



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 HITESH NEB
Mailing Address 1625 WEST 5th AVE
City/Town VANCOUVER B.C Postal Code V6J 1N5
Phone Number(s) (H) 778-668-3043 (C) 778-388-0129
Email hitesh@regandesign.ca
Preferred method of contact: ☒ email ☒ phone ☐ mail

Property

Name of Owner TONY CHEN
Civic Address of Property 4679 ALPHA DRIVE
BURNABY, 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.

Date JUNE 14th, 2016

Applicant Signature [Signature]

Office Use Only

Appeal Date 2016 July 07 Appeal Number BV# 6237

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

To,
Board of Variance
Burnaby City Hall
4949 Canada Way,
Burnaby, B.C
V5G1M2



Subject: Letter of Appeal to Board of Variance for hardship @ 4679 Alpha Drive.

Dear Sir / Madam

REgeneration Design inc. is applying for variance to the Burnaby Zoning Bylaw on behalf of the owner of the property at 4679 Alpha Drive, Burnaby B.C. We are requesting the outlined variances due to the the irregular lot shape and the excessive slope on site that present hardships for designing a single family conforming to the R-10 Burnaby Zoning Bylaw.

Close Proximity to Garage

The garage is placed closer than the prescribed separation between the single family dwelling and the garage due to the odd shape of the lot. The garage is placed along the lane within the prescribed rear yard, as defined by the planning department.

Excessive Height

The house has been designed to keep a two storey expression along Alpha Drive and the Lane. The excess height is due to the steep slope on site from the lane to the front yard. The second floor is substantially set back from the front yard to bring down the mass of the building.

Excessive Building Depth

The proposed building depth is a product of the irregular shape of the property. The design of the house is deliberately an L-shaped floor plan to reduce encroachment into the front yard. Due to this the house is deeper than the prescribed as per R-10 Burnaby Zoning ByLaw.

Encroachment into the Front Yard

The house encroaches into the front yard due to the irregular shape of the house. In order to keep the design simple and reflect the neighbourhood character, i.e Mid-century bungalow, yet have a contemporary touch, to reflect it's time.

Retaining walls encroaching into Front Yard

We are proposing to retain the existing retaining wall along the south-east corner of the site and the new retaining walls have been added to have terracing landscaping next to the house to avoid tall concrete faces.

We appreciate your consideration of our proposal in light of the hardship we have faced in designing a livable home for our clients.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hitesh', written over a large 'X' mark.

Hitesh Neb,
B.Tech Arch.Sci



BOARD OF VARIANCE REFERRAL LETTER

DATE: June 10, 2016	DEADLINE: June 14, 2016 for the July 07, 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: Hitesh Neb			
ADDRESS OF APPLICANT: 1625 West 5 th Avenue, Van. B.C., V6J 1N5			
TELEPHONE: 778.388.0129			
PROJECT			
DESCRIPTION: New Single Family Dwelling			
ADDRESS: 4679 Alpha Drive			
LEGAL:	LOT: 39	DL: 123	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 16.3.1; 110.6(2)(b); 110.7(a); 110.8; 110.12(2)
of the Burnaby Zoning Bylaw No. 4742

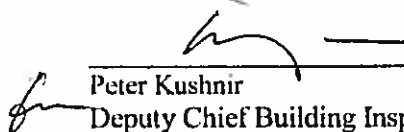
COMMENTS:

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

- 1) The distance between the principal building and the detached garage is 5.60 feet where a minimum distance of 14.8 feet is required.
- 2) The principal building height of 22.65 feet where a maximum height of 19.0 feet is permitted
- 3) The depth of the principal building will be 57.27 feet where a maximum depth of 38.23 feet is permitted.
- 4) The front yard setback will be 16.39 feet to the foundation where a minimum front yard setback of 24.9 feet is required based on front yard averaging. The roof overhang will be 2.81 feet beyond the foundation.
- 5) The relaxation of 110.12(2) of the Zoning By-Law which, if permitted, will allow retaining walls at the frontage of Alpha Drive with varying heights of up to a maximum of 2.50 feet where no fence or other structures are permitted in front of the face of the principal building facing the front yard.

