



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 Harb Marr
Mailing Address 7779 11th AVE
City/Town BURNABY Postal Code V3N 2N4
Phone Number(s) (H) _____ (C) 604 375 1655
Email mvdevelopment1@gmail.com
Preferred method of contact: ☒ email ☐ phone ☐ mail

Property

Name of Owner JACK & PAULINE CHAN
Civic Address of Property 8462 ROYAL OAK AVE BURNABY
PL NW P1489 LT18 D4150 WD36

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.

OCT 31 / 2016
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2016 December 01 Appeal Number BV# 6256

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

SUBJECT – Hardship Letter regarding 8462 Royal Oak Avenue Burnaby

To Whom it may concern,

I am writing this formal hardship letter to the Board of Variance to request that our application to build a new detached family dwelling at address 8462 Royal Oak Avenue be approved for a 4ft height increase of the new home planned.

The reason why we are looking for a 4ft height increase is because the property is very steep to begin with as it is located on the corner of royal oak avenue and Keith st, on block north of marine drive. The driveway to the attached garage will have a slope of 33% initially, however with the 4 ft height increase we can obtain a driveway slope of 14.88% (this is the number where we derived the 4ft height increase from), the maximum allowed for driveway slope is 15% according to the city bylaws. The driveway will come off of the back alley for Keith st. City of Burnaby Engineering will not allow for a driveway off of Royal Oak Avenue as it is a main road, also we are unable to build a detached garage as the property is not wide enough to accommodate enough distance between the garage and the main residence, in addition the owner's that will be occupying this home are in their mid to late 70's of age and will not be able to walk down the number of steps required if a detached garage was an option.

The proposed height of the new home will not obstruct the North and East neighbors views they currently have from their homes. The placement of the new proposed home is currently complying with all building setbacks and there is no room to adjust the placement of the building on the property.

We hope that the Board will consider all the above information justifying the increase in height of the new proposed building and make the appropriate descision.

Thank you for your time and consideration

Harb Mann



**BOARD OF VARIANCE REFERRAL LETTER**

DATE: Nov 2, 2016	DEADLINE: Nov 08, 2016 for the Dec 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: Jack and Paulina Chan			
ADDRESS OF APPLICANT: 5537 Marine Drive Burnaby			
TELEPHONE: 604-435-1248			
PROJECT			
DESCRIPTION: New Single Family Dwelling w/ Secondary Suite and Attached Garage			
ADDRESS: 8462 Royal Oak Avenue			
LEGAL:	LOT: 18	DL: 158	PLAN: NWP1489

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 [102.6(1)(a)]
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. To vary Section 102.6(1)(a) – “Height of Principal Building” of the Zoning Bylaw from 29.5 ft. to 33.74 ft. The purpose of this variance is to allow construction of the proposed single family dwelling with a sloped roof to exceed the permitted maximum building height, as measured from the front average elevation. The principal building height, measured from the rear average elevation will be 27.15 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.

MS

Peter Kushnir
Deputy Chief Building Inspector

4  simple home design