



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 RAFFAELE and ASSOCIATES
Mailing Address 2642 E HASTINGS ST
City/Town VANCOUVER Postal Code V5K1Z6
Phone Number(s) (H) 604 251 4610 (C) _____
Email office.raffaele@gmail.com
Preferred method of contact: ☒ email ☐ phone ☐ mail

Property

Name of Owner SUNNY GUJRAL (MECA PROPERTIES)
Civic Address of Property 7774 GOVERNMENT RD

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# 6259

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

Raffaele & Associates Design and Planning Consultants

2642 East Hastings Street, Vancouver, BC V5K 1Z6 p. 604-251-4610 e. office.raffaele@gmail.com

Attn: Burnaby Board of Variance

Re: 7774 Government St., Burnaby

Dear Honourable Board Members,

Our site at 7774 Government Street is subject to two site conditions that makes it impossible for a house to be designed under the current zoning bylaw. We are writing this letter to request a variance to allow for the use of a front yard setback of 47.89 feet to the door instead of the average front yard setback or 114.5 feet, calculated by the neighbouring properties. We feel this better reflects the neighbouring properties and is a compromise between the two extremes of the minimum front yard setback and the average front yard setback.

There are two factors that will put undue hardship when designing a house on our site. The first factor is that our lot depth is much less than the neighbours; therefore, their houses can be set back much farther than ours and the resulting front yard average that this creates takes over most of our lot at 114.5 feet. The second is that there is a water course behind our property which has been reviewed by the Environmental Review Committee (ERC) and they have asked for a minimum rear yard setback of 55.77 feet. Due to these two factors, there is no resulting building envelope since these numbers overlap.

We respectfully request a variance for using a front yard setback of 47.89 feet to the door instead of the average front yard setback. Without this variance, the site conditions will incur undue hardship on the buildable area and make it impossible for any house to be designed on this lot. We hope that you understand our situation and we thank you for your time and consideration.

Regards,

Raffaele & Associates



BOARD OF VARIANCE REFERRAL LETTER

DATE: November 8, 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: Raffaele and Associates			
ADDRESS OF APPLICANT: 2642 E. Hastings, Vancouver, V5K 1Z6			
TELEPHONE: 604.251.4610			
PROJECT			
DESCRIPTION: New single family dwelling			
ADDRESS: 7774 Government Road			
LEGAL:	LOT: 54	DL: 42	PLAN: 26832

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 [101.8]
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) Under Section 101.8 of the Burnaby Zoning Bylaw the depth of the front yard is required to be 114.5 feet (based on front yard averaging). A front yard depth of 43.81 feet is proposed.

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

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

Note: A previous Board of Variance appeal (B.V.6246, October ⁶~~7~~, 2016) seeking relaxation of the front yard setback requirement was denied.

Note: A previous Board of Variance appeal (B.V.6250, November ³~~4~~, 2016) seeking relaxation of the front yard setback requirement was denied.