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

RECEIVED

JUN 10 2016

BUILDING DEPARTMENT

B of V. REFERRAL

5' 60" TO

LANE

B of V. REFERRAL

B of V. REFERRAL

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40

PLAN 10762
Drawing 44672

ALPHA DRIVE

WILLIAM STREET



PROJECT DATA	
Client Name	4679 Alpha Drive
Client Address	BURNABY, BC
Client Phone	604-291-1111
Client Email	info@alpha-drive.com
Client Website	www.alpha-drive.com
Client Logo	
Client Name	4679 Alpha Drive
Client Address	BURNABY, BC
Client Phone	604-291-1111
Client Email	info@alpha-drive.com
Client Website	www.alpha-drive.com
Client Logo	
Client Name	4679 Alpha Drive
Client Address	BURNABY, BC
Client Phone	604-291-1111
Client Email	info@alpha-drive.com
Client Website	www.alpha-drive.com
Client Logo	

- NOTES
- ALL HANDRAILS AND GUARDRAILS TO COMPLY TO BCSC 9.2.7 & 9.2.8
 - WINDOWS WITHIN 3' FROM EXTERIOR DOORS AND BAYHOLE ENCLOSURES TO BE GLAZED WITH SAFETY GLASS
 - ALL REPLACES ARE OBJECT VISIBLE
 - ALL SMOKE ALARMS AND CARBON MONOXIDE ALARMS TO BE INTERCONNECTED

Section	Part	Material	Quantity	Unit	Notes
Foundation	Concrete	Concrete	1.00	cu yd	1.00 cu yd
Foundation	Rebar	Rebar	1.00	lb	1.00 lb
Foundation	Gravel	Gravel	1.00	cu yd	1.00 cu yd
Foundation	Fill	Fill	1.00	cu yd	1.00 cu yd
Foundation	Drainage	Drainage	1.00	ft	1.00 ft
Foundation	Excavation	Excavation	1.00	cu yd	1.00 cu yd
Foundation	Backfill	Backfill	1.00	cu yd	1.00 cu yd
Foundation	Compaction	Compaction	1.00	sq ft	1.00 sq ft
Foundation	Sealing	Sealing	1.00	sq ft	1.00 sq ft
Foundation	Painting	Painting	1.00	sq ft	1.00 sq ft
Foundation	Finishing	Finishing	1.00	sq ft	1.00 sq ft
Foundation	Insulation	Insulation	1.00	sq ft	1.00 sq ft
Foundation	Roofing	Roofing	1.00	sq ft	1.00 sq ft
Foundation	Cladding	Cladding	1.00	sq ft	1.00 sq ft
Foundation	Trim	Trim	1.00	sq ft	1.00 sq ft
Foundation	Landscaping	Landscaping	1.00	sq ft	1.00 sq ft
Foundation	Site Work	Site Work	1.00	sq ft	1.00 sq ft
Foundation	Final	Final	1.00	sq ft	1.00 sq ft

SCALE
1" = 10'

