



# 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 AMRIK .S. SAHOTA.  
Mailing Address 7767 BERKLEY ST.  
City/Town BURNABY Postal Code V5E 2J8  
Phone Number(s) (H) \_\_\_\_\_ (C) 604 803 6066  
Email amviksahota@shaw.ca  
Preferred method of contact: ☒ email ☒ phone ☐ mail

### Property

Name of Owner AMRIK .S. SAHOTA  
Civic Address of Property 3408 DALEBRIGHT DR.  
BURNABY B.C. V5A 3E5

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.

DEC.06-2016  
Date

Amrik Sahota  
Applicant Signature

### Office Use Only

Appeal Date 2017 Jan. 05 Appeal Number BV# 6263

#### 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

Dec 6, 2016

Burnaby Board of Variance

Burnaby City hall

4949 Canada Way, Burnaby BC

RE: 3408 DALEBRIGHT DRIVE

Dear Members of the Board,

This is an odd situation where the property backs on to a Highway and this Highway is considered a front yard which it never will be used as one, it is a rear yard for all intent purposes. Under normal circumstances this set back would have been 0'

Most older and smaller houses in this area, some without detached garages, have large setbacks which now creates difficulties and hardships for newer and larger houses yet within the by law.

Even if we were not to build this detached garage, the hardship would not be eradicated. It further leads to the front yard setback to the house from Lougheed Highway being not in compliance.

In either case we are faced with a difficult situation of front yard setback from the Lougheed Highway by doing away with the garage and downsizing the house, which will not be marketable for the price we paid for the lot and the anticipated construction cost. It will put us in a great monetary hardship.

We are therefore asking the Board Members for a favorable decision in granting a 25' setback to the garage, where 70.63' is required, and 64.46' setback to the house where 70.63' is required, based on front yard averaging.

We have talked to the neighbors and we have had no objections to it.

Thank You

Yours Truly,  
  
Amrik Singh Sahota



## BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> December 2, 2016	<b>DEADLINE:</b> December 6, 2016 for the January 5, 2017 hearing		<i>This is <u>not</u> an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>
<b>NAME OF APPLICANT:</b> Amrik Sahota			
<b>ADDRESS OF APPLICANT:</b> 3408 Dalebright Drive, Burnaby, V5A 3E5			
<b>TELEPHONE:</b> 604-803-6066			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> New single family dwelling with secondary suite and detached garage			
<b>ADDRESS:</b> 3408 Dalebright Drive			
<b>LEGAL:</b>	<b>LOT:</b> 170	<b>DL:</b> 58	<b>PLAN:</b> NWP34460

Building Permit application BLD16-01306 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

### Section 101.8

#### COMMENTS:

The applicant proposes to build a new single family dwelling with a secondary suite and a detached garage. In order to allow the Building Permit application to proceed, the applicant requests that the following variances be granted:

- 1) Vary the 101.8 requirement for the depth of the front yard fronting Lougheed Highway to permit a front yard setback of 25 feet where 70.63 feet (based on front yard averaging) is required in order to build a detached garage outside of the resulting front yard.

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

The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

- 2) Vary the 101.8 requirement for the depth of the front yard fronting Lougheed Highway to permit a front yard of 64.46 feet where a front yard of 70.63 feet (based on front yard averaging) is required in order to build principle building outside of the resulting front yard.

All principle building projections into the resulting front yard will conform to the requirements of Section 6.12.

