



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 AMARJIT DHILLON
Mailing Address 7932 MAYFIELD ST.
City/Town BURNABY Postal Code V5E 4J2
Phone Number(s) (H) 604-516-0520 (C) 604-763-2520
Email dhillona15@gmail.com
Preferred method of contact: ☐ email ☒ phone ☐ mail

Property

Name of Owner AMARJIT DHILLON
Civic Address of Property 7637 CLAYTON AVE.
BURNABY, BC

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 August 15, 2016

Applicant Signature [Signature]

Office Use Only

Appeal Date 2016 September 08 Appeal Number BV# 6244

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

Amarjit Dhillon
7932 Mayfield Street
Burnaby, BC V5E 4J2

August 15, 2016

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

Dear Board of Variance Members,

I am writing this letter to make an application to the Board for a Building Depth Variance based on the hardship that we have based on the configuration of our lot on 7637 Clayton Avenue.

We designed our home based on the radius configuration of our front property line stemming from the "cul-de-sac" style road we have in the front. Our home has been designed to these radius setbacks for both our front yard and for our building depth, not realizing that with this, the building depth would become greater than the 60 ft maximum required for depth.

We wanted to keep the house as close as we could to the front property line so that our house will not be placed too far back and does not look into our neighbours' rear yards to allow them their privacy.

Furthermore, this style of cul-de-sac in our front area does not allow us to have any street parking. We do not want to park our vehicles on the front driveway. Thus, we also designed an access path to our rear yard area for

future parking pad towards the rear property line. Additionally, we don't want this parking pad to take away from our kids playing area because we have three kids who need the space. The proposed design created with the rear yard setback gives the kids the playing area they need while offering privacy to our neighbours.

Thank you,



Amarjit Dhillon



BOARD OF VARIANCE REFERRAL LETTER

DATE: August 16, 2016	DEADLINE: August 9, 2016 for the September 1, 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: Amarjit Dhillon			
ADDRESS OF APPLICANT: 7932 Mayfield St, Burnaby B.C. V5E 4J2			
TELEPHONE: 604.516.0520			
PROJECT			
DESCRIPTION: New Single Family Dwelling			
ADDRESS: 7637 Clayton Avenue			
LEGAL:	LOT: 88	DL: 85	PLAN: NWP24538

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) R1 [101.7(B)]
of the Burnaby Zoning Bylaw No. 4742

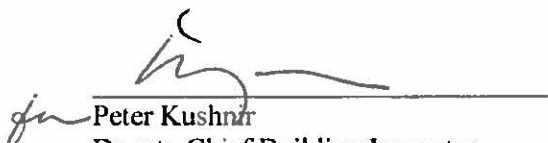
COMMENTS:

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

- 1) The depth of the principal building will be 72.25 feet where a maximum depth of 60.0 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.

