



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 David Song
Mailing Address 4286 Alderwood Cre.
City/Town Burnaby Postal Code V5G 2G8
Phone Number(s) (H) _____ (C) 778 988 2108
Email david.song.zhuming@gmail.com
Preferred method of contact: ☒ email ☐ phone ☐ mail

Property

Name of Owner S. Jala Investments (Canada) Ltd.
Civic Address of Property 8580 Gilley Ave. Burnaby

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 Nov. 7. 2016

David Song
Applicant Signature

Office Use Only

Appeal Date 2016 December 01 / Appeal Number BV# 6254

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

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

November 6, 2016

Letter Requesting Variance Regarding 8580 Gilley Ave.

Dear Madam or Sir,

The property at 8580 Gilley Ave is bounded by Gilley Ave. at the front, Firth Ave. at the side, and Bryne Rd (unconstructed, is currently a ravine) at the back. The zoning of the lot is R2. The front yard average from Gilley is 26.9' and the front yard setback average from Bryne is 104.25'.

We have two requests that we wish the board would consider:

e hope that the board of variance will consider treating the yard facing the unconstructed Byrne Road as a back yard and reduce the setback accordingly.

Because the lot is bounded by roads at the front and back, the city bylaw requires two front yards. However, doing so will reduce the building envelope to about 20' x 50', which is smaller than the existing house. The city bylaw allows the lot (10124 sq ft) at 8580 Gilley Ave to contain a 4736 sq ft house, this is not possible to plan with a building envelope of only 20' x 50'.

2.We hope that the board of variance will relax the allowable building depth by one foot.

The lot at 8580 Gilley is a skewed parallelogram shape, as a result, the building envelope is also that shape. We planned the house within the building envelope provided by the surveyor.

If we measure a line that is parallel to the side yard setback line, the maximum building depth will be 56' (see included figure).

If we measure a line that is perpendicular to the front yard setback line, the maximum building depth will be 55.6' (see included figure).

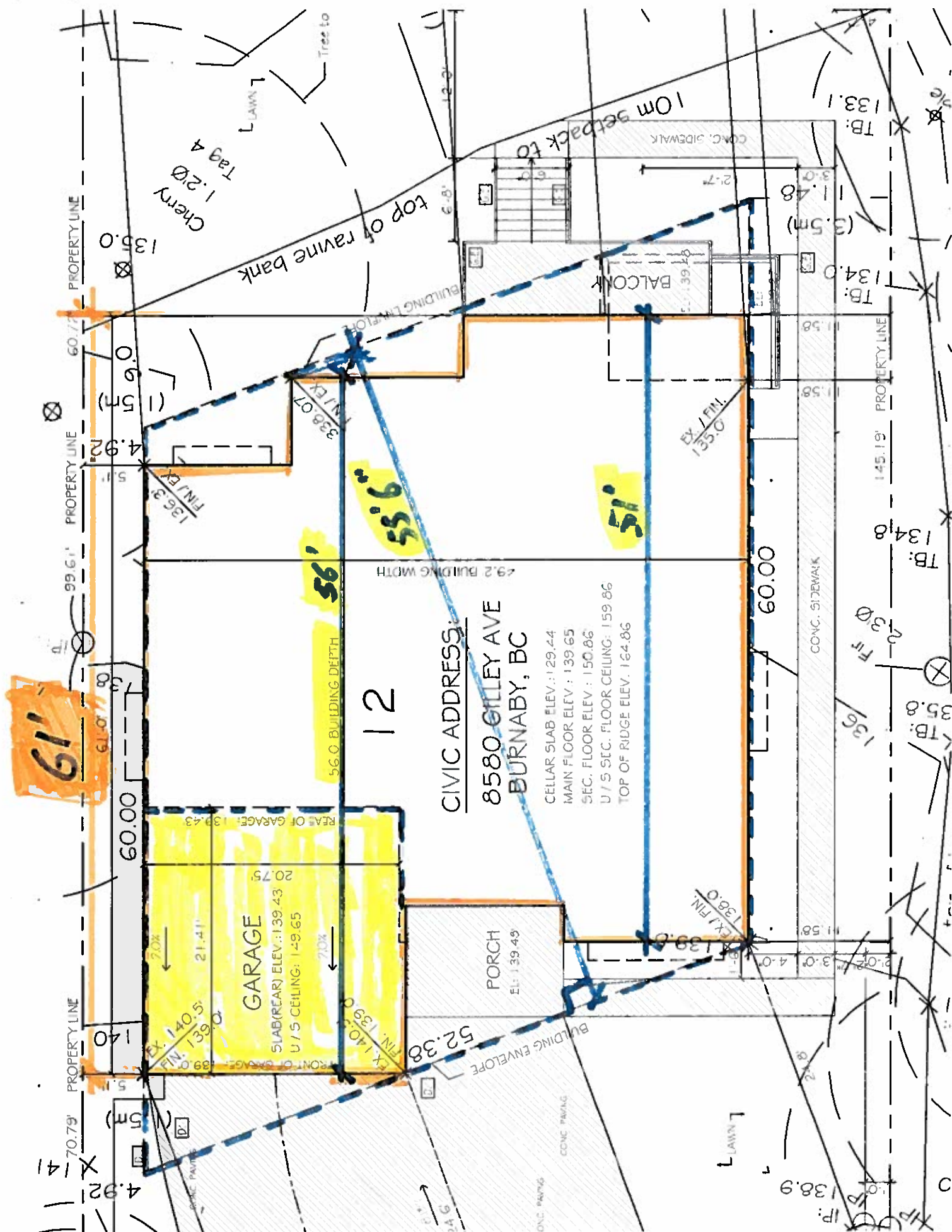
The depth of the house not including the garage is 53', including the attached garage, the depth is 61'. The garage is one floor (see included figure).