The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

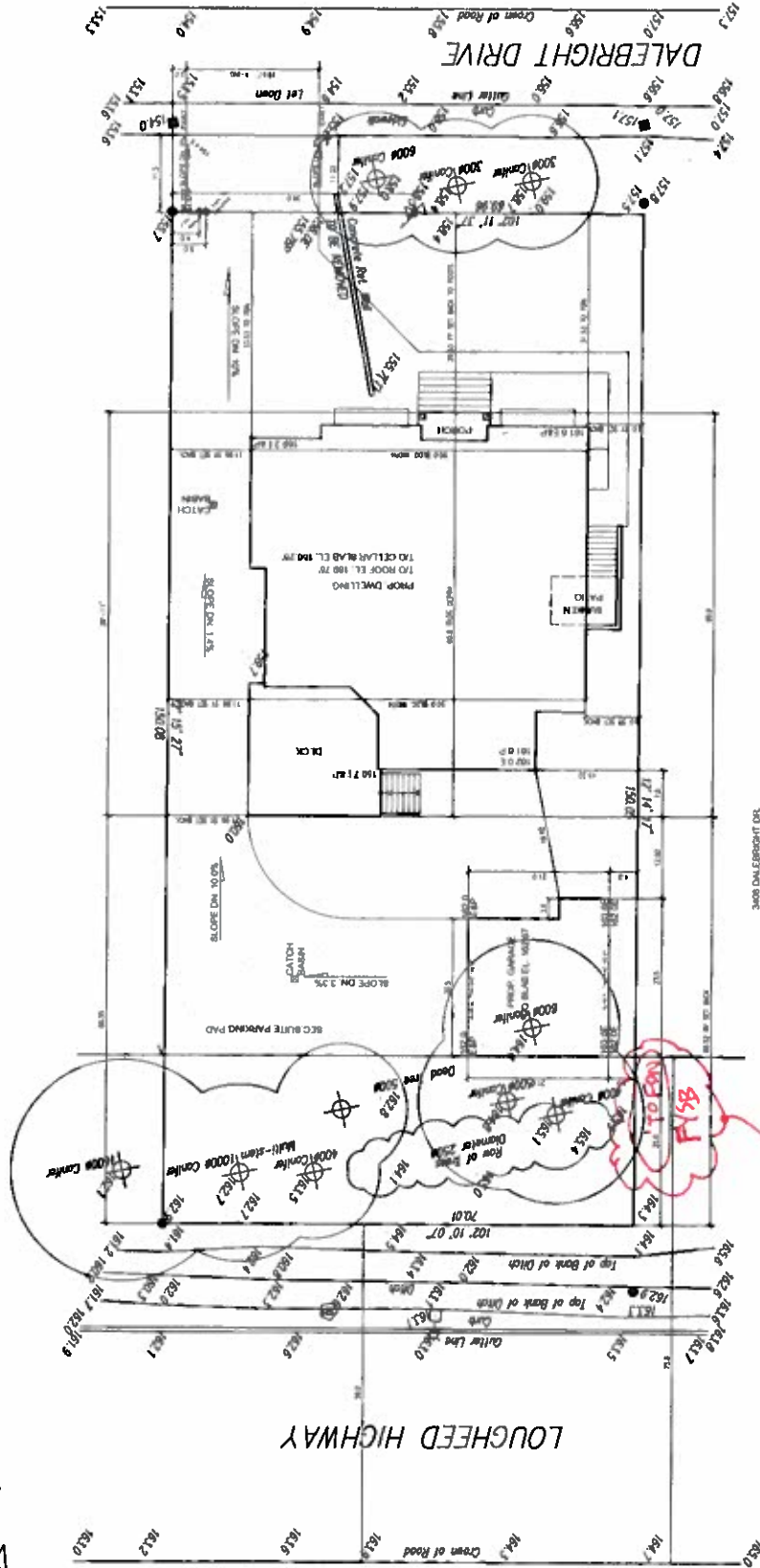
*Note: The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law a future appeal(s) may be required.*



