



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 ADRIAN BOTEZ
Mailing Address 1501 - 8160 LANSDOWNE RD
City/Town RICHMOND Postal Code V6X 3Y9
Phone Number(s) (H) _____ (C) 778 996 0570
Email ADRIAN@OPEN-WINDOWS.CA
Preferred method of contact: ☐ email ☒ phone ☐ mail

Property

Name of Owner ADRIAN BOTEZ
Civic Address of Property 4610 MARINE DRIVE

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.

Nov 8, 2016
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2016 December 01 Appeal Number BV# 6257

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

Hardship Letter for City of Burnaby Board of Variance

Applicant Name: **Adrian Botez**

Date: October 11th, 2016

Project address: 4160 Marine Drive, Burnaby, BC

To whom it may concern,

This letter is to demonstrate and describe the hardship resulting in the request for the relaxation of the Building Height as per the Burnaby Zoning Bylaw as it applies to this property.

The proposed building is in the R5 Residential District Zone and is located on south side of Marine Drive. The shape of the site is a parallelogram which is approximately 50 ft. wide and 200 ft. deep. To the east and west of the subject site there are single family dwellings. There is no back lane so vehicle access is through the front driveway. The property's south boundary is bordered by the parking lot of the Riverway Sports Complex.

The site slopes significantly from north to south, with a difference of 28.88 ft in elevation from the highest elevation at the street property line to the lowest elevation point of the site at the rear property line (39.98 ft. - 11.10 ft.). When applying the height calculation as per the lowest average side the property's steep terrain has a significant impact. The calculation would cause the building to be significantly below the road level and significantly lower than the neighboring homes. The result poses difficulty in dealing with driveway slopes from the street, considering there is no lane access for a detached structures this further complicates the design abilities for the property.

When viewed from Marine Drive the proposed building height measured from the front (north) elevation will be only 17.03 ft. (57.01ft. - 39.98ft.). This will create a pleasant streetscape with the neighboring homes.

In the back the height of the building is 20'10" on the south edge of the house and only 32' towards the middle of the building height increases with 9'6" taking the maximum height to 30'4". At that point, as detailed in LOT PROFILE attached, the height from the grade is only 23'7".

Compared to the other two newer homes on the west side of the property, the top of the roof follows the street line and is lower than other two homes situated west of the property (57'01" for proposed building vs 58'20" the first house and 61'22" second house - all the roof elevations have been surveyed by Richard Fu Land Surveying Inc.).

Seen from back yard or front yard house looks like a 2 story house, a rendering is attached to this letter.