DATE
JUN 10 2016

SHEET
A-1.00

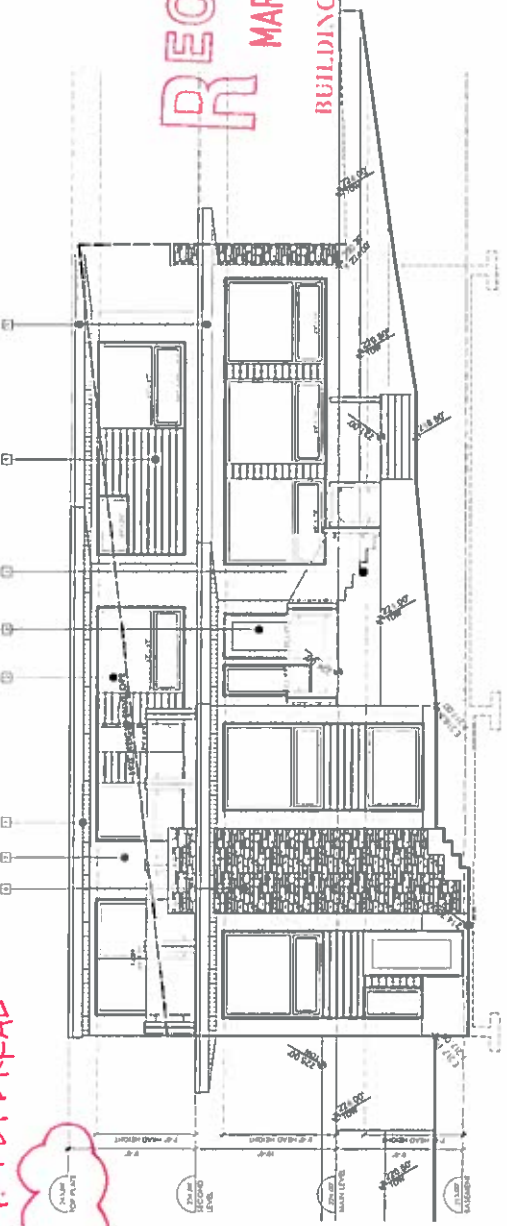
SITE PLAN

4679 ALPHA DRIVE
BURNABY, B.C.

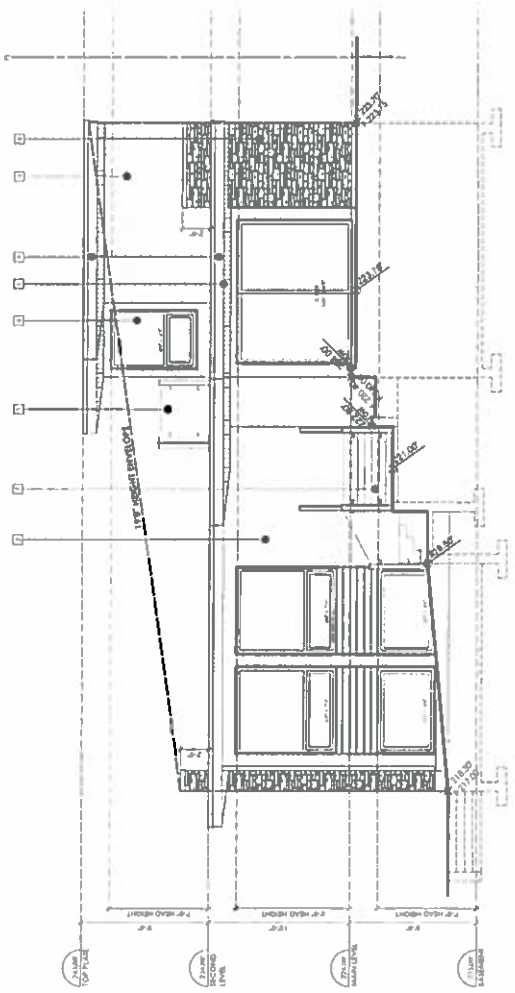
generation inc.
design inc.

CONTRACT NO. 10762
PROJECT NO. 44672
DATE: JUN 10 2016
BY: [Signature]

B. of V. REFERRAL



1 SOUTH ELEVATION
PROPOSED



2 EAST ELEVATION
PROPOSED

FINISH SCHEDULE

<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	<input type="checkbox"/> GROUT
<input type="checkbox"/> ASPHALT ROOFING	<input type="checkbox"/> TERRAZZO	<input type="checkbox"/> STONE
<input type="checkbox"/> ALUMINUM WINDOW	<input type="checkbox"/> STONE	<input type="checkbox"/> STONE
<input type="checkbox"/> STONE	<input type="checkbox"/> STONE	<input type="checkbox"/> STONE
<input type="checkbox"/> STONE	<input type="checkbox"/> STONE	<input type="checkbox"/> STONE
<input type="checkbox"/> STONE	<input type="checkbox"/> STONE	<input type="checkbox"/> STONE

NOTES

- ALL HANDRAILS AND GUARDRAILS TO CONFORM TO IRC 9.8.7 & 9.8.8
- WINDOWS WITHIN 3' FROM EXTERIOR DOORS AND LATRINE ENCLOSURES TO BE GLAZED WITH SAFETY GLASS
- ALL REPAIRS ARE DIRECTLY VENTED
- ALL SMOKE ALARMS AND CARBON MONOXIDE ALARMS TO BE INTERCONNECTED

generation inc.

