



2017 Board of Variance Notice of Appeal 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 Singh Sahota
Mailing Address # 7767 BERKLEY ST.
City/Town BURNABY Postal Code V5E 2J8
Phone Number(s) (H) _____ (C) 604-803-6066
Email amriksahota@shaw.ca

Property

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

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.

27- APRIL 2017
Date

Amrik Singh Sahota
Applicant Signature

Office Use Only

Appeal Date 2017 June 1. Appeal Number BV# _____

Required Documents:

- ☐ Fee Application Receipt
- ☐ Building Department Referral Letter
- ☐ Hardship Letter from Applicant
- ☐ Site Plan of Subject Property

Any documents submitted in support of this Board of
Variance Appeal will be made available to the Public

April 24, 2017

Burnaby Board of Variance

Burnaby City hall

4949 Canada Way, Burnaby BC

RE: 3408 DALEBRIGHT DRIVE

Dear Members of the Board,

I am asking for a front yard setback relaxation from Lougheed Highway from 70.63' to 64.46' to the building which now houses living area and the relaxation were granted in this particular case when it was a deck without any living area underneath.

A detached garage in this area was not approved. Therefore I had to move the garage into the basement. In doing so the floor area displaced by the garage had to be moved to underneath the deck. This changes not the size, but the characteristics of the building in contravention of the By-law under which the relaxation was granted.

Therefore the reason for which I have to re apply for the same relaxation again.

Hoping for a favorable reply

Thank You

Yours Truly,



Amrik Singh Sahota



BOARD OF VARIANCE REFERRAL LETTER

DATE: April 20, 2017		<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>	
DEADLINE: May 9, 2017 for the June 1, 2017 hearing.			
APPLICANT NAME: Amrik Sahota			
APPLICANT ADDRESS: 7767 Berkley Street, Burnaby, V5E 2J8			
TELEPHONE: 604-803-6066			
PROJECT			
DESCRIPTION: New single family dwelling with secondary suite and attached garage			
ADDRESS: 3408 Dalebright Drive			
LEGAL DESCRIPTION:	LOT: 170	DL: 58	PLAN: 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:

Zone R1 / Section 101.8

COMMENTS:

The applicant proposes to build a new single family dwelling with a secondary suite and an attached garage. This is a through lot with two front yards. It faces Dalebright Drive and Lougheed Highway. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

- 1) To vary Section 101.8 – “Front yard” of the Zoning Bylaw requirement for the minimum front yard depth facing Lougheed Highway from 70.63 feet (based on front yard averaging) to 60.52 feet.

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

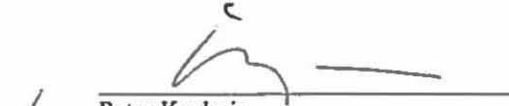
Fences and retaining walls will conform to the requirements of Section 6.14.

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

Note: A previous Board of Variance appeal (B.V.6263, January 6, 2017) seeking relaxation of the front yard setback requirement from 70.63 feet to 64.46 feet was approved.

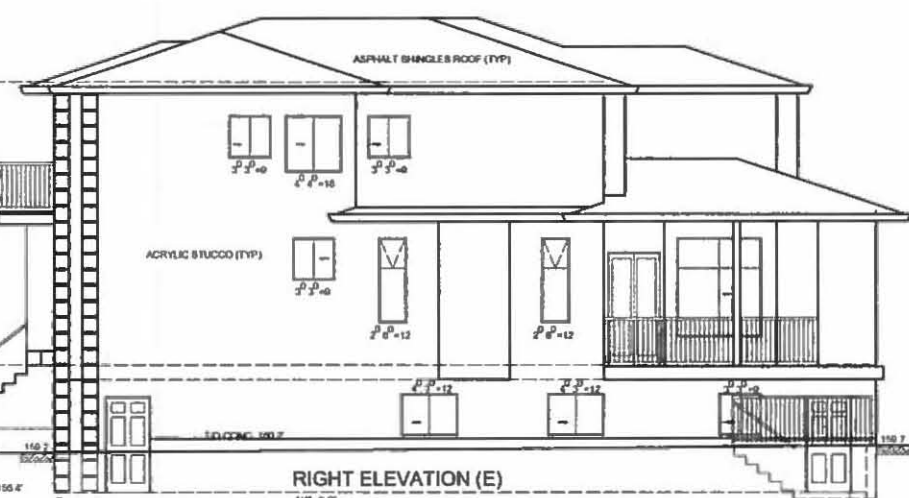
Note: The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.