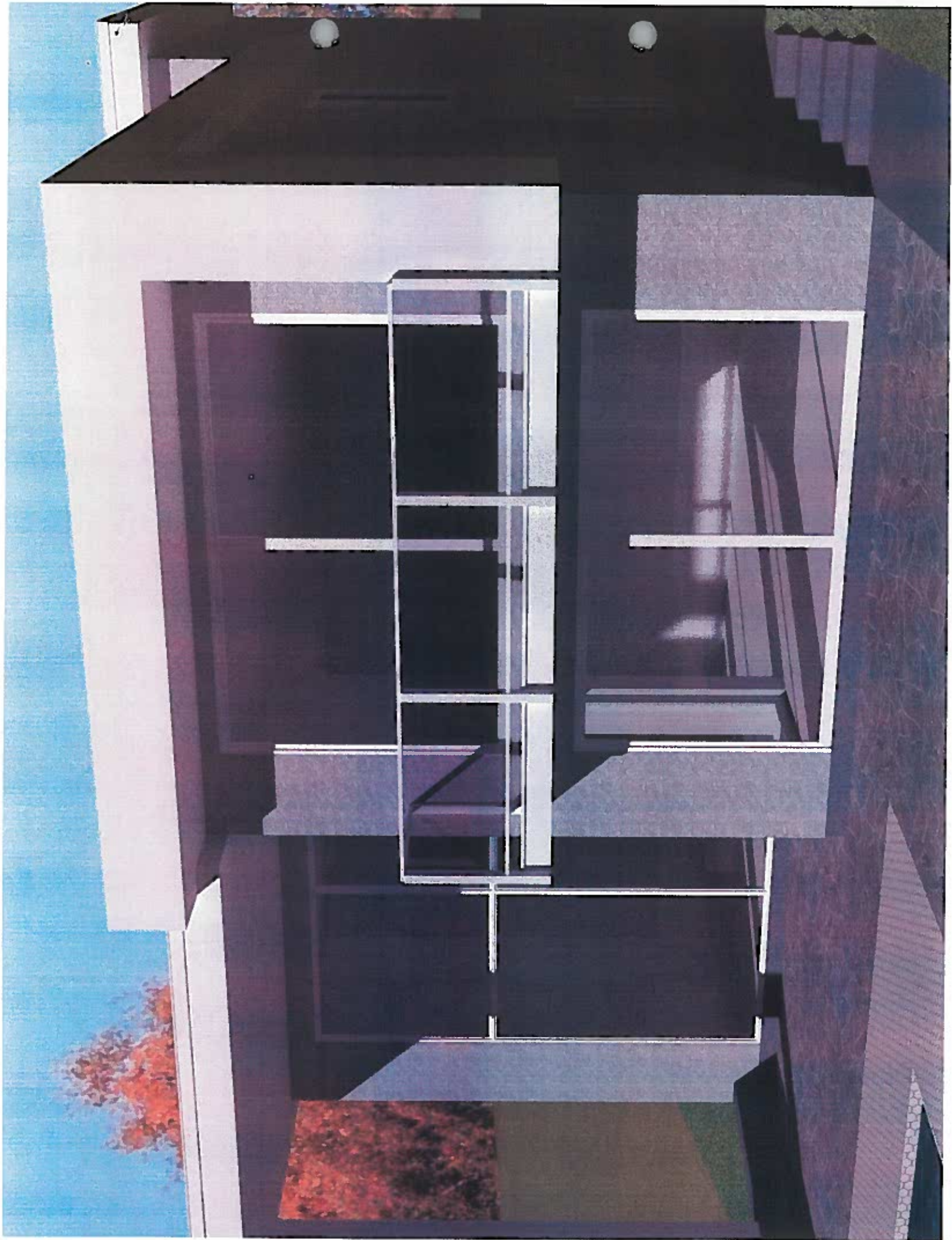
I consider that it is unlikely that the height created by a relaxation in the height calculation would affect the views from the north side neighboring properties as these are much higher in their position on north side of Marine Drive, nor would it affect the parking lot to the south of the property in any negative manner.

