



# 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 VIKRAM TIKU  
Mailing Address 180-2250 BOUNDARY ROAD  
City/Town BURNABY Postal Code V5M 3Z3  
Phone Number(s) (H) 604 2993821 (C) 604 8389093  
Email tdstudio.vancouver@gmail.com  
Preferred method of contact: ☒ email ☐ phone ☐ mail

### Property

Name of Owner AL-KARIM BAPUO.  
Civic Address of Property 3913 NITHSTALL ST.

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.

June 14, 2016  
Date

[Signature]  
Applicant Signature

### Office Use Only

Appeal Date 2016 July 07 Appeal Number BV# 6238

#### 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**

The Secretary,  
Board of Variance,  
City of Burnaby,  
4949 Canada Way,  
V5G 1M2

June 13, 2016

Subject: Appeal for Variance to the overall building height for proposed new single family dwelling at 3913 Nithsdale St.

Dear Sir,

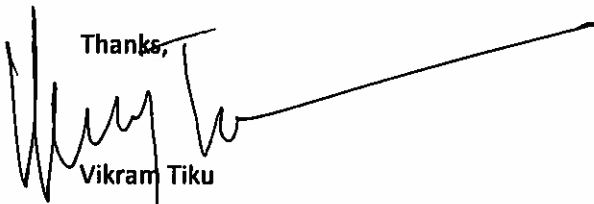
Our client is proposing to construct a new single family dwelling with an attached garage on the subject property. The lot is located towards the lower side of Nithsdale Street in an established neighborhood with a mix of older and newer homes. The subject property has a significant grade differential with the existing grade towards the front building line almost 10' higher than the existing grade towards the rear building line.

The proposed design with its modest two storey massing has been placed right at the natural grade towards the front which is almost 6' lower than the level of the sidewalk along Nithsdale St. The flat roof simple contemporary expression significantly reduces the impact of any additional massing. The overall massing being proposed is well integrated and compatible with the adjacent buildings and does not block any views from adjacent lots.

While exploring the various design options, the existing steep grade and the need to provide easy walkable at grade access to the secondary suite which will be occupied by the owners mother with mobility concerns were major factors which lead the design process.

On behalf of the owner I would like to request the members of the board to give our request due consideration, and hope that the circumstances and the lack of any negative impact will help the board members support our appeal.

Thanks,

A handwritten signature in black ink, appearing to read 'Vikram Tiku', with a long horizontal line extending from the end of the signature.

**TD Studio**  
180 - 2250 Boundary Road,  
Burnaby, B.C, V5M 3Z3  
ph: 604.299.3821  
fax: 604.299.3826  
e: [tdstudio.vancouver@gmail.com](mailto:tdstudio.vancouver@gmail.com)



## BOARD OF VARIANCE REFERRAL LETTER

DATE: May 17, 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: Vikram Tiku			
ADDRESS OF APPLICANT: 180-2250 Boundary Rd., Burnaby B.C., V5M 3Z3			
TELEPHONE: 604.838.9093			
<b>PROJECT</b>			
DESCRIPTION: New Single Family Dwelling			
ADDRESS: 3913 Nithsdale Street			
LEGAL:	LOT: 11	DL: 68	PLAN: 11923

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) R5 [105.6(1)(b)]**  
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 rear average elevation will be 33.0 feet where the maximum building height of 24.3 feet is permitted. The principal building height, measured from the front average elevation will be 23.0 feet.

*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 08 2016

# **BUILDING DEPARTMENT**

**PROJECT STATISTICS**  
**PROJECT:** SINGLE FAMILY DWELLING  
**3013 WITHSDALE STREET BURMAN, B.C.**  
**LEGAL DESCRIPTION:** LOTS 11, DISTRICT LOT 66 GROUP 1  
**REFD PLAN:** 11003