CN


Peter Kushnir
Deputy Chief Building Inspector



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



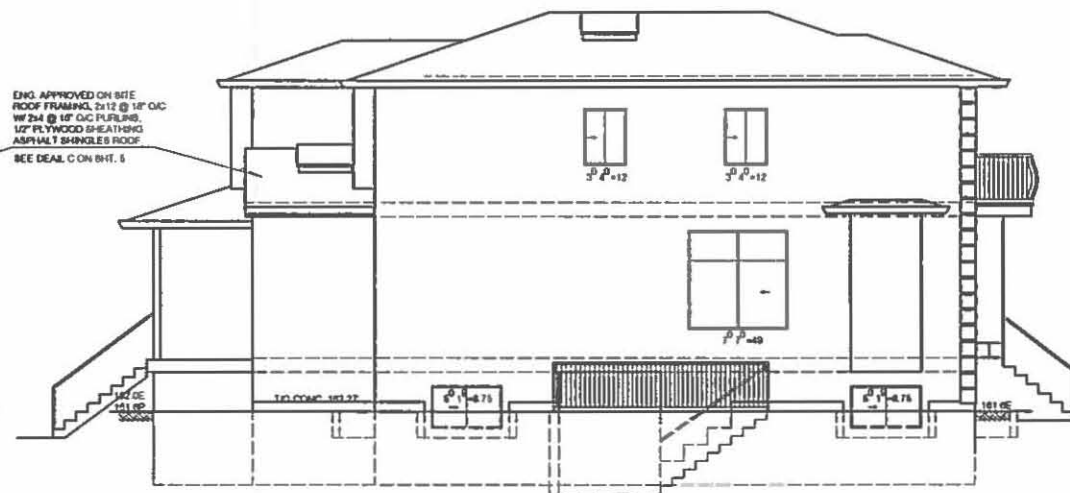
RIGHT ELEVATION (E)
1/4"=1'-0"

EXPO. BLDG. FACE = 1061.8 SQ. FT.
ALLOW. OPENING = 106.1 SQ. FT. (10% @ 8.58')
PROP. OPENING = 100.0 SQ. FT. L.D. 12.0'



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

ENG. APPROVED ON SITE
ROOF FRAMING 2x12 @ 16" O.C.
W/ 2x4 @ 16" O.C. PURLINS,
1/2" PLYWOOD SHEATHING
ASPHALT SHINGLES ROOF.
SEE DETAIL C ON SHEET 5