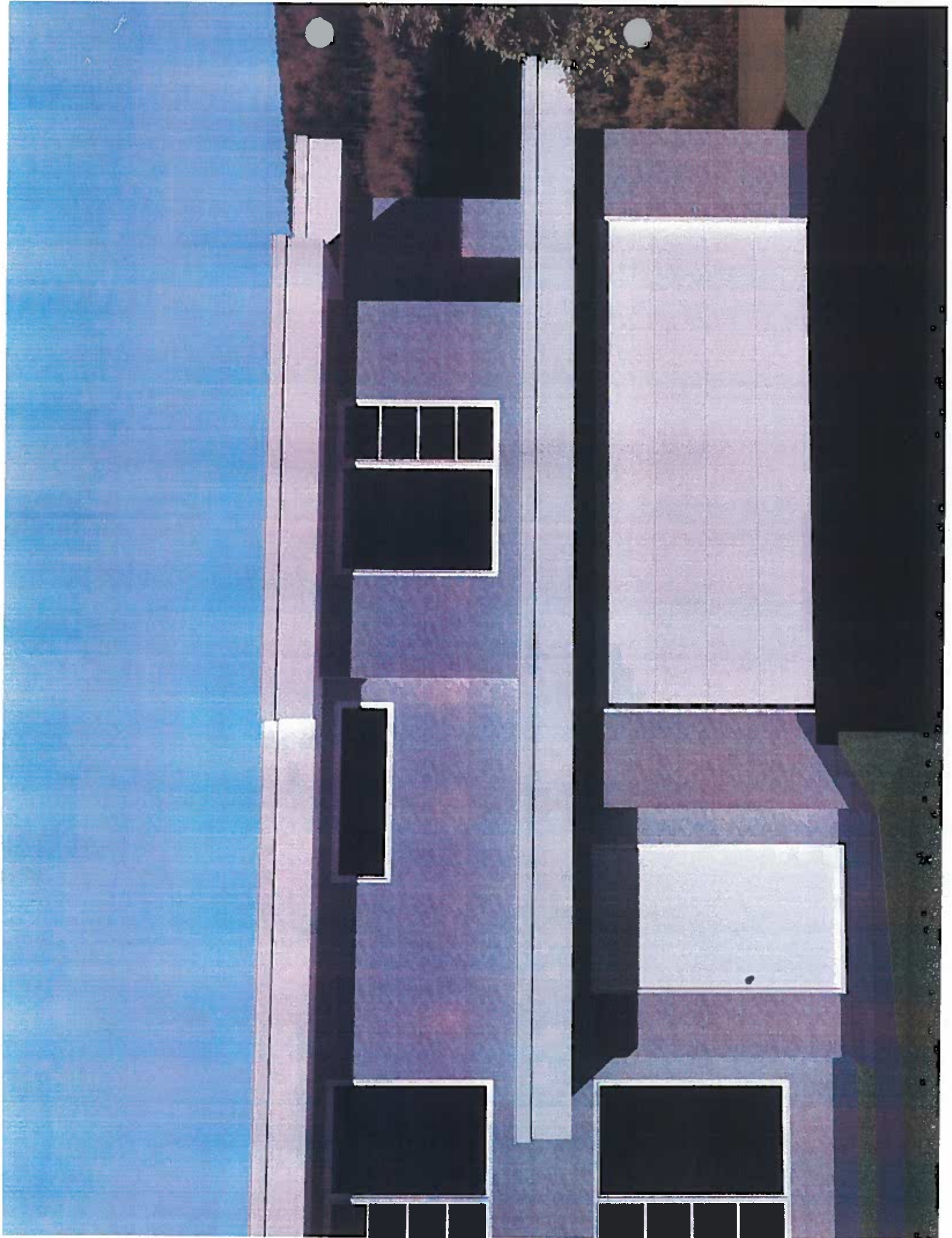
The steep slope of the site creates this hardship situation when attempting to meet the bylaw height restrictions. A relaxation in the height would create a considerably more pleasing architectural and streetscape appearance on the block of homes and would address the structural challenge in building on the extensively sloped site. This will all be achieved with only positive impacts to the neighborhood.

Sincerely,

Adrian Botez









BOARD OF VARIANCE REFERRAL LETTER

DATE: November 01, 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: Adrian Botez			
ADDRESS OF APPLICANT: 4610 Marine Drive, Burnaby, B.C.			
TELEPHONE: 778 996 0570			
PROJECT			
DESCRIPTION: New single family dwelling w/ attached garage			
ADDRESS: 4610 Marine Drive			
LEGAL:	LOT: 110	DL: 157	PLAN: NWP26519

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 [102.6(1)(b)]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

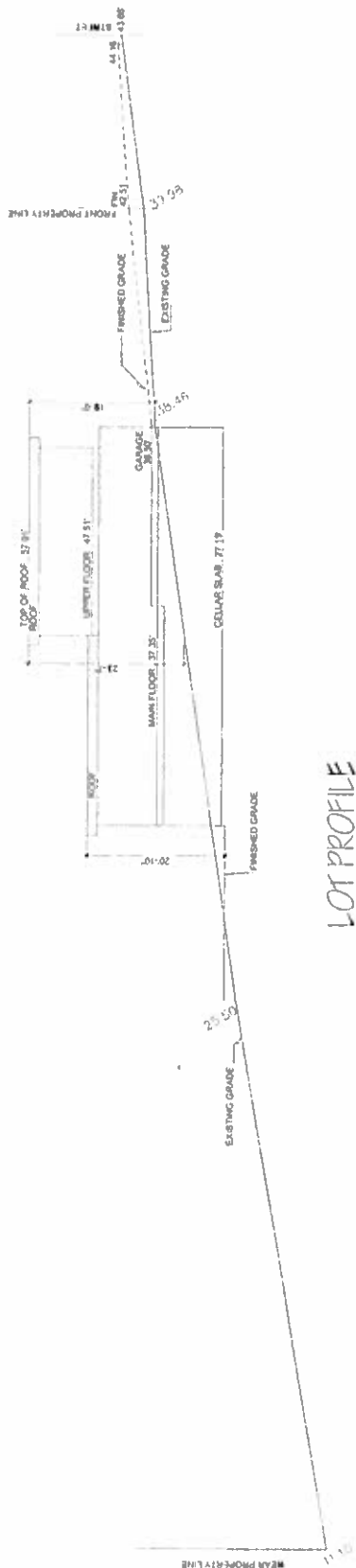
The applicant is proposing to build a new single family dwelling with attached garage. The following relaxation is being requested.