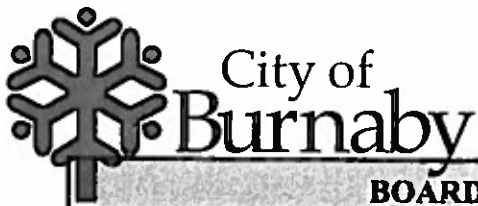
As you can see from the depth measurements of the planned house, it is not particularly long. The combination of the awkward parallelogram shape and the requirement that the garage is to face Gilley Ave. made it exceed the limit by a foot.

Regards,

David Song
Architecture Designer

David Song
Nov. 8. 2016



**BOARD OF VARIANCE REFERRAL LETTER**

DATE: October 31, 2016	DEADLINE: November 8, 2016 for the December 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: David Song			
ADDRESS OF APPLICANT: 4286 Alderwood Crescent, Burnaby, B.C. V5G 2G8			
TELEPHONE: 778 988 2108			
PROJECT			
DESCRIPTION: New single family dwelling w/ attached garage			
ADDRESS: 8580 Gilley Avenue			
LEGAL:	LOT: 12	DL: 159	PLAN: NWP2014

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(1);102.7(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) Under Section 102.8(1) of the Burnaby Zoning Bylaw the depth of the front yard facing Byrne Road is required to be 104.25 feet (based on front yard averaging). A front yard depth of 69.10 feet is proposed.

All projections into the proposed front yard will conform to the requirements of Section 6.12.

- 2) To vary Section 102.7 – "Depth of Principal Building" of the Zoning Bylaw from 60.0 feet to 61.0 feet. The sundeck will be 3.94 feet beyond the building.

This variance is being requested in order to allow construction of the single family dwelling and its sundeck within the required 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.

JQ

Peter Kushnir
Deputy Chief Building Inspector



O'CONNELL HOMES

4385 ALDERWOOD CIR
BIRMINGHAM, AL 35242
CALL: 205-988-7108
FAX: 205-988-7109
www.oconnellhomes.com

COMPONENT MATERIALS
AND THE DESIGN
HEREON ARE THE PROPERTY
OF O'CONNELL HOMES
ARCHITECT AND MAY
NOT BE REPRODUCED
WITHOUT WRITTEN CONSENT.
ALL DIMENSIONS TO BE
VERIFIED ON SITE PRIOR TO
CONSTRUCTION OF ROOF
AND FLOORING. ALL
DIMENSIONS TO BE
O'CONNELL ARCHITECT.