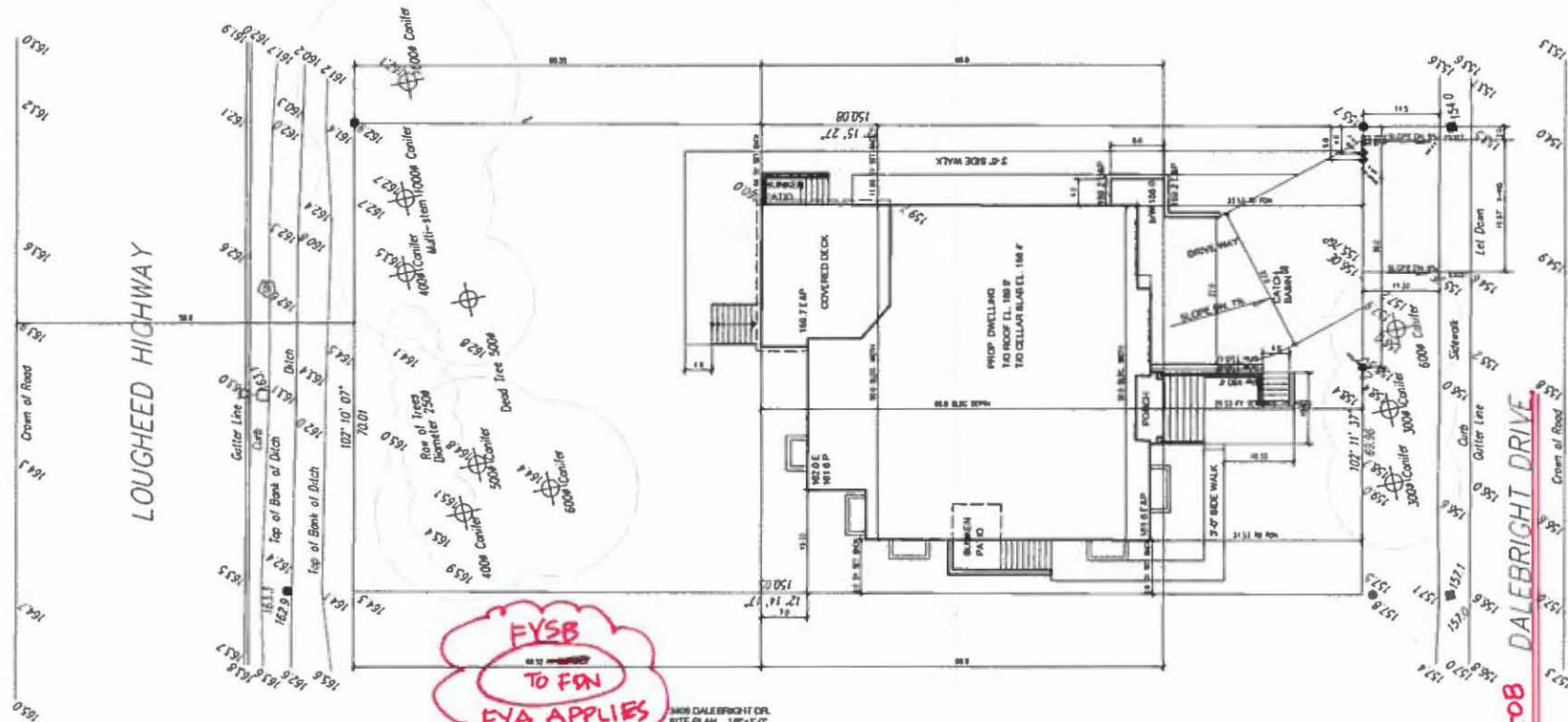


LEFT ELEVATION (W)
1/4"=1'-0"

EXPO. BLDG. FACE = 1065.4 SQ. FT.
ALLOW. OPENING = 97.8 SQ. FT. (9% @ 8.54')
PROP. OPENING = 90.5 SQ. FT. L.D. 8.0'

SITE: 3408 DALEBRIGHT DR. BBY
AMRIK SAHOTA RESIDENCE
JULY 2016 DRN. C.B
BHOHAL DESIGNS, 7270-15 AVE. BBY.
TEL.604-527-4078 SHT. 6 OF 6

(K1)



FYSB
TO FOR
FYA APPLIES

BOV REFERRAL

3408 DALEBRIGHT DR.
SITE PLAN: 1/8"=1'-0"
LEGAL: LOT 170, DL 98, PLAN 34480 NWD

FLOOR AREA CALCULATIONS

LOT AREA 10502.9 SQ. FT.

	PERM.	PROP.
LOT COVERAGE 40%	4201.0	2831.0
BASMENT FLOOR AREA		2140.5
FIRST STOREY AREA		2175.8
SECOND STOREY AREA		1979.8
G.F.A.	6301.8	6208.2
A.G.F.A. (40%+4201.0)	4201.0	4157.9
DECK AREA 8% OF G.F.A.	504.1	452.6
PORCH AREA	30.8	42.0
GARAGE AREA	452.1	452.1

IMPERMEABLE AREA = 6371.0 SQ. FT. = 60.67 %
COMPUTER GENERATED

REVISED DRIVE WAY TO 22'-0" APRIL 04 2017

SITE: 3408 DALEBRIGHT DR. BBY	
AMRIK SAHOTA RESIDENCE	
JULY 2016	DRN. G.B
BHOGAL DESIGNS, 7270-15 AVE. BBY.	
TEL.604-527-4078	SHT. 1 OF 7