- 1) To vary Section 102.6(1)(b) – “Height of Principal Building” of the Zoning Bylaw from 24.3 feet to 30.32 feet. The purpose of this variance is to allow construction of the proposed single family dwelling with a flat roof to exceed the permitted maximum building height, as measured from the rear average elevation. The building height, as measured from the rear average elevation, is proposed to be 19.0 feet.

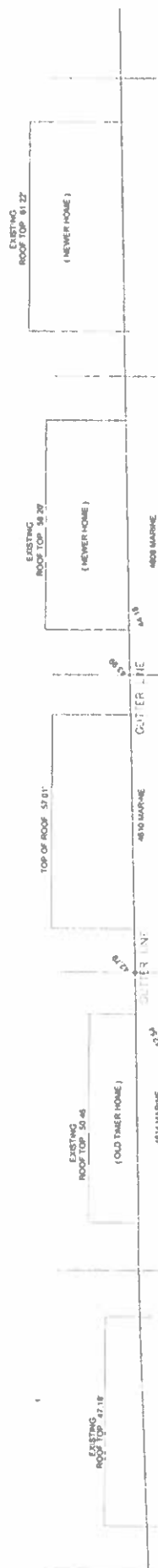
Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.

JQ

Peter Kushnir
Deputy Chief Building Inspector, Permits and Customer Service

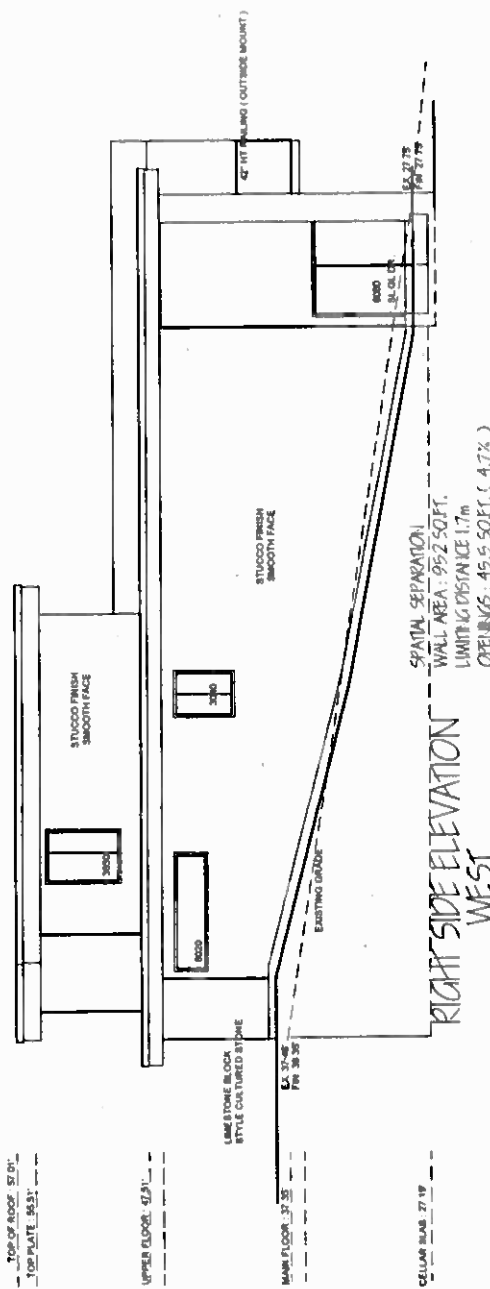
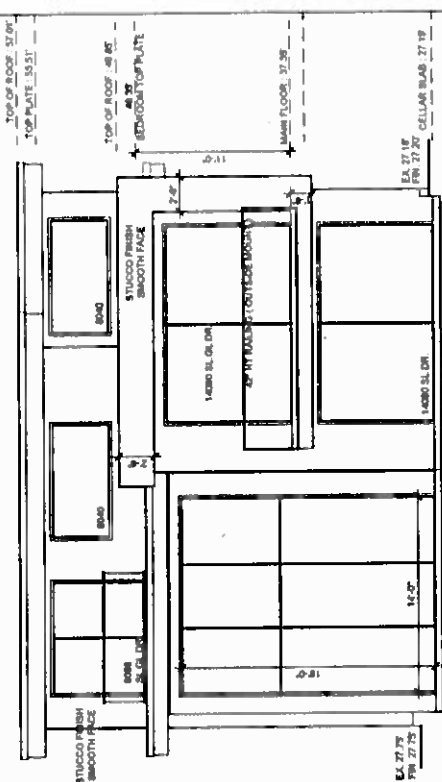
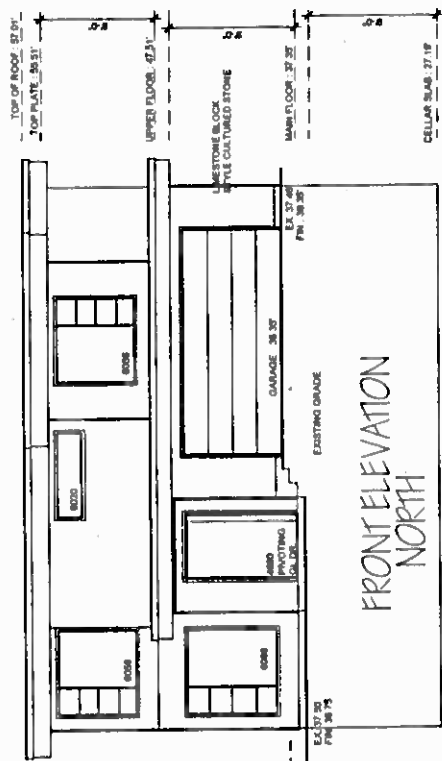


