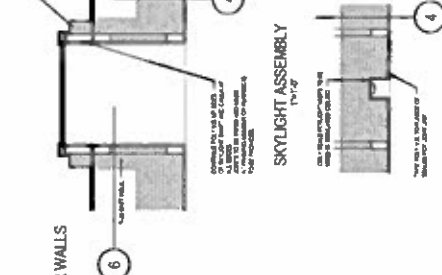
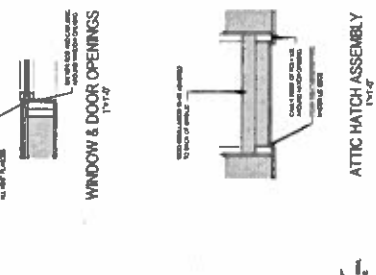
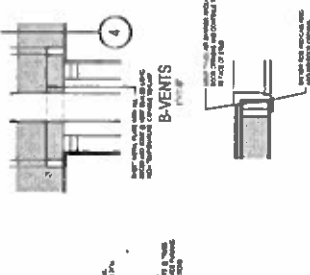




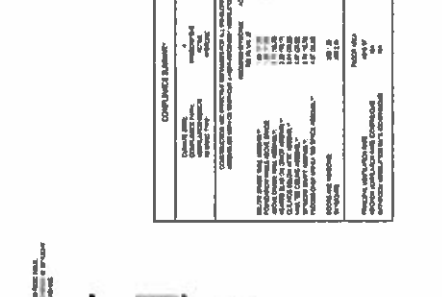
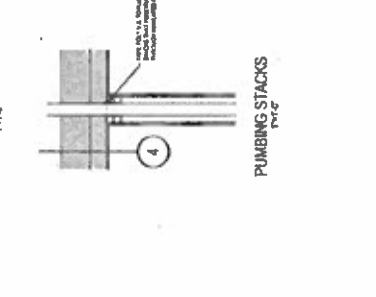
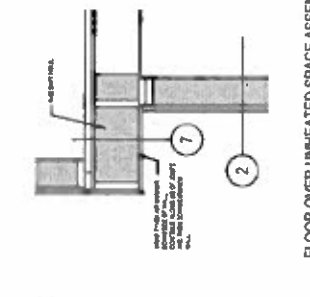
RIM JOISTS AND PENETRATIONS
TYPICAL



POT LIGHTS
TYPICAL



FLOOR OVER UNHEATED SPACE ASSEMBLY
TYPICAL



CEILING BELOW ATTIC ASSEMBLY
TYPICAL

1. ABOVE GRADE WALL ASSEMBLY

DESCRIPTION	QTY	UNIT	PRICE
CONCRETE WALL	1.00	sq. ft.	1.00
INSULATION	1.00	sq. ft.	1.00
EXTERIOR FINISH	1.00	sq. ft.	1.00
INTERIOR FINISH	1.00	sq. ft.	1.00

2a. ABOVE GRADE WALL ASSEMBLY

DESCRIPTION	QTY	UNIT	PRICE
CONCRETE WALL	1.00	sq. ft.	1.00
INSULATION	1.00	sq. ft.	1.00
EXTERIOR FINISH	1.00	sq. ft.	1.00
INTERIOR FINISH	1.00	sq. ft.	1.00

3. CEILING BELOW ATTIC ASSEMBLY

DESCRIPTION	QTY	UNIT	PRICE
CEILING	1.00	sq. ft.	1.00
INSULATION	1.00	sq. ft.	1.00
EXTERIOR FINISH	1.00	sq. ft.	1.00
INTERIOR FINISH	1.00	sq. ft.	1.00

4. CEILING BELOW ATTIC ASSEMBLY

DESCRIPTION	QTY	UNIT	PRICE
CEILING	1.00	sq. ft.	1.00
INSULATION	1.00	sq. ft.	1.00
EXTERIOR FINISH	1.00	sq. ft.	1.00
INTERIOR FINISH	1.00	sq. ft.	1.00

6. INTERIOR WALL ASSEMBLY

DESCRIPTION	QTY	UNIT	PRICE
CONCRETE WALL	1.00	sq. ft.	1.00
INSULATION	1.00	sq. ft.	1.00
EXTERIOR FINISH	1.00	sq. ft.	1.00
INTERIOR FINISH	1.00	sq. ft.	1.00

7. FLOOR OVER UNHEATED SPACE

DESCRIPTION	QTY	UNIT	PRICE
FLOOR JOISTS	1.00	sq. ft.	1.00
INSULATION	1.00	sq. ft.	1.00
EXTERIOR FINISH	1.00	sq. ft.	1.00
INTERIOR FINISH	1.00	sq. ft.	1.00

8. PUMPING STACKS

DESCRIPTION	QTY	UNIT	PRICE
STACK PIPE	1.00	sq. ft.	1.00
INSULATION	1.00	sq. ft.	1.00
EXTERIOR FINISH	1.00	sq. ft.	1.00
INTERIOR FINISH	1.00	sq. ft.	1.00

9. POT LIGHTS

DESCRIPTION	QTY	UNIT	PRICE
POT LIGHT FRAME	1.00	sq. ft.	1.00
INSULATION	1.00	sq. ft.	1.00
EXTERIOR FINISH	1.00	sq. ft.	1.00
INTERIOR FINISH	1.00	sq. ft.	1.00

HOME DESIGN LTD.
1000 W. 10th Ave. Suite 100
Calgary, Alberta T2C 1P5
403-241-1111

MASELLIS
7265 REDWATER DRIVE
CALGARY, ALBERTA T2C 1P5
403-241-1111

Ken K. Wong and Associates
Canada and B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: (604) 294-8881
Fax: (604) 294-0625
150546 FB920 P95-97
R-9395D R-7703 R-1462 R-10843
Drawn by: TB R-1463 SU-2789