4679 ALPHA DRIVE
BURNABY, B.C.

ELEVATIONS

RECEIVED

MAR 10 2016

BUILDING DEPARTMENT

SCALE: 1/8" = 1'-0"

DATE: _____

PROJECT: _____

SHEET: _____

A-1.05

of V. R.



DATE	DESCRIPTION	AMOUNT	BALANCE
10/1/88	OPENING BALANCE	100.00	100.00
10/15/88	PAYROLL	50.00	50.00
10/30/88	RENT	25.00	25.00
11/10/88	SALES	75.00	100.00
11/20/88	PAYROLL	50.00	50.00
12/1/88	CLOSING BALANCE	100.00	100.00

NOTES:
ALL HANDRAILS AND GUARDRAILS TO CONFORM TO 29 CFR 1910.66
WINDOWS WITHIN 3' FROM EXTERIOR DOORS AND BATHING ENCLOSURES TO BE GLAZED WITH SAFETY GLASS
ALL REPLACES ARE DIRECTLY VENTED
ALL SMOKE ALARMS AND CARBON MONOXIDE ALARMS **NO** BE INTERCONNECTED

Final Score

1	Words Score	1	Overall Game Score
2	Words as Words and Letters	2	Correct Spell
3	Uncommon Words	3	Game Completion
4	Reference Books	4	Words Made
5	Words and Spelling Rules		

The plan and design are sold as of first design, and the design is the exclusive property of Regeneration Design Inc. and cannot be sold or reproduced without express written consent of Regeneration Design Inc. Design drawings and specifications are not to be used for construction. Contractors shall not be responsible for all dimensions and conditions on the job. Regeneration Design Inc. shall be informed of any updates from the dimensions and conditions on the job.

9 4 1 1 9 4 1

**generation
design inc.**

[illegible]4679 ALPHA DRIVE
BURNABY, B.C.

100

ELEVATIONS

[illegible]

1001

A-1.06

CONTRACT RESERVIC
The plan and design are, and all here
when the architect's services are
rendered, and the architect's liability
is limited to the design and construction
of the building and its appurtenances
and not to any other matter.
The architect's liability is limited to the
design and construction of the building
and its appurtenances and not to any
other matter.

11/1/18
11/1/18
11/1/18

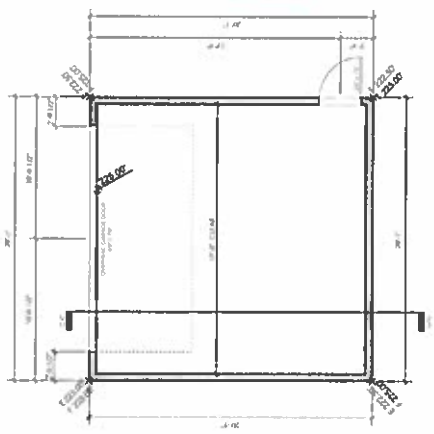
RECEIVED
MAY 10 2016
BUILDING DEPARTMENT

generation inc.
design inc.
11/1/18
11/1/18
11/1/18

4679 ALPHA DRIVE
BURBANK, CA 91505

GARAGE

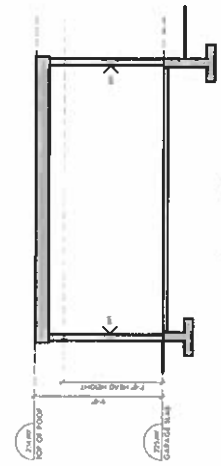
SCALE 1/4" = 1'-0"
DATE 11/1/18
SHEET A-1.10