PROJECT:
GOLF RESORT

CIVIL ADDRESS:
8900 GOLF AVE
BIRMINGHAM, AL

LEGAL
DESCRIPTION:
LOT 1.2
DISTRICT LOT 1.2
CADD 1, PLAN 2014

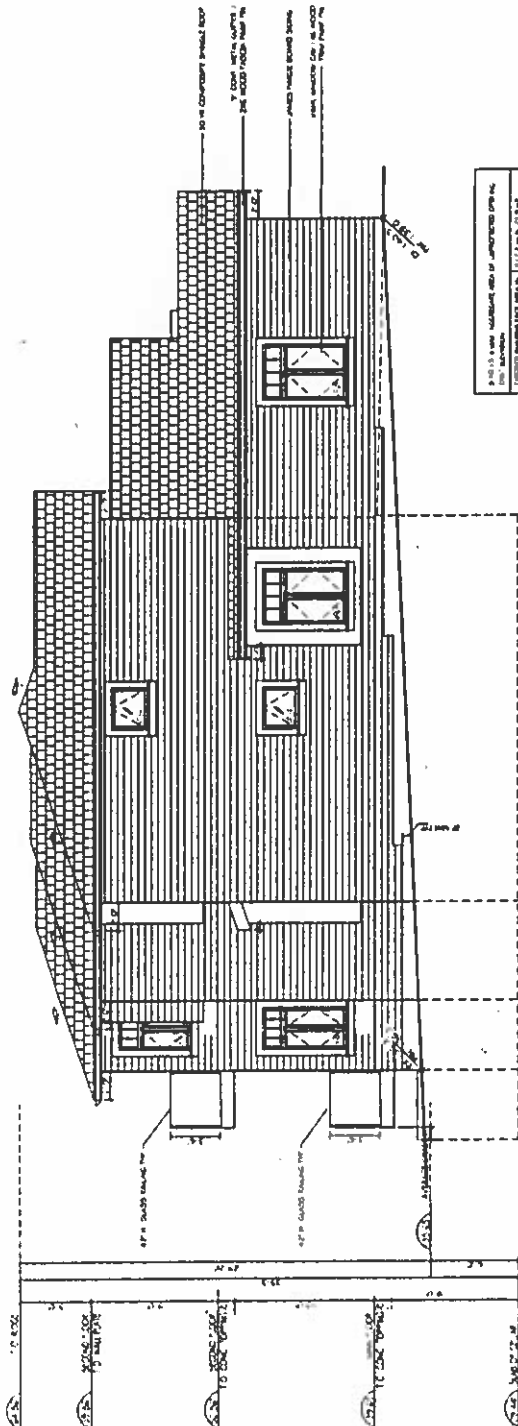
DRAWING TITLE:
EAST, WEST
ELEVATIONS

REVISIONS:

NO.	DESCRIPTION	DATE
1	CLERK REVIEWED	10/1/14
2	REVISED BY	
3	REVISED BY	
4	REVISED BY	
5	REVISED BY	
6	REVISED BY	
7	REVISED BY	
8	REVISED BY	
9	REVISED BY	
10	REVISED BY	