<b>Zone:</b>	RS-1
<b>Site Area:</b>	100.00 m <sup>2</sup> / 107.63 sqm (100.00' x 100.00')
<b>Lot Area:</b>	100.00 m <sup>2</sup> / 107.63 sqm (100.00' x 100.00')
<b>Front Yard (Feet):</b>	10.00
<b>Side Yard (Feet):</b>	10.00
<b>Back Yard (Feet):</b>	10.00
<b>Front Setback (Feet):</b>	10.00
<b>Side Setback (Feet):</b>	10.00
<b>Back Setback (Feet):</b>	10.00
<b>Front Yard (Meters):</b>	3.05
<b>Side Yard (Meters):</b>	3.05
<b>Back Yard (Meters):</b>	3.05
<b>Front Setback (Meters):</b>	3.05
<b>Side Setback (Meters):</b>	3.05
<b>Back Setback (Meters):</b>	3.05

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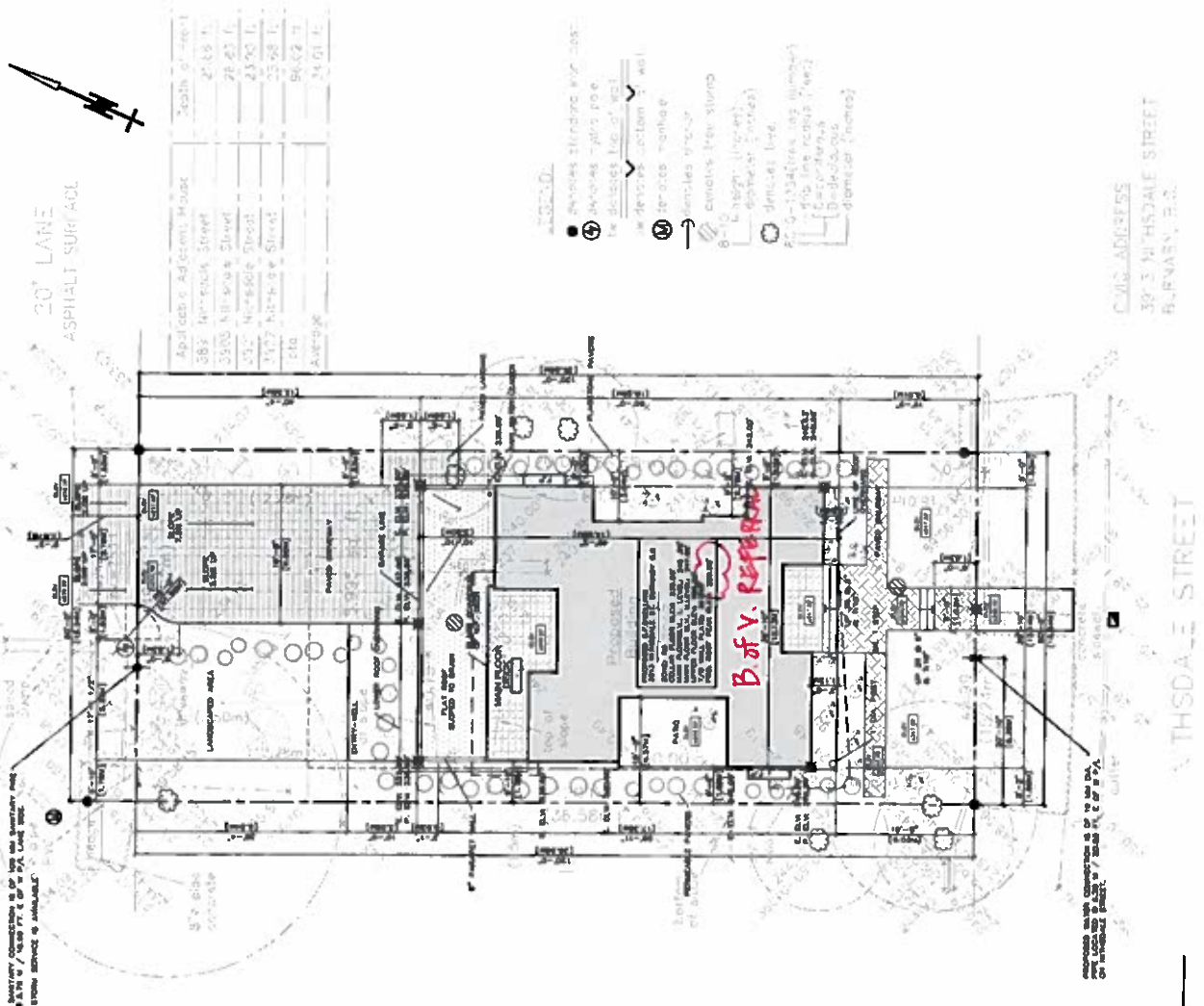
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## **NOTES:**