CN


Peter Kushnir
Deputy Chief Building Inspector

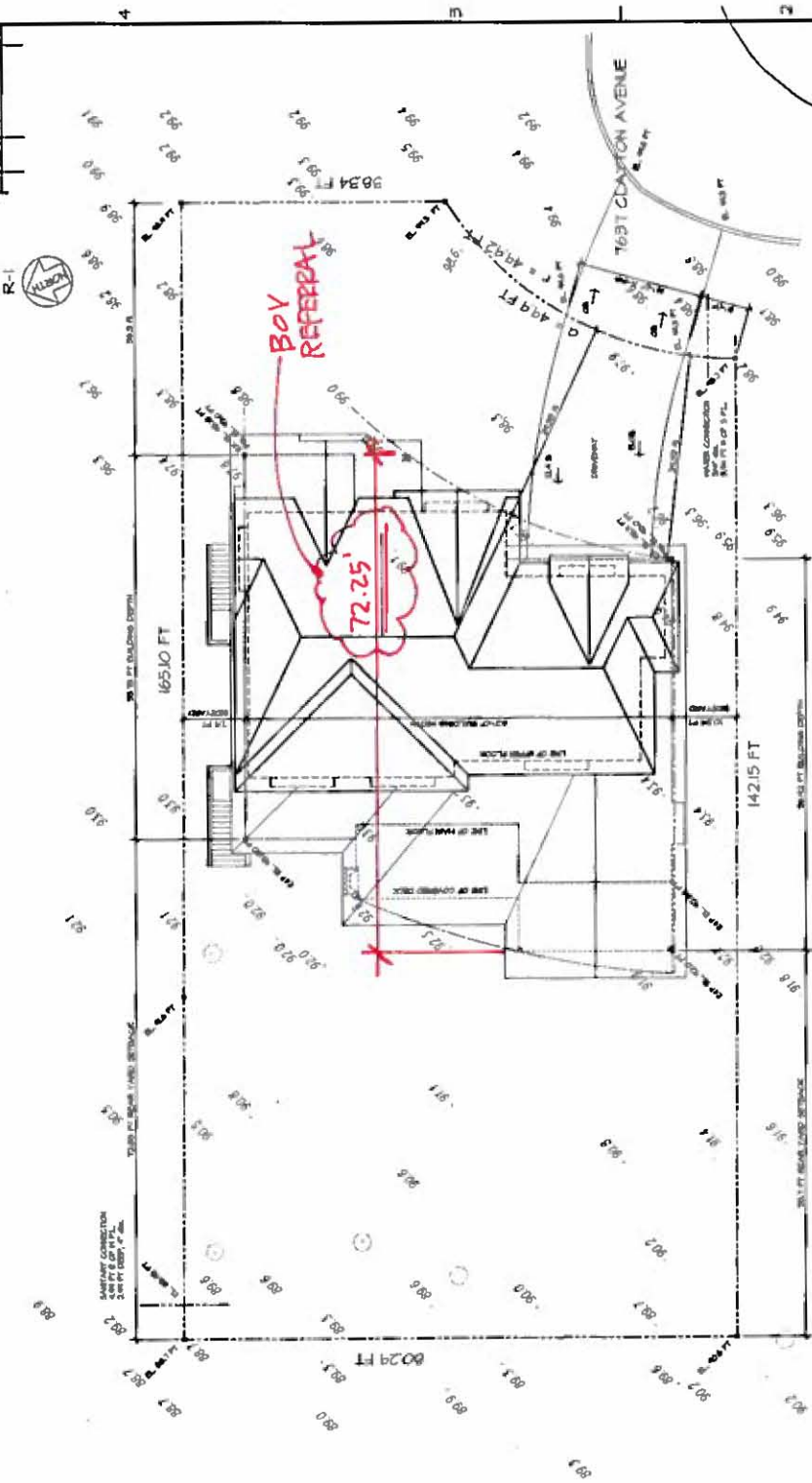
1. COMMANDER SHALL CHECK ALL LEVELS AND CONDITIONS ON SITE AND BE RESPONSIBLE FOR THE SAME.
2. ALL DEFLECTIONS ARE TO PLACE OF CONCRETE ON THE INTERIOR FLAT AND TO PLACE OF DETAIL OR BEARING ON FLAT PLATE.

- [illegible]

800-235-3333
 CALLING TO BE CALLED FOR INFORMATION AND FOLLOW-UP.

EXCAVATION WHILE EXCAVATION IS IN PROGRESS
FUNDATION PRIOR TO POURING ANY CONCRETE
FRAMING AFTER ALL ELECTRICAL + PLUMBING WORKS ARE COMPLETED

508-838-0909 9400

[illegible]

SITE PLAN

BLDGR SITE AVE.	BL 48.00 FT
BEANS TARD AVE.	BL 48.00 FT
CLAY FLOOR BLVD.	BL 81.00 FT
YORK FLOOR BLVD.	BL 80.22 FT
SPRING FLOOR BLVD.	BL 120.00 FT
SPRING FLOOR BLVD.	BL 84.00 FT
SPRING FLOOR BLVD.	BL 122.64 FT
SPRING FLOOR BLVD.	BL 80.00 FT

NOVA 2000

2007 CLASSICAL MUSIC
JUNE 10
LIVE 80
100
20000

ANGEL O MARROCCO
2454 E GEORGIA ST.
VANCOUVER BC
V5K 3K1
604 686 7409

SINGLE FAMILY DWELLING
7637 CLAYTON AVENUE
PRINCETON, NJ

ZONING INFO
CITY OF ALBANY

1-576	DESIGN	AM	12	10	10
	CHECKED				

[illegible]