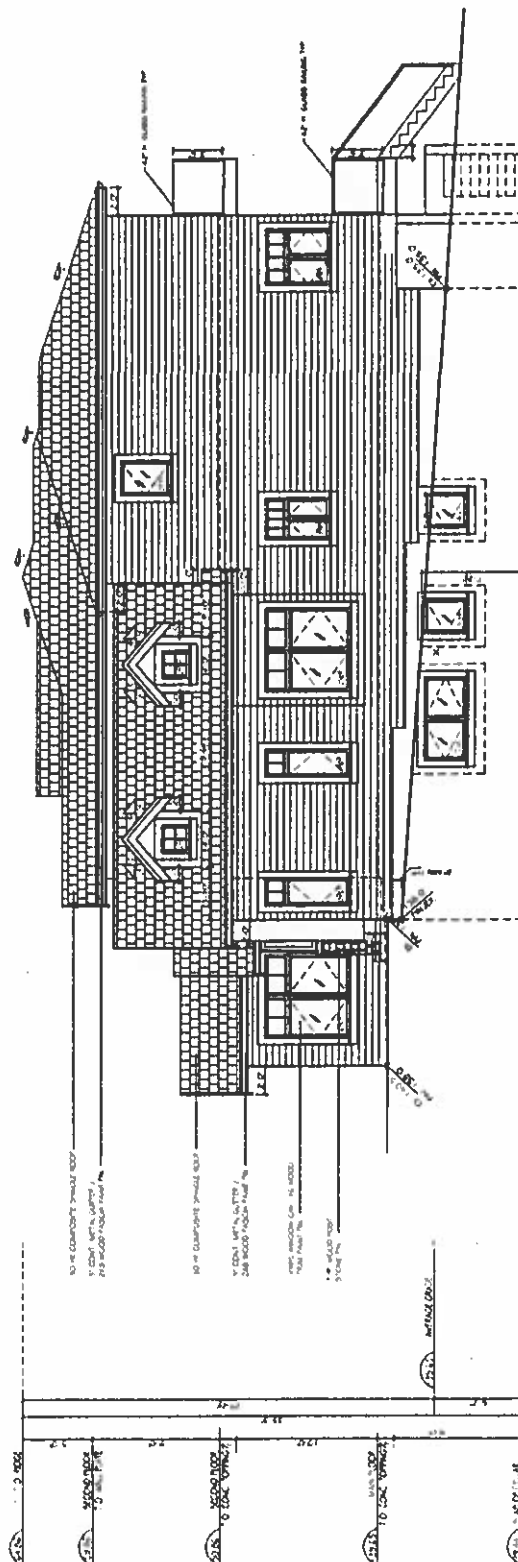
DATE: 10/1/14
DRAWN BY: D.S.
REVIEWED BY:
SCALE: AS SHOWN

SHEET NO: A1.3



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

1. ROOF: 12/12 GABLE, SHINGLES, 30 YEAR LIFE	2. ROOF: 12/12 GABLE, SHINGLES, 30 YEAR LIFE
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99. ROOF: 12/12 GABLE, SHINGLES, 30 YEAR LIFE	100. ROOF: 12/12 GABLE, SHINGLES, 30 YEAR LIFE



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



O'GLEN HOMES

4246 ALDERWOOD DR
BURLINGTON, VT 05403
775-566-2108

CONTRACT MATERIAL
SPECIFICATIONS ARE THE PROPERTY OF O'GLEN HOMES
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WITHOUT WRITTEN CONSENT

