# 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 | AnruAM Botez |
|  | 1501 -81680 LATSDONTHE R1 |
| City/Town | Richmonil Postal Code |
| Phone Number(s) | (H) (c) 7778960570 |
| Email |  |
| Preferred method of contact: | contact: wemail phone amail |
| Property |  |
| Name of Owner <br> Civic Address of Pro | AIDRIAN \& VICTORIA BOTET |
|  | erty 4160 intrimf $1 R$ |
|  | Buranby |

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.
$\frac{\mathrm{Olll} / 2016}{\text { Date }}$


## Office Use Only

Appeal Date Dec. 152016 Appeal Number BV\# 6260 .
Required Documents: © 6:00p m.

- 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

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 vehicie 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 that 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 ( 57.01 ft - 39.98 ft ). This will create a pleasant streetscape with the neighboring homes.
In the back the height of the building is $20^{\prime} 10^{\prime \prime}$ on the south edge of the house and only $32^{\prime}$ towards the middle of the building height increases with $9^{\prime} 6^{\prime \prime}$ taking the maximum height to $30^{\prime} 4^{\prime \prime}$. At that point, as detailed in LOT PROFILE attached, the height from the grade is only $23^{\prime \prime} 7^{\prime \prime}$.
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 ( $57^{\prime} 01^{\prime \prime}$ for proposed building vs $58^{\prime} 20^{\prime \prime}$ the first house and $61^{\prime} 22^{\prime \prime}$ 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,




BOARD OF VARIANCE REFERRAL EETTER

| DATE: November 01, 2016 | DEADLINE: November 8, 2016 for <br> the December 15, 2016 hearing | This is not an <br> application. <br> Please take letter to <br> Board of Variance. <br> (Clerk's office - <br> Ground Floor) |
| :--- | :--- | :--- |
| NAME OF APPLICANT: Adrian Botez |  |  |
| ADDRESS OF APPLICANT: $\mathbf{4 6 1 0}$ Marine Drive, Burnaby, B.C. |  |  |
| TELEPHONE: $\mathbf{7 7 8} 9960570$ |  |  |
| PROJECT |  |  |
| DESCRIPTION: New single family dwelling w/ attached garage |  |  |
| ADDRESS: 4610 Marine Drive | PLAN: NWP26519 |  |
| LEGAL: | LOT: 110 | DL: 157 |

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)(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 front 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





CEILING \& ROOF ASSEMBLIES