LOT PROFILE



STREET PROFILE

THESE PLANS CONFORM TO THE REQUIREMENTS OF THE BC BUILDING ACT & BCBC 2011 (AMENDMENTS)	EFFECTIVE ENERGY REQUIREMENTS AND VALUES USING THE PRESCRIPTIVE METHOD (FOR ALL NEW CONSTRUCTION AND RENOVATIONS) MUST BE INSTALLED	EATON HOME DESIGNS LTD. 2948 MARYKIRK PLACE, NORTH VANCOUVER, B.C. PH: 604-990-1107 FAX: 604-990-1108	CUSTOM HOME DESIGNS & RENOVATIONS eatonhomedesigns.com romanaeaton@gmail.com	ARCHITECTURAL DRAWING ONLY	SCALE 1/8" = 1'-0"
PREPARED BY ROMANA EATON	SHEET # 1 OF 1	DATE 2016	PROJECT RESOLVE	DATE 2016	LOT PROFILE



EATON HOME DESIGNS LTD. 2948 MARYKIRK PLACE, NORTH VANCOUVER, B.C.
PH: 604-990-1107 FAX: 604-990-1108
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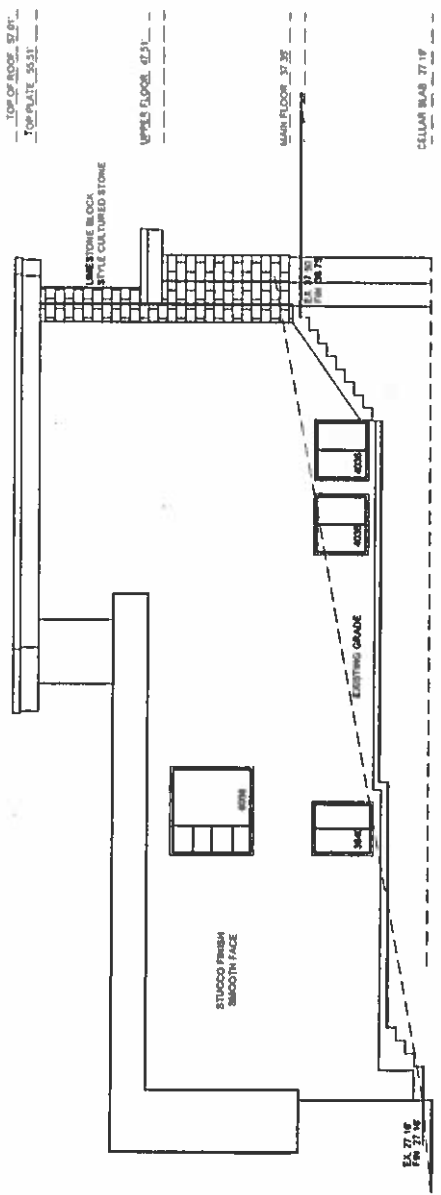
ARCHITECTURAL DRAWING ONLY
4610 MARYKIRK DR
BOKITZ RESIDENCE
MAY 2016