PROJECT:
GOLF RESIDENCE

CIVIL ADDRESS:
8900 GOLF AVE
SARASOTA, FL

LEGAL
DESCRIPTION:
LOT 12
SUBJECT LOT 12
GROUP 1, PLAT 2014

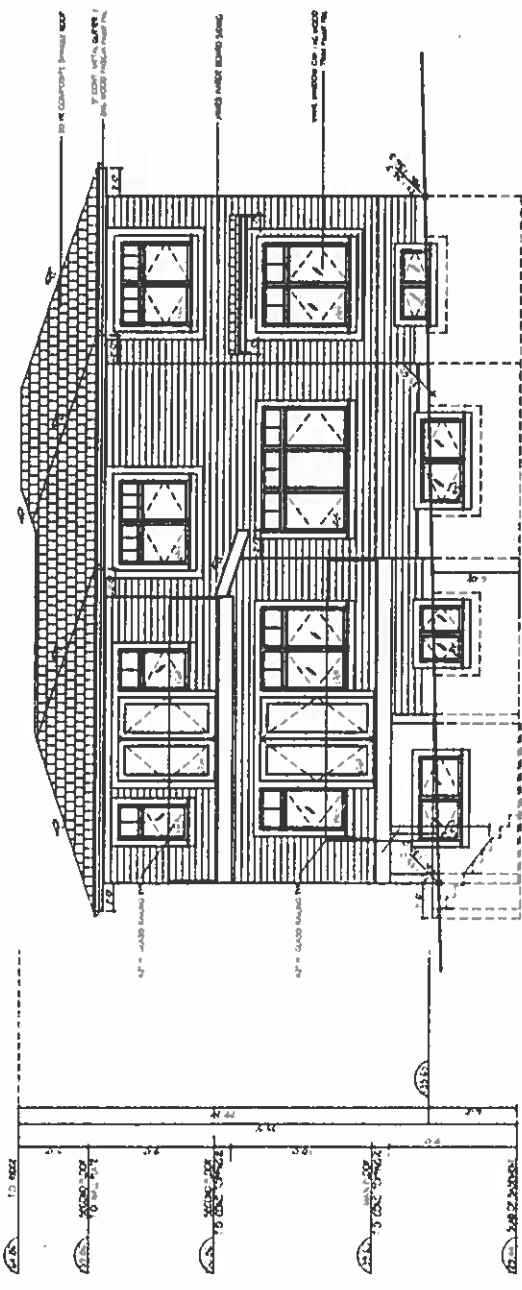
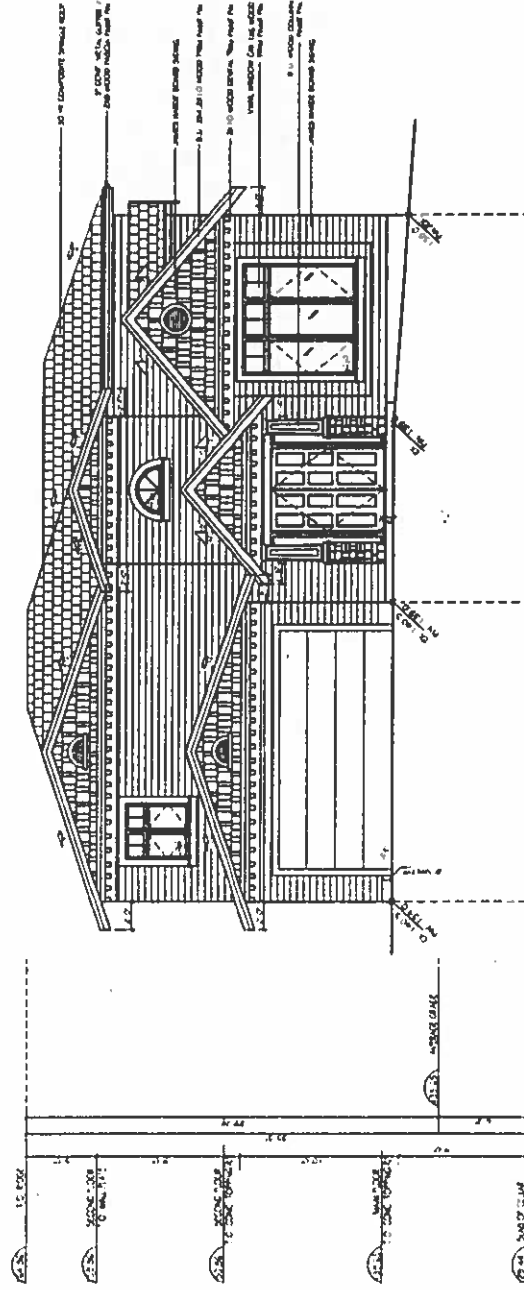
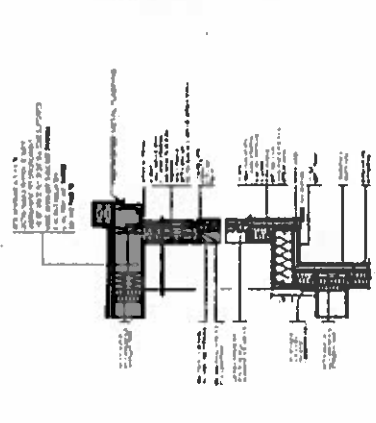
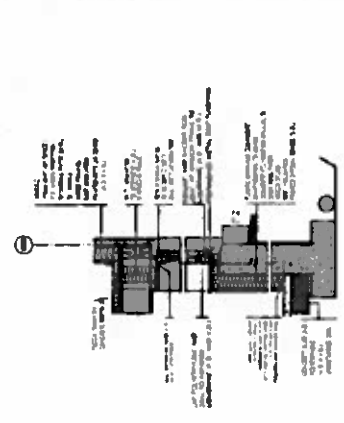
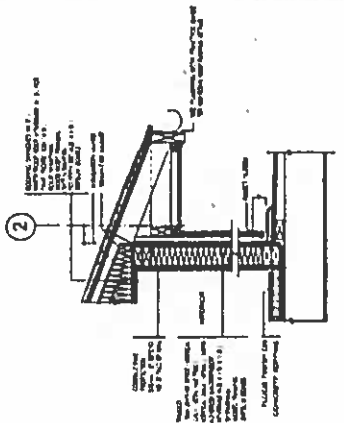
DRAWING TITLE:
SOUTH, NORTH
ELEVATIONS
DETAILS