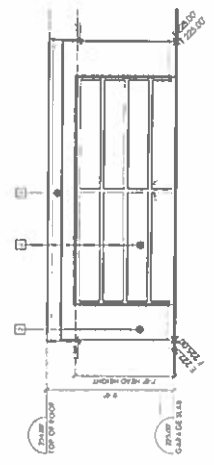
P1 GARAGE FLOOR PLAN
PROPOSED

FINISH SCHEDULE

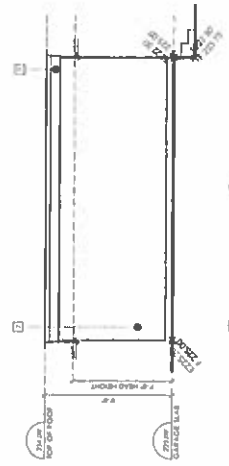
<input type="checkbox"/> INTERIOR WALLS	<input type="checkbox"/> INTERIOR CEILING
<input type="checkbox"/> INTERIOR FLOOR	<input type="checkbox"/> EXTERIOR WALLS
<input type="checkbox"/> EXTERIOR FLOOR	<input type="checkbox"/> EXTERIOR CEILING
<input type="checkbox"/> EXTERIOR ROOF	<input type="checkbox"/> EXTERIOR DOORS
<input type="checkbox"/> EXTERIOR WINDOWS	<input type="checkbox"/> EXTERIOR LIGHTS
<input type="checkbox"/> EXTERIOR PAINT	<input type="checkbox"/> EXTERIOR TRIM



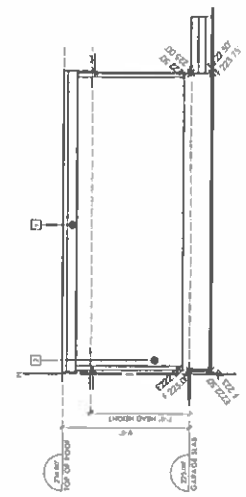
S1 SECTION C-C
PROPOSED



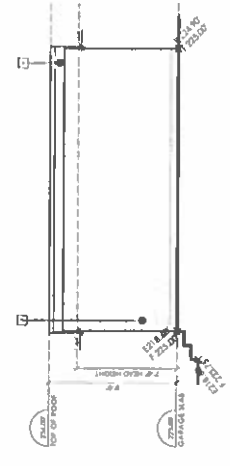
E1 NORTH ELEVATION
PROPOSED



E2 WEST ELEVATION
PROPOSED



E3 SOUTH ELEVATION
PROPOSED



E4 EAST ELEVATION
PROPOSED

TOPOGRAPHICAL PLAN OF LOT 39 DISTRICT LOT 123 GROUP 1 NWD PLAN 16792



All Distances And Elevations Are In Feet And Decimals
Unless Otherwise Stated.

Legend.

- Standard Iron Pin
- Level Peg
- ⊕ Tree (diameter in feet 2500 Circle and Spruce)
- ⊙ Manhole
- ⊠ Catch Basin (Square)
- Catch Basin (Round)
- Power Pole
- ⊠ Water Valve
- ⊠ Lamp Standard

NOTE:

T = Direction of top of wall

Zoning R10 Setbacks

Lot	Front	Address
40	23.58	4673
41	25.41	4551

Average = 24.50

Notes.

Information shown herein is for municipal purposes only and is for the exclusive use of the owner.

All rights reserved. No person may copy, reproduce, transmit, alter, distribute, or store copies of this document in whole or in part without the prior written consent of the undersigned.

Building envelope shown is only approximate.

For interpretation of City Building Bylaws please consult Planning Department for final building envelope when required.

Boundaries shown.
Elevations are in feet.
Referenced to datum 7746796
Monument Elevation: 58.82m

Old bearings are derived from observations between specific control monuments 7746796 and 7746796.

WILLIAM STREET

RECEIVED
MAR 10 2016
BUILDING DEPARTMENT

PRO: 010-210-415
City Address: 4879 Alpha Drive,
City of Burnaby
Notice: These plans are to be used for 1995 and 1996 only.

This is certified correct and is valid only with respect to the improvements as shown herein and located on the 7th day of December, 2015.

RECEIVED

LANDING TEAM
This Document is Not Valid Unless
Originally Signed And Sealed

File No. 87258-1250