---

Peter Kushnir  
Deputy Chief Building Inspector

Cn/CN



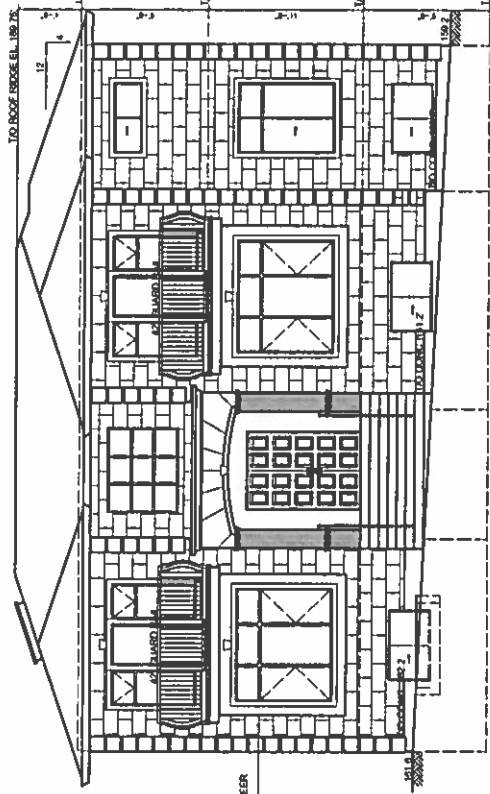
3408 DALEBRIGHT DR.  
SITE PLAN 1/8" = 1'-0"  
LEGAL LOT 170.01, 56, PLAN 34480 RMD

FLOOR AREA CALCULATIONS

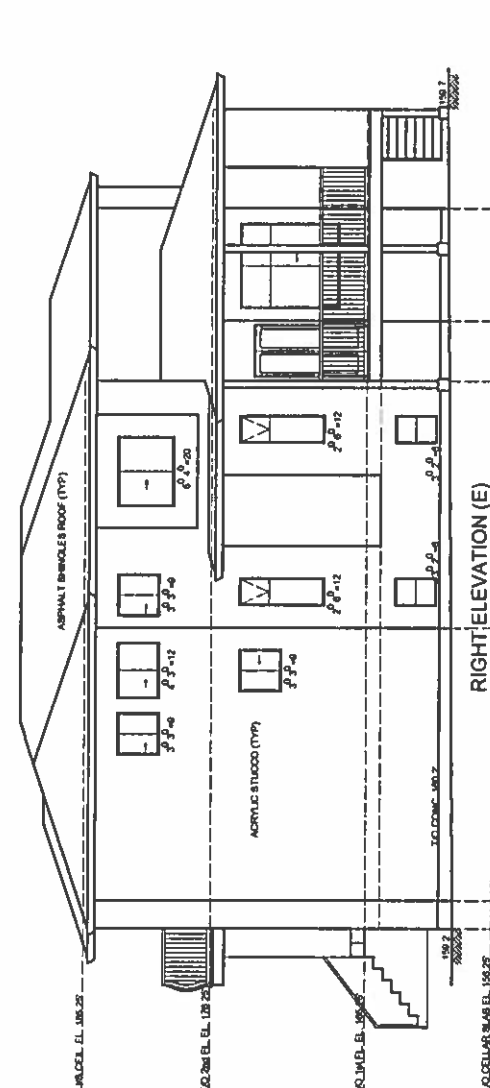
LOT AREA	10502.6 SQ. FT.
PROPOSED LOT COVERAGE	60%
PROPOSED LOT AREA	6301.6
FIRST STORY AREA	2140.8
SECOND STORY AREA	1978.8
G.F.A. (TOTAL)	4119.6
DECK AREA	411.6
PORCH AREA	38.8
GARAGE AREA	452.1

IMPERMEABLE AREA = 6371.0 SQ. FT. = 60.87 %  
COMPUTER GENERATED

SITE: 3408 DALEBRIGHT DR. BBY
AMRIK SAHOTA RESIDENCE
JULY 2016
DRN. G.B.
BHOGAL DESIGNS, 7270-16 AVE. BBY.
TEL. 804-527-4078
SHT. 1 OF 7