APPROVED	DATE	BY
	AS of	



DATE	DESCRIPTION

TOP OF ROOF ELEV.
EL. 122.26 FT

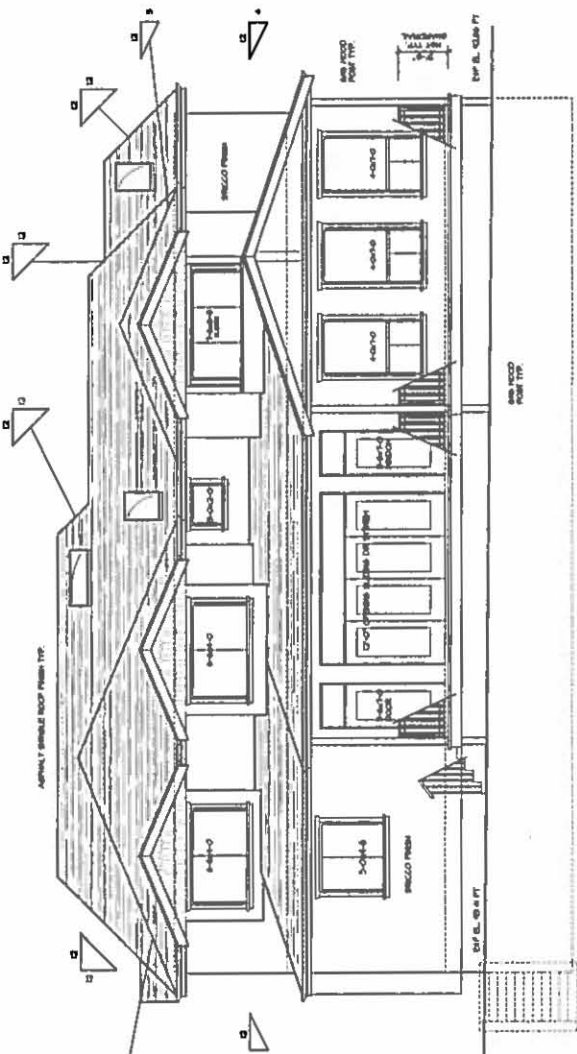
TOP OF ROOF & HALL
EL. 115.22 FT
UPR. CEILING ELEV.
EL. 14.34 FT

UPPER FLOOR ELEV.
EL. 106.34 FT

MAIN FLOOR ELEV.
EL. 96.22 FT

CRANK SPACE
FLR EL. 94.15 FT

CELLAR FLOOR ELEV.
EL. 81.02 FT
PATIO HELL ELEV.
EL. 86.72 FT



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

TOP OF ROOF ELEV.
EL. 122.26 FT

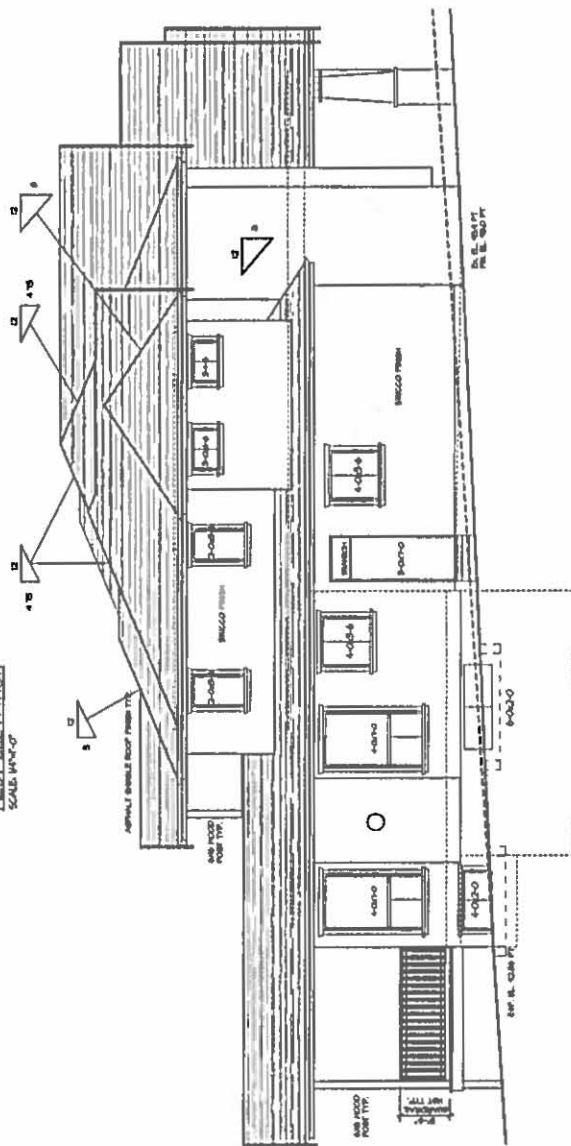
TOP OF ROOF & HALL
EL. 115.22 FT
UPR. CEILING ELEV.
EL. 14.34 FT

UPPER FLOOR ELEV.
EL. 106.34 FT

MAIN FLOOR ELEV.
EL. 96.22 FT

CRANK SPACE
FLR EL. 94.15 FT

CELLAR FLOOR ELEV.
EL. 81.02 FT
PATIO HELL ELEV.
EL. 86.72 FT



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

LEAVING SPACES: 13.54 FT x 13.54 FT
HALL AREA: 13.54 FT x 13.54 FT
PROPOSED AREA: 13.54 FT x 13.54 FT

SINGLE FAMILY DWELLING 1031 CLAYTON CRESCENT BURNABY, B.C.			
ELEVATIONS			
DATE	SCALE	BY	CHK
10-10-81	1/4" = 1'-0"		
APPROVED: AT OF D			

CLIMATE ZONE 4 GENERAL INFORMATION	
COMPLIANCE PATH	<input type="checkbox"/> PREScriptive <input type="checkbox"/> PERFormance <input type="checkbox"/> PREScriptive <input type="checkbox"/> PERFormance
VENTILATION DESIGN (ACTIVE OR PASSIVE, MECH. OR NAT. SPACE VENTILATION SOURCE ETC.)	<input type="checkbox"/> FORCED AIR <input type="checkbox"/> HYBRIDIC <input type="checkbox"/> ELECTRIC
HEATING TYPE	