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

BOV
REFERRAL

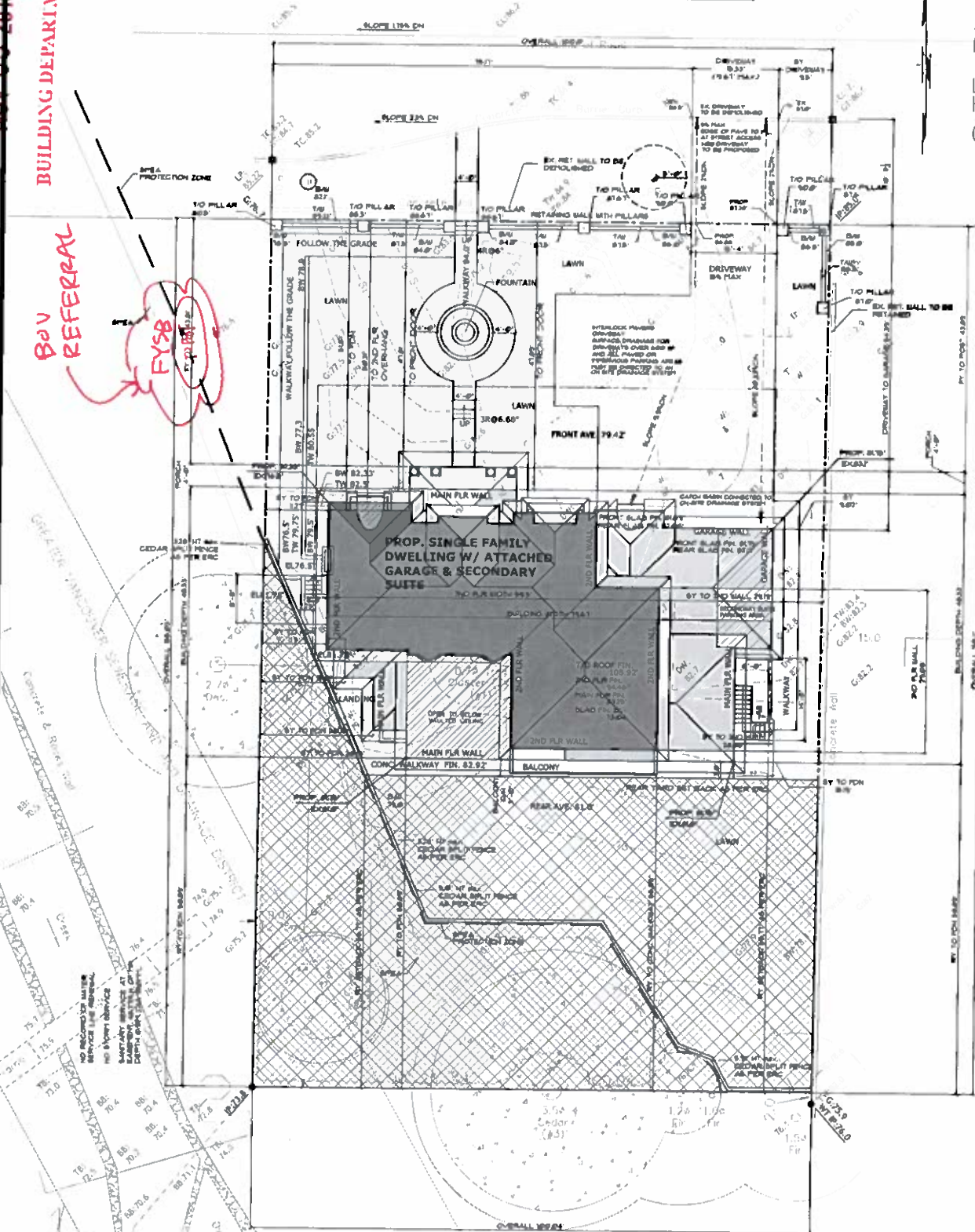
STRUCTURAL ENGINEER

RAFFAELE & ASSOCIATES
Design & Planning Consultants
RESIDENTIAL COMMERCIAL INTERIOR DESIGN
2642 EAST HASTINGS STREET, VANCOUVER BC V5K 1Z6
TEL (604) 231-6610 EMAIL: office@rfae.com

RESIDENTIAL PROJECT

[illegible]

#7774 GOVERNMENT ROAD

STE PLAIN
SCALE: 8" = 10'

REM. LOT 'L'