1. WRITER DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE B.C. 2012 EDITION.
4. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF C.S.A. 343-12 LATEST EDITION.
5. CONCRETE STRENGTH AT 28 DAYS, MINIMUM 3000 PSI.
6. ALL FRAMING AND WALLS SHALL CONFORM TO B.C. BUILDING CODE PART 9 AND DESIGN TO CSA LATEST EDITION.
7. ALL FINISHES UNLESS SHOWN OTHERWISE SHALL BE DOUGLAS FIR #1 OR BETTER.
8. WOOD TRUSSES SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER IN B.C.
9. ALL PLUMBING SHALL BE DOUGLAS FIR CONDENSED.
10. OWNER IS TO BE DIRECTLY RESPONSIBLE FOR ALL STRUCTURAL CONSTRUCTION REQUIREMENTS.
11. ALL DIMENSIONS ARE TO BE OBTAINED ON SITE BEFORE WORK COMMENCES.



**1 SITE PLAN**  
**SCALE: 1/8" = 1'-0"**

**OWNER ADDRESS:**  
**3013 WITHSDALE STREET**  
**BURMAN, B.C.**  
**V2S 2G2**

**WITHSDALE STREET**

**PROPERTY ADDRESS:**  
**3013 WITHSDALE STREET**  
**BURMAN, B.C.**  
**V2S 2G2**

**1 SITE PLAN**  
**SCALE: 1/8" = 1'-0"**

**1 SITE PLAN**  
**SCALE: 1/8" = 1'-0"**

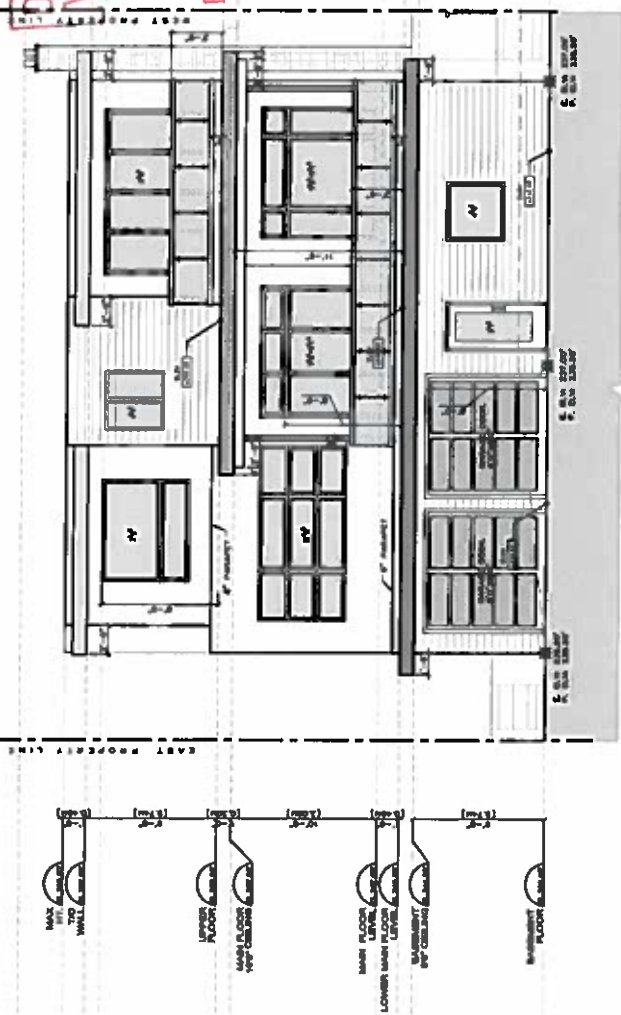




BUILDING DEPARTMENT

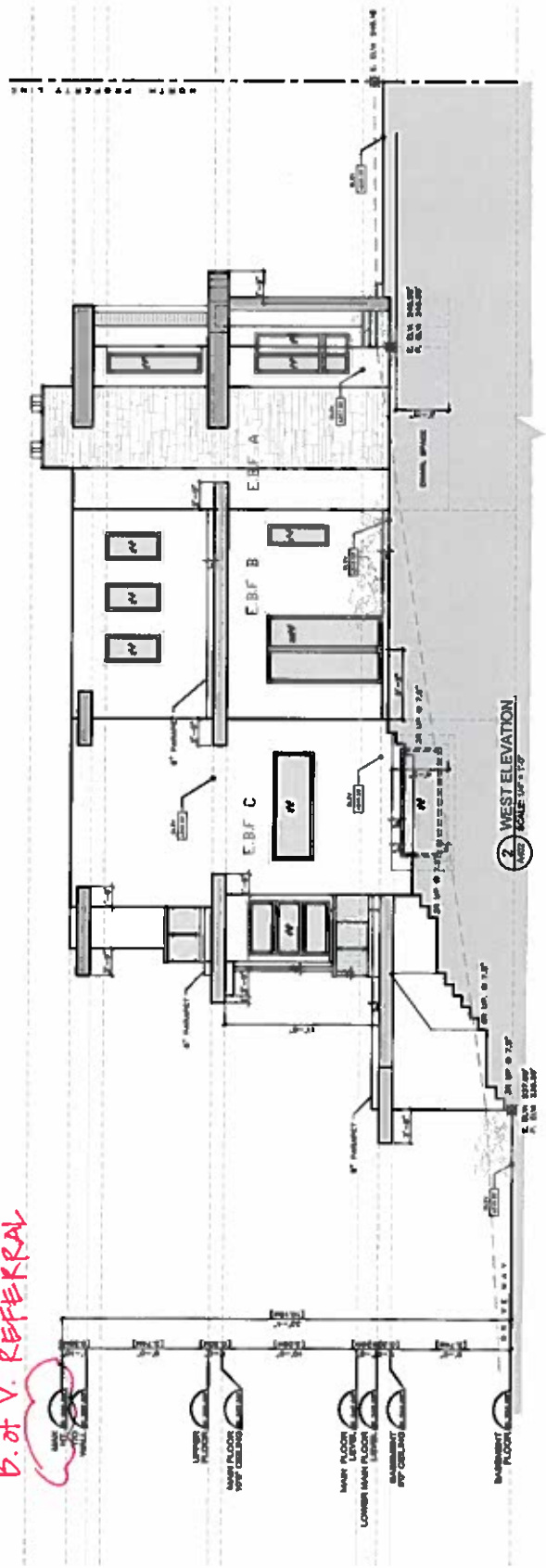


TD Studio

[illegible]