CONSTRUCTION AND EFFECTIVE RIN VALUE FOR ALL ENVELOPE ASSEMBLIES WITH OR WITHOUT A HEAT-RECOVERY VENTILATOR (ZONE 4 MINOR)	REQUIRED MINIMUM EFFECTIVE INSULATION - RIN (R) VALUE
ABOVE-GROUND CRAPLE BUILDING ASSEMBLIES	

Required Minimum Effective Thermal Resistance of Assembly (from Table 9.3.2.6.1.1B of BCBC)

[illegible]

	Score 2	Score 3	Score 4
Violence and drugs	1.8	0.7	0.7
Drugs	2.8	0.5	0.5
Crime	2.8	0.5	0.5
Police	2.8	0.5	0.5

The drawing consists of two technical cross-sections. The top section, titled 'FIRE SEPARATION WALL DETAIL', shows a wall assembly with a brick veneer on the exterior, a concrete block core, and a brick veneer on the interior. A fire-rated door is shown in the wall. Labels include 'COMMON 2x6 JOIST', '2x6 JOIST', 'FIRE RATED DOOR', 'FIRE RATED WALL', 'FIRE RATED FLOOR', 'FIRE RATED CEILING', 'FIRE RATED ROOF', 'FIRE RATED WALL', 'FIRE RATED FLOOR', 'FIRE RATED CEILING', 'FIRE RATED ROOF', 'FIRE RATED WALL', 'FIRE RATED FLOOR', 'FIRE RATED CEILING', 'FIRE RATED ROOF'. The bottom section, titled 'SECONDARY SUITE CEILING', shows a ceiling assembly with a brick veneer on the exterior, a concrete block core, and a brick veneer on the interior. A fire-rated door is shown in the wall. Labels include 'FLOOR', '2x6 JOIST', 'FIRE RATED DOOR', 'FIRE RATED WALL', 'FIRE RATED FLOOR', 'FIRE RATED CEILING', 'FIRE RATED ROOF', 'FIRE RATED WALL', 'FIRE RATED FLOOR', 'FIRE RATED CEILING', 'FIRE RATED ROOF'.