NO BUILT ZONE
- STREAM SIDE
PROTECTION AND
ENHANCEMENT AREA

BUILDING DEPARTMENT



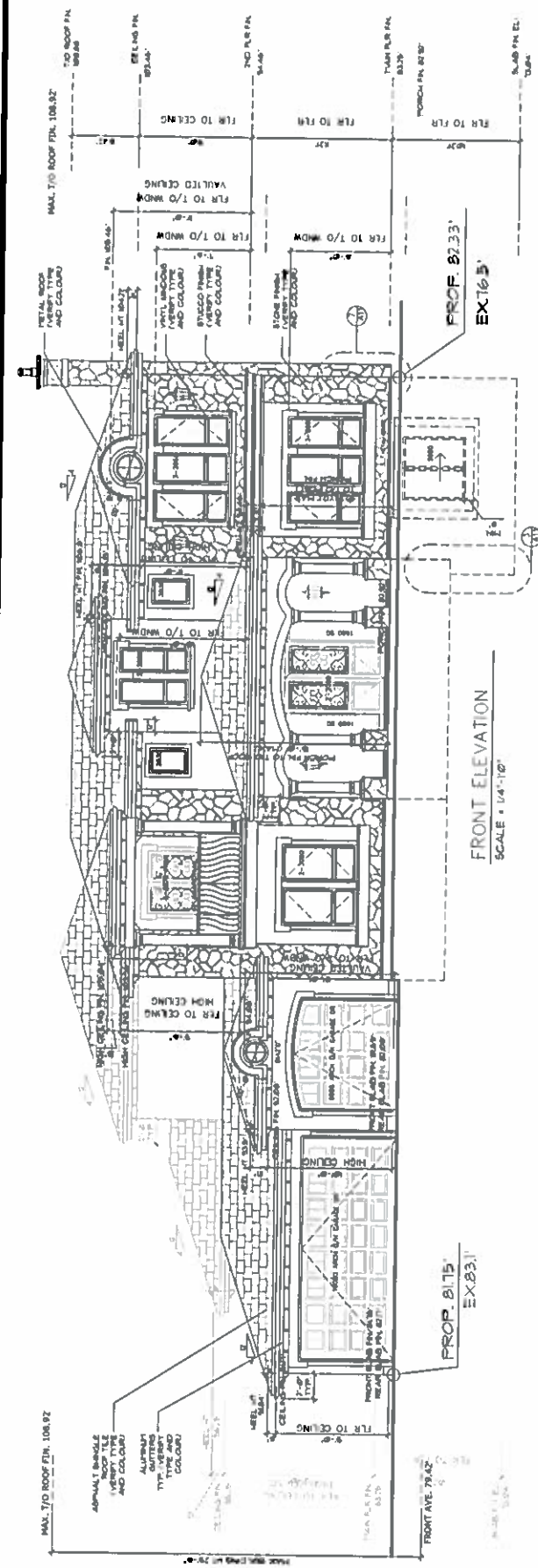
GUTTER
DETAIL

SCALE: 1" = 10'

1
A5

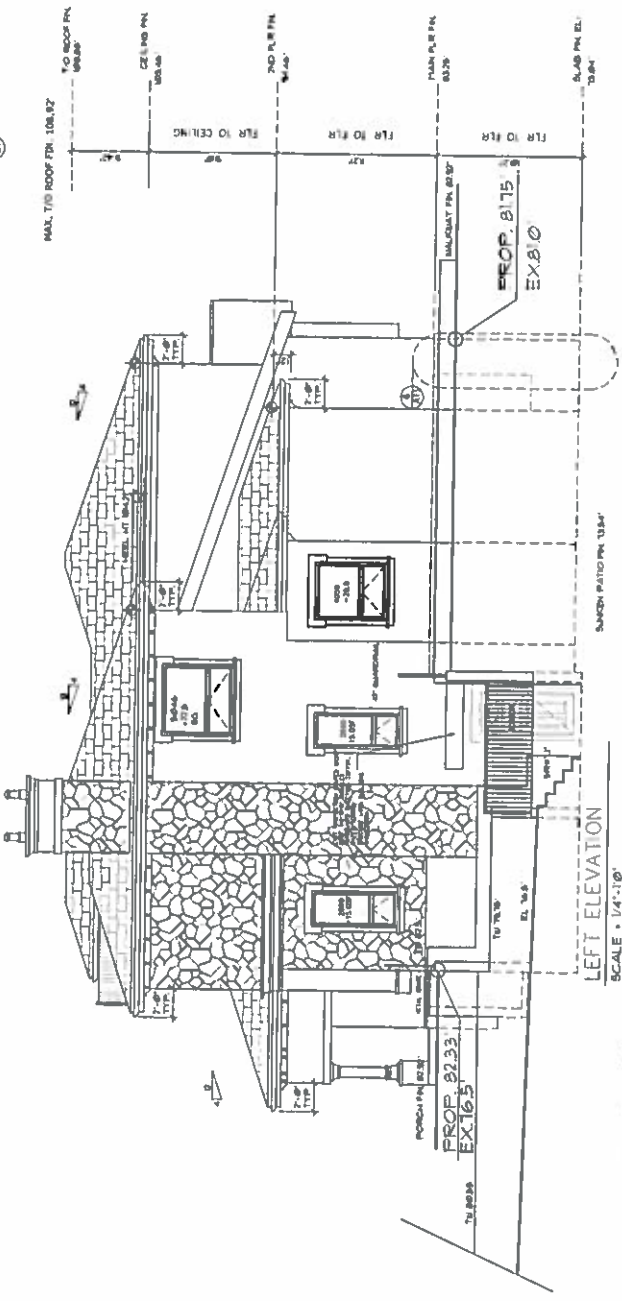
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RAFFALE & ASSOCIATES Design & Planning RESIDENTIAL COMMERCIAL INTERIOR DESIGN Consultants 2842 EAST HASTINGS STREET, VANCOUVER BC V6K 1T8 TEL. (604) 251-4410 FAX. (604) 251-4411 OFFICE: office@raffale.com WWW: www.raffale.com	PROJECT NO. 00 DRAWING NO. 00 DATE: 00/00/00 SCALE: 1/8" = 1'-0" SHEET NO. 00 OF 00 DRAWN BY: 00 CHECKED BY: 00 APPROVED BY: 00 PROJECT NO. 00 DRAWING NO. 00 DATE: 00/00/00 SCALE: 1/8" = 1'-0" SHEET NO. 00 OF 00 DRAWN BY: 00 CHECKED BY: 00 APPROVED BY: 00
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EACH BEDROOM MUST HAVE AT LEAST ONE OUTSIDE WINDOW OPENABLE FROM THE INTERIOR WITH A MINIMUM DIMENSION OF 20" IN WIDTH AND 20" IN HEIGHT AND AN AREA OF 5.7 SQ. FT. (NOT THE BOTTOM OF THE OPENED WINDOW) BE AT A HEIGHT OF NOT MORE THAN 45" ABOVE THE FLOOR SURFACE. ALL WINDOWS, DOORS, AND VENTILATORS MUST COMPLY WITH THE REQUIREMENTS OF 22 CFR 161.103-1(a)(4)(ii) AND CAN BE ASSAULTED.