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/20/14
2	REVISED	12/20/14
3	REVISED	12/20/14
4	REVISED	12/20/14
5	REVISED	12/20/14
6	REVISED	12/20/14
7	REVISED	12/20/14
8	REVISED	12/20/14
9	REVISED	12/20/14
10	REVISED	12/20/14

DATE: 12/15/14
DRAWN BY: J.S.
CHECKED BY: J.S.
SCALE: AS SHOWN

SHEET NO: A1.4



**PLAN OF SURVEY OF LOT 12
DISTRICT LOT 159, GROUP 1
NEW WESTMINSTER DISTRICT
PLAN 2014**

8580 Gilley Avenue
Burnaby, B.C.

ZONING: R2

SCALE: 1 INCH = 16 FEET



All distances are in feet and decimals
thereof unless otherwise indicated
Contour interval: 2.0 feet

RECEIVED
JUN 09 2016
BURNABY DISTRICT

- LEGEND**
- LP lead plug
 - IP iron post
 - LS lamp standard
 - MM manhole
 - MC metal cover
 - TP top of bench
 - IG ground elevation
 - a/a overall distance
 - sf square feet
 - P/L property line
 - d diameter
 - SD sundeck
 - LO living quarters
 - SW statutory right-of-way
 - SPEA Streetside Protection and Enhancement Area
 - FPA front yard average

All original corner points have been located and are undisturbed, therefore a Posting Plan is not required.

NOTES:
Elevations are based on datum
of 1985.
Burnaby Municipal Bylaw 2791 is located at the intersection of
Stukey Avenue and Fifth Avenue.
D.M. Elevation = 117.50 feet
at 100' station.

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This document is not valid unless
originally signed and sealed.

CERTIFIED CORRECT:
June 3, 2016

Shy
BCLS

NOTES:
All trees are shown in
accordance with British Columbia
Bylaw 1292.

GILLEY AVENUE			
HOUSE	LOT	FRONT YD	FRONT YD SETBACK
8570	13	29.3	
8560	14	25.5	
TOTAL		54.8	
AVERAGE		27.4	
MINIMUM		25.5	

BYRNE ROAD			
HOUSE	LOT	FRONT YD	FRONT YD SETBACK
8570	13	68.1	
8560	14	120.4	
TOTAL		288.5	
AVERAGE		104.25	
MINIMUM		24.6	

Ken F. 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
150610 P8926 P138-140
P-7176 P-6692 P-2174 P-8004
Drawn by: TB SJ-1644