FIRE SEPARATION WALL DETAIL

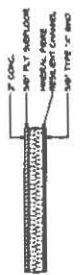
FOR SECONDARY SUITE INTS)

SECONDARY SUITE CEILING

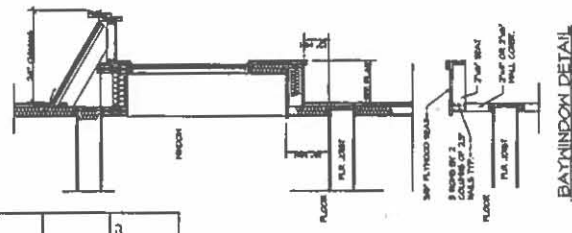
DETAIL SEPARATION INTS)



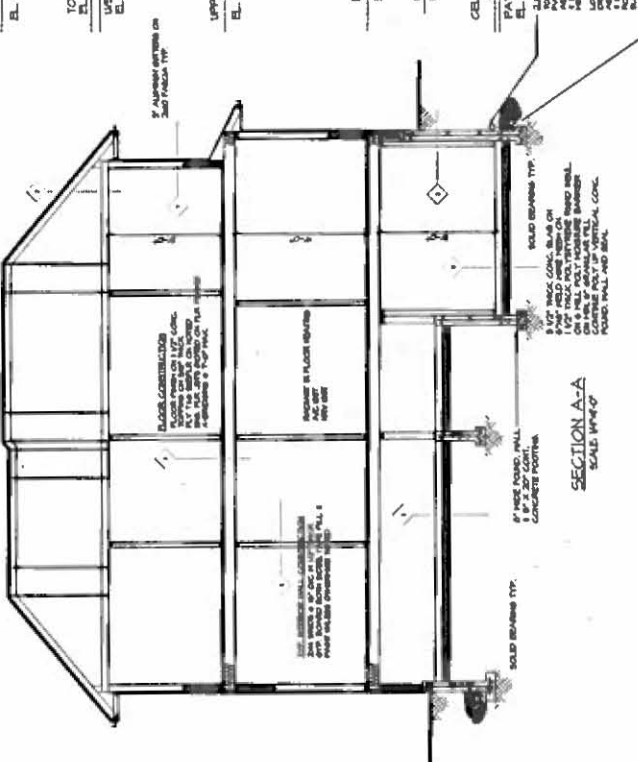
FIRE SEPERATION WALL DETAIL
FOR SECONDARY SUITE (N.T.S.)



SECONDARY SUITE CEILING
DETAIL SEPARATION (NIS)



SECTION A-A



① WINDOW WELL DETAIL
A5 SCALE 1/2"=1'-0"

ANGELO HARRIS 2854 E GEORGIA ST VANCOUVER BC 604 399 4424	SINGLE FAMILY DWELLING 1807 CLATION CRESCENT BURNABY B.C.	NOTES SECTION	<table border="1"> <tr> <td>SEARCHED</td> <td>INDEXED</td> <td>FILED</td> <td></td> <td></td> <td></td> </tr> <tr> <td>SERIALIZED</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>SCALE</td> <td>UNITED</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	SEARCHED	INDEXED	FILED				SERIALIZED						SCALE	UNITED					<table border="1"> <tr> <td>APPROVED</td> <td>CHANGED</td> <td>REV.</td> </tr> <tr> <td></td> <td>AD</td> <td>01 0</td> </tr> </table>	APPROVED	CHANGED	REV.		AD	01 0
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SERIALIZED																												
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	AD	01 0																										