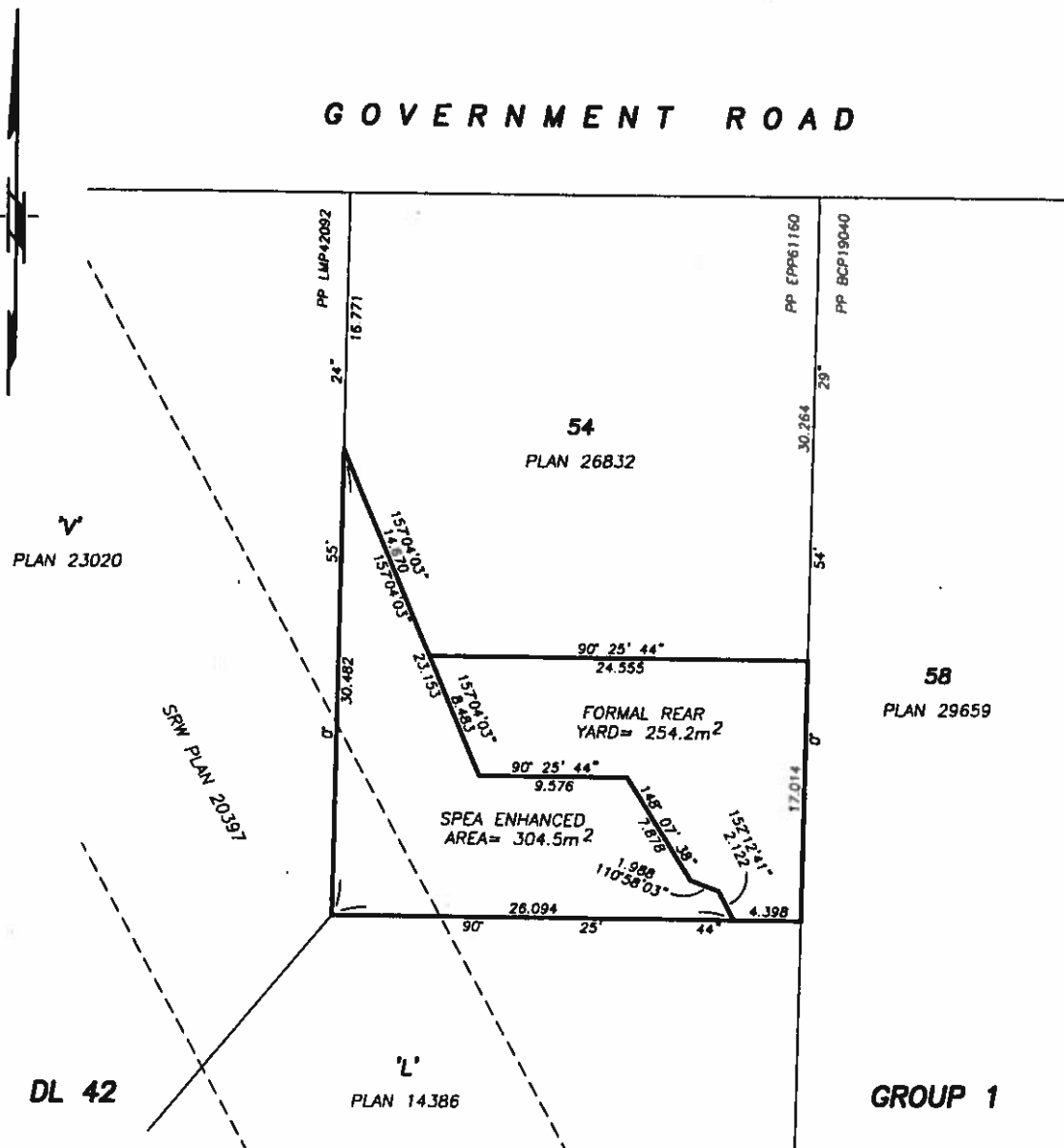
RECEIVED
NOV 08 2016
BUILDING DEPARTMENT



MAX. OPENINGS • NOT LIMITED
PEEP OPENINGS • 12.5 SQFT

PLAN EPP62522

GOVERNMENT ROAD



This plan lies within the Greater Vancouver Regional District.

7774 Government Road
Beverly, DC
FAX 000-000-0000
Zeeb, R-1

SCALE: 1 INCH = 40 FEET



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There is a very strong possibility that the above-mentioned information is correct. The information is being provided to you for your information only. It is not intended to be used for any other purpose. The information is being provided to you for your information only. It is not intended to be used for any other purpose.

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