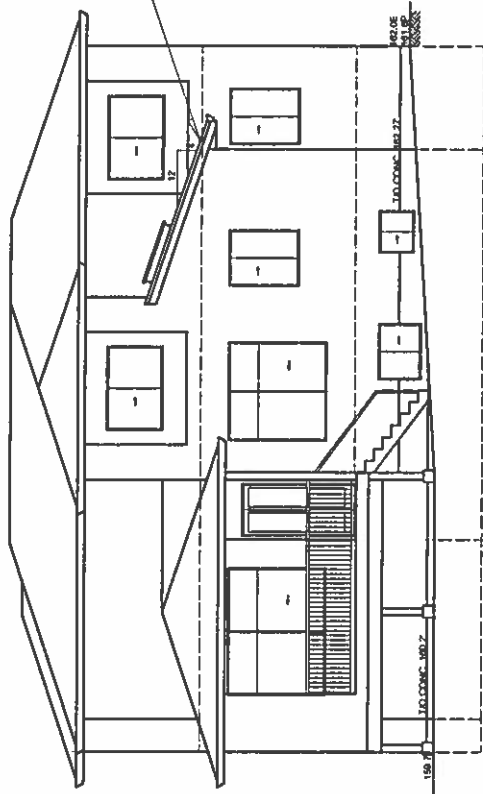


FRONT ELEVATION (S)  
1/4"=1'-0"

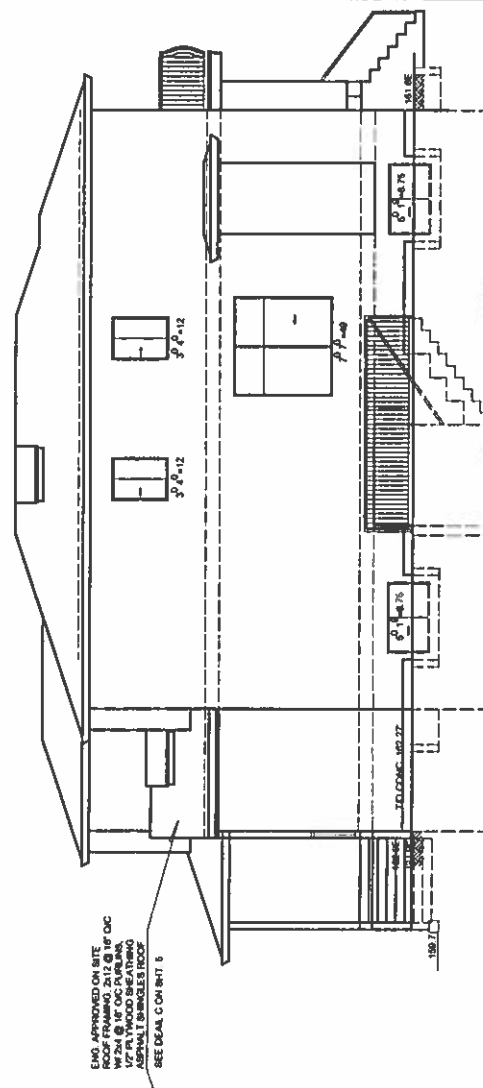


RIGHT ELEVATION (E)  
1/4"=1'-0"

EURO BLDG FACE • 108.8 SQ. FT.  
ALLOW OPENING • 98.8 SQ. FT. (9% @ 0.567)  
PROP. OPENING • 98.8 SQ. FT. L.O. 12.0



REAR ELEVATION (N)  
1/4"=1'-0"



LEFT ELEVATION (W)  
1/4"=1'-0"

EURO BLDG FACE • 108.8 SQ. FT.  
ALLOW OPENING • 97.8 SQ. FT. (9% @ 0.567)  
PROP. OPENING • 97.8 SQ. FT. L.O. 8.0

END. APPROVED ON SITE  
ROOF FRAMING 2x12 @ 16" O.C.  
W/ 2x4 @ 16" O.C. PURLINS  
ASPHALT SHINGLES ROOF  
SEE DETAIL C ON SHEET 6

WALK OUT EL. 185.75  
REMARKS:

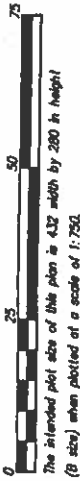
SITE: 3408 DALEBRIGHT DR. B8Y	DRN. G.B
AMRIK SAHOTA RESIDENCE	JULY 2016
BHOGAL DESIGNS, 7270-18 AVE. B8Y.	TEL 604-527-4078
SHT. 6 OF 7	

ENGINEER  
APPROVED  
DATE

SITE: 3408 DALEBRIGHT DR. B8Y	
AMRIK SAHOTA RESIDENCE	
JULY 2016	DRN. G.8
BHOGAL DESIGNS, 7270-15 AVE. B8Y.	
TEL.604-527-4078	SHT. 7 OF 7

# POSTING PLAN OF LOT 170 DISTRICT LOT 58 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 34460

Pursuant to Section 58 of the Land Title Act  
B.C.G.S. 92C.026



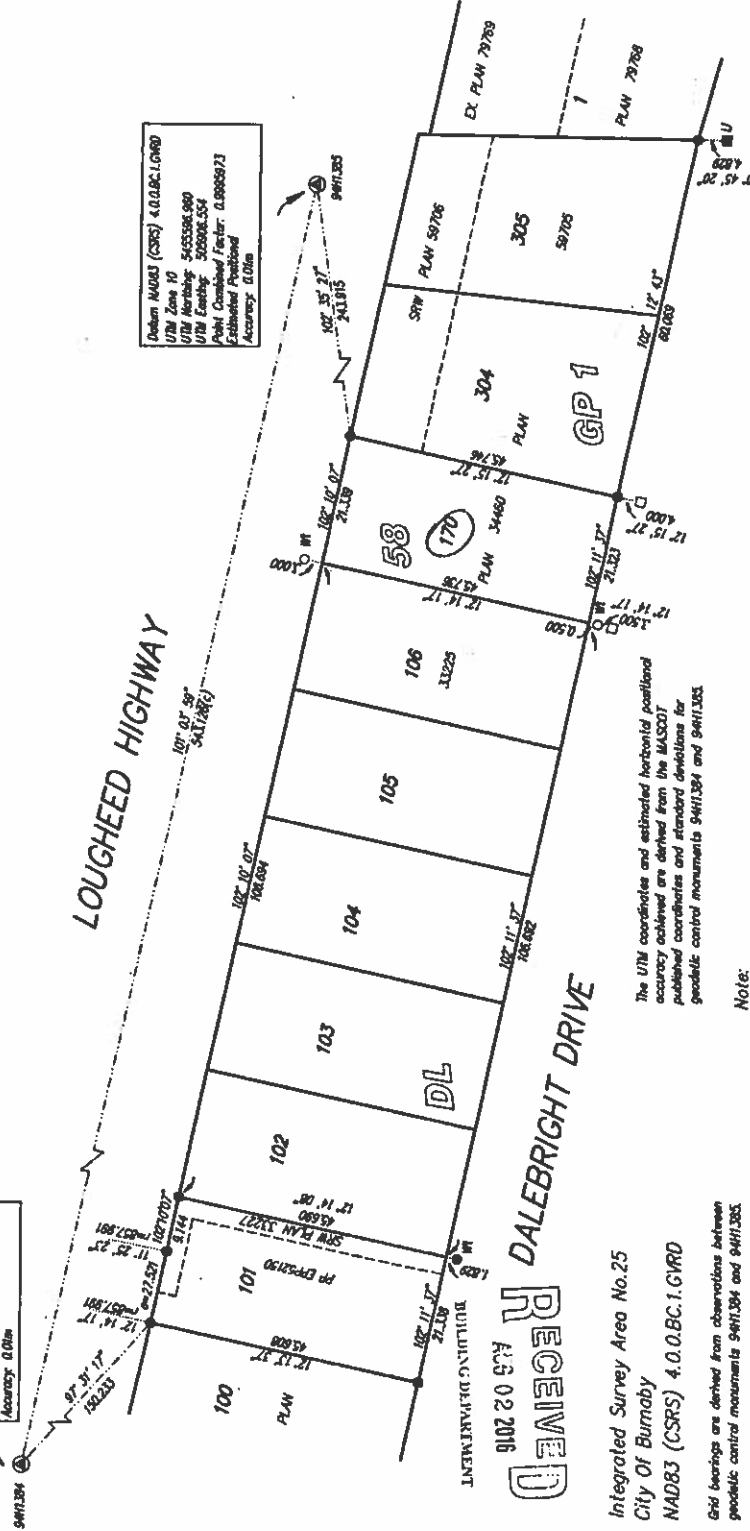
Section M4083 (CSRS) 4.0.0.BC.1.GWRO  
UTM Zone 10  
UTM Northing: 5455701.170  
UTM Easting: 505312.142  
Point Combined Factor: 0.9999953  
Estimated Horizontal Positional Accuracy: 0.04m