SCALE: 1/4" = 1'-0"
PREPARED BY: PEA/CH
SHEET: 1 OF 1

EFFECTIVE ENERGY REQUIREMENTS
THIS HOME IS TO BE BUILT TO COMPLY
WITH THE ENERGY REQUIREMENTS
AND VALUES USING THE PRESCRIPTIVE METHOD
FOR CLIMATE ZONE 4 (VANCOUVER LOWER
MAINLAND & SOUTHERN VANCOUVER ISLAND)
HVAC SYSTEM WILL BE INSTALLED

THESE PLANS CONFORM TO
BCBC 2012 EDITION
& BCBC 2014 AMENDMENTS

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
ALL WALLS ARE TO BE CONCRETE
ALL FLOORS ARE TO BE CONCRETE
ALL ROOFS ARE TO BE ASPHALT/FLY ASH
ALL WINDOWS ARE TO BE DOUBLE GLAZED
ALL DOORS ARE TO BE SOLID CORE
ALL EXTERIOR FINISHES ARE TO BE STUCCO
ALL INTERIOR FINISHES ARE TO BE GYPSONUM
ALL CEILING FINISHES ARE TO BE GYPSONUM
ALL BASE FINISHES ARE TO BE GYPSONUM
ALL TRIM FINISHES ARE TO BE GYPSONUM
ALL PAINT FINISHES ARE TO BE GYPSONUM
ALL TILE FINISHES ARE TO BE GYPSONUM
ALL STONE FINISHES ARE TO BE GYPSONUM
ALL BRICK FINISHES ARE TO BE GYPSONUM
ALL BLOCK FINISHES ARE TO BE GYPSONUM
ALL BOARD FINISHES ARE TO BE GYPSONUM
ALL SHED FINISHES ARE TO BE GYPSONUM
ALL CORRUGATED FINISHES ARE TO BE GYPSONUM
ALL METAL FINISHES ARE TO BE GYPSONUM
ALL GLASS FINISHES ARE TO BE GYPSONUM
ALL GLASS BLOCK FINISHES ARE TO BE GYPSONUM
ALL GLASS CURTAIN FINISHES ARE TO BE GYPSONUM
ALL GLASS PARTITION FINISHES ARE TO BE GYPSONUM
ALL GLASS DOOR FINISHES ARE TO BE GYPSONUM
ALL GLASS WINDOW FINISHES ARE TO BE GYPSONUM
ALL GLASS SKYLIGHT FINISHES ARE TO BE GYPSONUM
ALL GLASS ROOF FINISHES ARE TO BE GYPSONUM
ALL GLASS BALCONY FINISHES ARE TO BE GYPSONUM
ALL GLASS TERRACE FINISHES ARE TO BE GYPSONUM
ALL GLASS PORCH FINISHES ARE TO BE GYPSONUM
ALL GLASS PATIO FINISHES ARE TO BE GYPSONUM
ALL GLASS DECK FINISHES ARE TO BE GYPSONUM
ALL GLASS STAIR FINISHES ARE TO BE GYPSONUM
ALL GLASS RAMP FINISHES ARE TO BE GYPSONUM
ALL GLASS ELEVATOR FINISHES ARE TO BE GYPSONUM
ALL GLASS LIFT FINISHES ARE TO BE GYPSONUM
ALL GLASS ESCALATOR FINISHES ARE TO BE GYPSONUM
ALL GLASS STAIRCASE FINISHES ARE TO BE GYPSONUM
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ALL GLASS ESCALATOR FINISHES ARE TO BE GYPSONUM
ALL GLASS STAIRCASE FINISHES ARE TO BE GYPSONUM