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

Pursuant to Section 68 of the Land Title Act
B.C.G.S. 92G.026

PLAN EPP61879

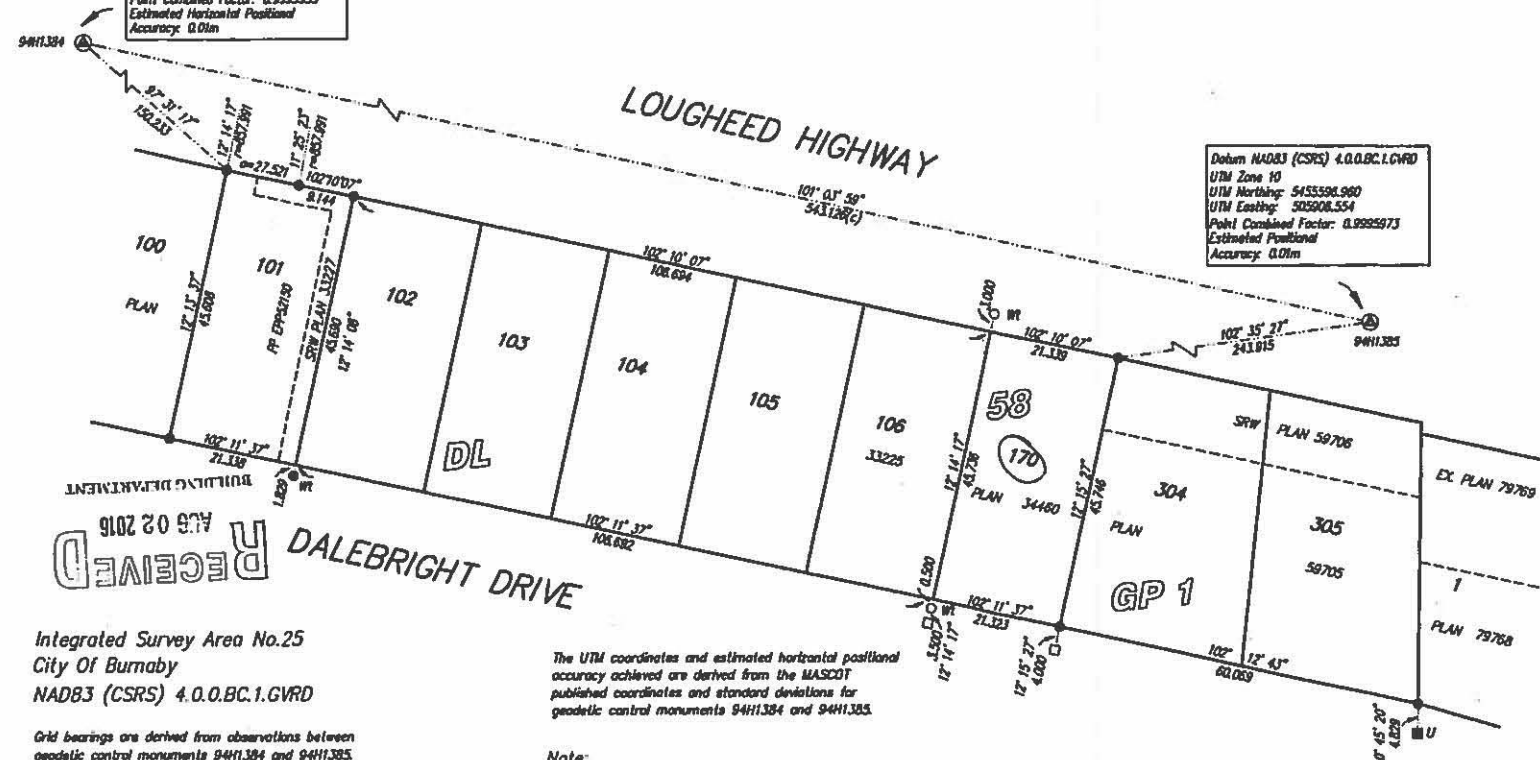
Datum NAD83 (CSRS) 4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5455701.170
UTM Easting: 505373.742
Point Combined Factor: 0.9995953
Estimated Horizontal Positional Accuracy: 0.01m

0 25 50 75
The intended plot size of this plan is 432 width by 280 in height
(B size) when plotted at a scale of 1:750.

Datum NAD83 (CSRS) 4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5455598.980
UTM Easting: 505308.554
Point Combined Factor: 0.9995973
Estimated Horizontal Positional Accuracy: 0.01m

Legend:

- ⊙ - Control Monument Found
- - Standard Iron Post Found
- - Lead Plug Found
- - Standard Iron Post Placed
- - Lead Plug Placed
- PP - Posting Plan
- U - Unregistered
- WT - Witness
- NF - Nothing Found



Integrated Survey Area No.25
City Of Burnaby
NAD83 (CSRS) 4.0.0.BC.1.GVRD

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 0.9995961 which has been
derived from geodetic control monuments 94H1384 and 94H1385.

The UTM coordinates and estimated horizontal positional
accuracy achieved are derived from the MASCOT
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

The field survey represented by this plan was
completed on the 29th day of April, 2018.
Liming Yuan, BCLS #0893

FD- 007-087-009
 Client Address: 3408 Dunsmuir Drive
 City of Burnaby

Do not forget that you can also find the *Journal of the American Medical Association* (JAMA) online at www.jama-association.org. The JAMA website also provides a link to the *Journal of the American Medical Association* (JAMA) website.

DATE

RECEIVED
AUG 02 2006

-  - Standard Iron Post
-  - Lead Plug
-  - Sign
-  - Post (downward is rear and upward is front)
-  - Pylon Sign
-  - Lower Standard

1 = Distance of top of soil

Overlaid on top of the map is a legend that reads:

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Building envelope plans is only approximate
For interpretation of City Building Dept.
please contact Planning Department for final
building envelope plans required.

Lot	Front	Address
100	32 00	1300
100	31 40	1300
304	29 00	34 10
300	25 30	34 00

Δερεπε = 38.52

Lat	Long	Address
40	90.82	1100
40	89.87	1100
40	78.88	1000
40	67.87	1000

 $\Delta_{\text{Hess}} = -81 \text{ kJ}$

This is another aspect that is still very much relevant to the agreement on these topics and should be the 20th day of April 2004.

continued

**The Document is Not Valid Unless
Originals Signed and Sealed**

Fig. 4a. 1988-1990.