TOPOGRAPHICAL PLAN OF LOT 88 DISTRICT LOT 85 GROUP 1 NWD PLAN 24538

PID: 004-389-531

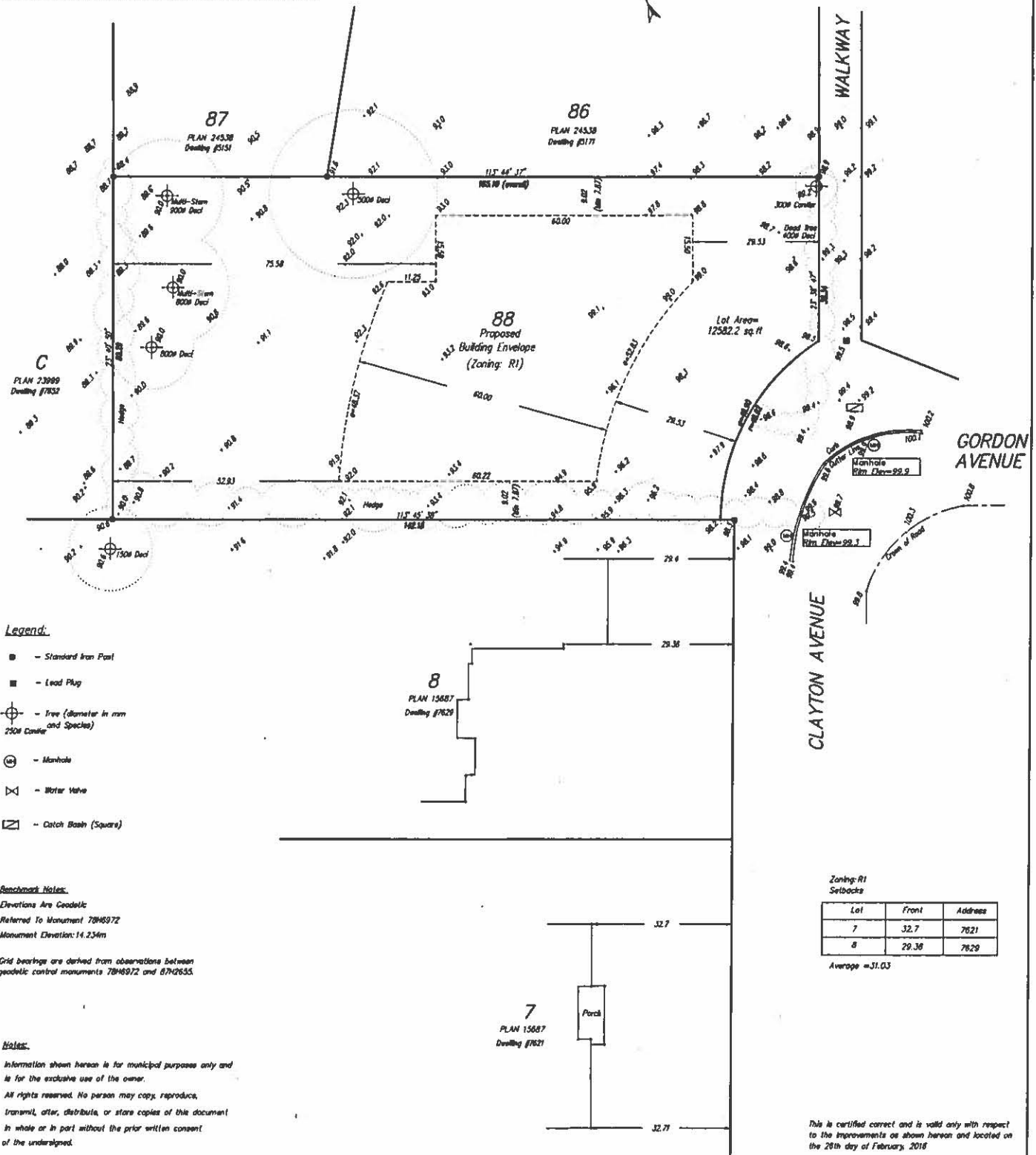
Civic Address: 7637 Clayton Avenue,
City of Burnaby

Note: Trees pursuant to by law 1996 are shown

Scale 1 inch=16 feet

The intended plot size of this plan is 560 width by 432 in height
(C also) when plotted at a scale of 1 inch=16 feet.

All Distances And Elevation Are In Feet And Decimals Thereof Unless Otherwise Stated.



This is certified correct and is valid only with respect to the improvements as shown hereon and located on the 28th day of February, 2016

B.C.L.S. #069

LIANG YUAN

This Document is Not Valid Unless
Originally Signed And Sealed