1 NORTH ELEVATION  
AS-02 SCALE 1/4" = 1'-0"

## B. of V. REFERRAL



2 WEST ELEVATION  
A-552 SCALE 1/4" = 1'-0"

SINGLE FAMILY DWELLING

3013 MYTHSDALE STREET  
 (818) 344-8900, 4100 4100NORTH & WEST  
ELEVATIONS

BUILDING PERMIT

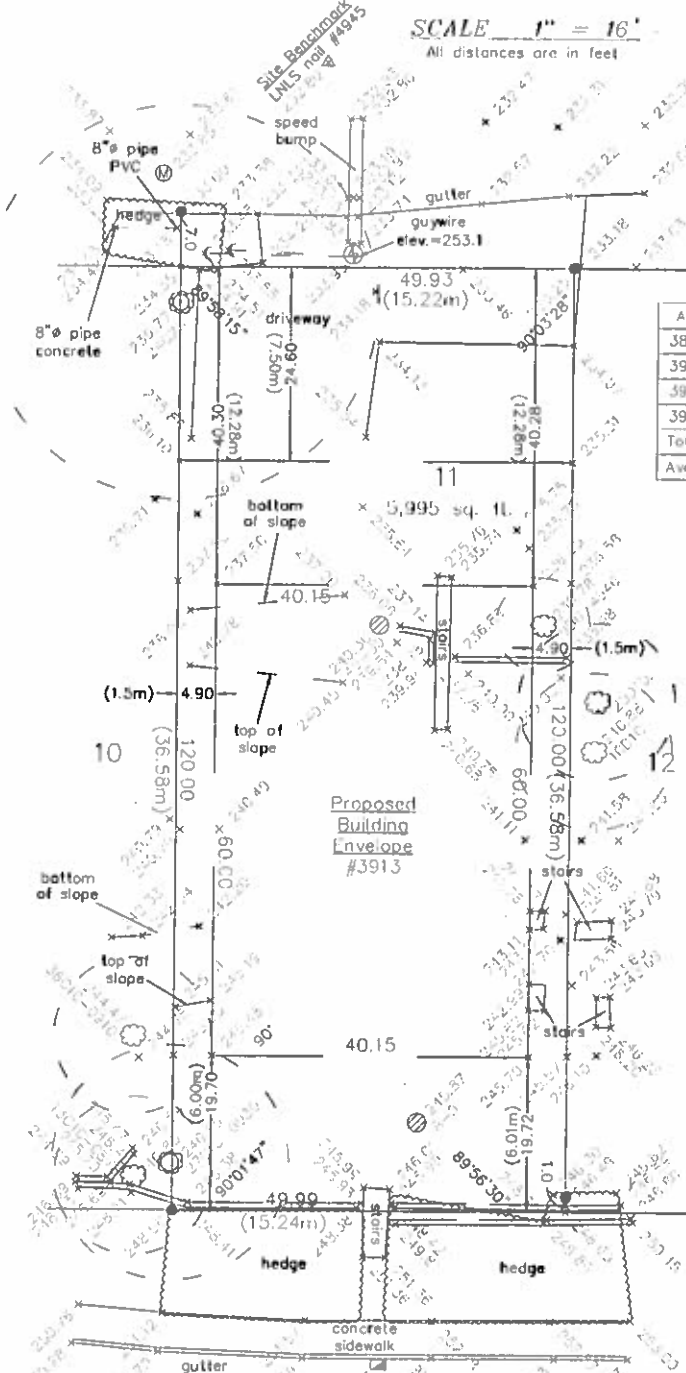
A402

SCALE	PROJECT NO
AS SHOWN	T1504
DRAWN BY	DATE
RS	JAN 2015
CHECKED BY	
VT	



SURVEY PLAN OF LOT 11  
DISTRICT LOT 68, GROUP 1  
NEW WESTMINSTER DISTRICT, PLAN 11923

SCALE 1" = 16'  
All distances are in feet



20' LANE  
ASPHALT SURFACE

Applicable Adjacent House	Depth of Front Yard
3891 Nithsdale Street	21.66 ft
3905 Nithsdale Street	26.80 ft
3921 Nithsdale Street	23.90 ft
3927 Nithsdale Street	23.66 ft
Total	96.02 ft
Average	24.01 ft

**LEGEND:**

- denotes standard iron post.
- ⊕ denotes hydro pole.
- tw denotes top of wall.
- bw denotes bottom of wall.
- Ⓜ denotes manhole
- denotes anchor
- ⊗ denotes tree stump.
- 8-10 height (inches)
- diameter (inches)
- ⊙ denotes tree.
- 8C10-1234 (tree tag number)
- drip line radius (feet)
- C=coniferous
- D=deciduous
- diameter (inches)

Proposed  
Building  
Envelope  
#3913

CIVIC ADDRESS  
3913 NITHSDALE STREET  
BURNABY, B.C.

ZONING: R5

CERTIFIED CORRECT.  
DATED THIS 27TH DAY OF AUG., 2016

IVAN NGAN. B.C.L.S.

L N L S METRO VANCOUVER  
LAND SURVEYORS

**NOTES:**

All original corner posts have been located and are undisturbed, therefore a posting plan is not required.

- Lot dimensions are derived from field survey.
- Elevations are based on Geodetic Datum of Burnaby and are derived from control monument 81H4562 situated at the intersection of Elmwood Street and Smith Avenue. Elevation = 257.05 feet.
- For elevation control, use site benchmark 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.

BUILDING DEPARTMENT

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MAY 30 2016