LOUGHEED HIGHWAY



- Legend:
- - Control Monument Found
  - - Standard Iron Post Found
  - - Lead Plug Found
  - - Standard Iron Post Placed
  - PP - Potting Plug
  - U - Unregistered
  - WT - Witness
  - MF - Nothing Found

Section M4083 (CSRS) 4.0.0.BC.1.GWRO  
UTM Zone 10  
UTM Northing: 5455386.960  
UTM Easting: 505000.354  
Point Combined Factor: 0.9999973  
Estimated Horizontal Accuracy: 0.04m



Integrated Survey Area No.25  
City of Burnaby  
NAD83 (CSRS) 4.0.0.BC.1.GWRO

Grid bearings are derived from observations between geodetic control monuments 94H1384 and 94H1385.

This Plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9999981 which has been derived from geodetic control monuments 94H1384 and 94H1385.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCOIT published coordinates and standard deviations for geodetic control monuments 94H1384 and 94H1385.

Note:  
This plan shows one or more witness posts which are set along the production of property boundary unless otherwise stated.  
Some posts and lines have been exaggerated for clarity.

This Plan Lies Within The Greater Vancouver Regional District





Scale 1 inch = 16 feet

The estimated price rate of 90¢ per lb. is based on 500 lb. weight for many cases packed at a rate of 1 pound per foot.

Pub 807-027-004  
Our Address: 3408 Densmore Drive  
City of Berkeley

1. ☐ **Yes**  
 2. ☐ **No**  
 3. ☐ **Don't know**

**RECEIVED**  
MAR 20 1974  
FBI - NEW YORK

This is a vertical spread and is not any less relevant  
 to the improvements on police reports and statistics in  
 the 20th city of April 1998

Label: Value  
 The document is for the report  
 to the report and the report



Lot	Year	Address
100	2010	1000
101	2010	1001
102	2010	1002
103	2010	1003
104	2010	1004
105	2010	1005

Average = 3.917

Lat	Long	Address
102	66.82	3.300
103	66.87	3.300
104	66.96	3.300
105	67.07	3.300

570 mg • 100 mg

**Author's Address:**  
Department of Computer Science  
University of Illinois at Chicago  
Chicago, IL 60607  
USA  
E-mail: [shankar@uic.edu](mailto:shankar@uic.edu)

© 2000 by The McGraw-Hill Companies, Inc.

Production of  
jetted steam and of single leaf or a whole  
armature (up to twelve coils) at frequency 500 Hz  
temperature 500°C and current 10 A  
Time up to 10 min required for up to 10  
jetted steam and of single leaf or a whole  
armature (up to twelve coils) at frequency 500 Hz  
temperature 500°C and current 10 A  
Time up to 10 min required for up to 10

includes the related expenses of installing heating, air conditioning, lighting, and other equipment. The cost of the building is depreciated over 39 years.