LEFT SIDE ELEVATION
EAST

SPATIAL SEPARATION
WALL AREA 1085 SQ.FT.
LIMITING DISTANCE 1.8m
OPENINGS 75 SQ.FT. (6.7%)

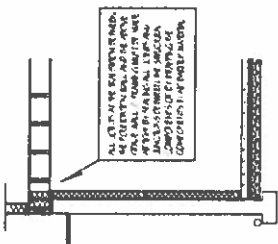
BELOW GRADE HEATED SLAB

DESCRIPTION	EFFECTIVE RSI VALUE
1" TOP SLAB CONCRETE	0.08
2" INSULATION	0.10
4" POLYSTYRENE INSULATION	0.20
1" TOP SLAB CONCRETE	0.08
TOTAL	0.46



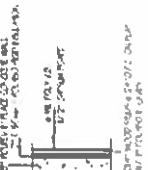
BELOW GRADE WALL ASSEMBLY

DESCRIPTION	EFFECTIVE RSI VALUE
2" EXTERIOR POLYSTYRENE INSULATION	0.20
1/2" TOP SLAB CONCRETE	0.08
2" INSULATION	0.10
4" POLYSTYRENE INSULATION	0.20
1" TOP SLAB CONCRETE	0.08
TOTAL	0.66



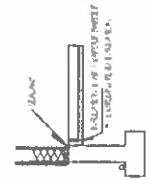
ABOVE GRADE WALL ASSEMBLY

DESCRIPTION	EFFECTIVE RSI VALUE
1/2" TOP SLAB CONCRETE	0.08
2" INSULATION	0.10
4" POLYSTYRENE INSULATION	0.20
1" TOP SLAB CONCRETE	0.08
TOTAL	0.46



SLAB ON GRADE ASSEMBLY

DESCRIPTION	EFFECTIVE RSI VALUE
1" TOP SLAB CONCRETE	0.08
2" INSULATION	0.10
4" POLYSTYRENE INSULATION	0.20
1" TOP SLAB CONCRETE	0.08
TOTAL	0.46



THESE PLANS CONFORM TO THE ENERGY EFFICIENCY REQUIREMENTS AND VALUES LISTED IN THE RESIDENTIAL ENERGY EFFICIENCY REGULATIONS (R.E.E.R.) AND THE RESIDENTIAL ENERGY EFFICIENCY REGULATIONS (R.E.E.R.) AND THE RESIDENTIAL ENERGY EFFICIENCY REGULATIONS (R.E.E.R.)

EATON HOME DESIGNS LTD. 2948 MARYKIRK PLACE, NORTH VANCOUVER, B.C.
PH: 604-990-1107 FAX: 604-990-1108
eatonhomedesigns.com romaneaton@gmail.com

ARCHITECTURAL DRAWING ONLY
SCALE 1/4" = 1'-0"
PREPARED BY PEACOR
SHEET 2 OF 7
MAY 2010

TOPOGRAPHIC SURVEY OF LOT 110, DISTRICT LOTS 157 & 63 GROUP 1, N.W.D., PLAN 26519

SCALE 1" = 16 FEET

CIVIC ADDRESS: 4610 MARINE DRIVE,
BURNABY, BC

PID: 003-077-624

ZONING: R2

BENCHMARK:

ELEVATIONS ARE BASED ON:

OCM: 368

ELEVATION = 35.56 FEET GEODETIC

DATUM = CVD28GVRD

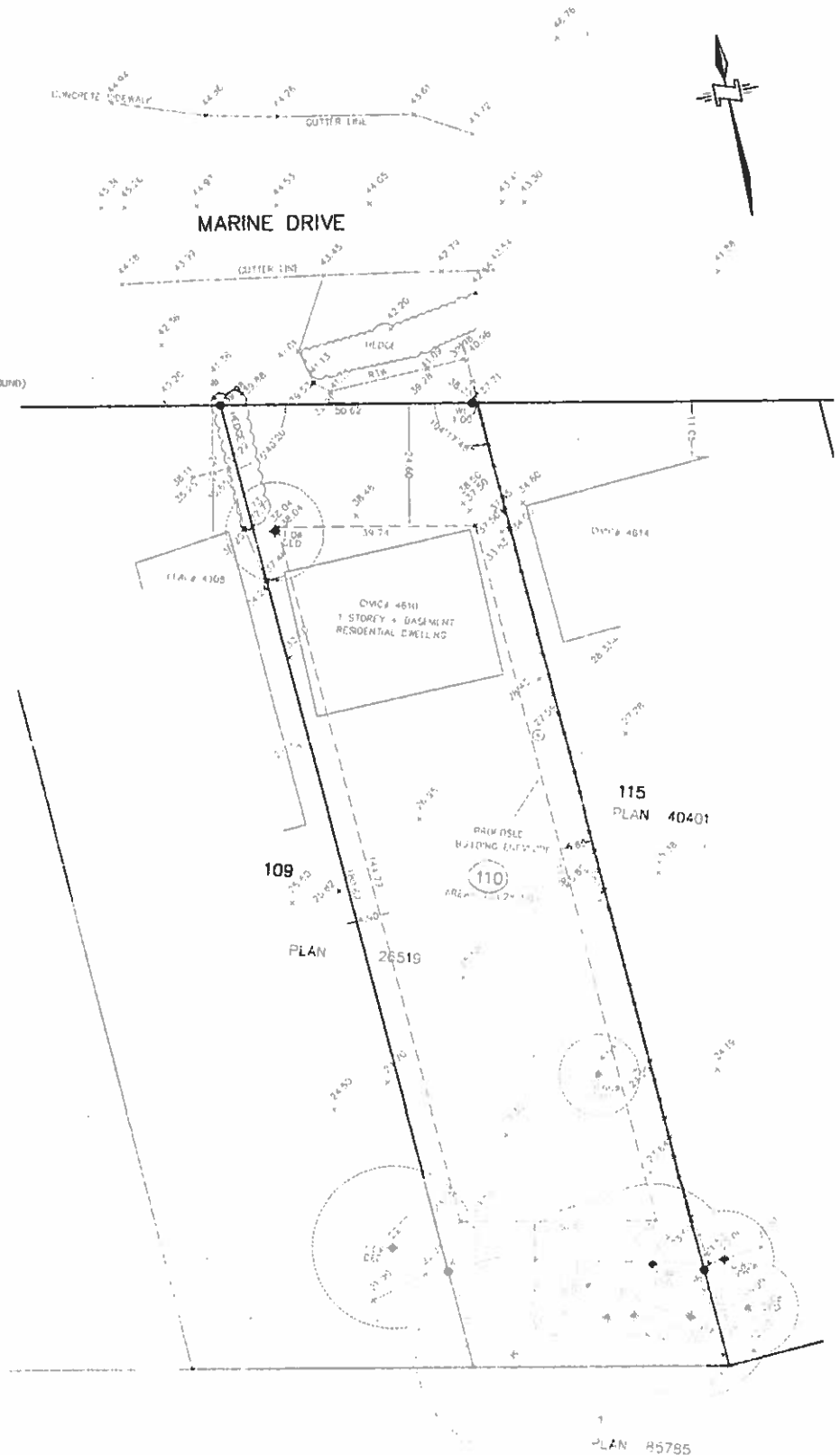
LEGEND:

- GROUND ELEVATION
- TREE WITH DRIPLINE (TIED AT POINT OF ENTRY INTO THE GROUND)
- MANHOLE
- LEGAL IRON PIN
- WOOD FENCE
- UTILITY POLE
- WITNESS

NOTE:

PROPERTY LINES ARE BASED ON FIELD SURVEY

FRONTAGE	
CIVIC #	FRONTAGE (FT)
4598	24.34
4608	25.38
4614	11.02
4620	14.99
AVERAGE	18.94



CERTIFIED CORRECT ACCORDING TO FIELD
SURVEY THIS 27th DAY OF APRIL, 2018.

Richard S. Fu
RICHARD S. FU - B.C.L.S.

THIS PLAN AND THE SURVEY THEREON ARE FOR THE EXCLUSIVE USE OF OUR CLIENT. THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE LOT AND THE ADJACENT LOTS. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE INCURRED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

Richard S. Fu
Surveyor
RICHARD S. FU INC. VICTORIA
TEL: 250-313-2883
FAX: 250-313-2883

3817 MOKAY PLACE
RICHMOND BC V6X 3M5
TEL: 604-313-2883
FAX: 604-313-2883

RECEIVED
JUN 23 2018
BUILDING DEPARTMENT