



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 Tony Jiang
Mailing Address 2831 Shell Road
City/Town Richmond Postal Code V6X 2P2.
Phone Number(s) (H) _____ (C) 778 238 4892.
Email + Tony3238@gmail.com

Property

Name of Owner Wei Sheng Deng.
Civic Address of Property 7580 Dorchester 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.

April 28, 2017
Date

+ [Signature] Tony
Applicant Signature

Office Use Only

Appeal Date 2017 June 01. 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

Wei Sheng Deng
6306 Dawson Street
Burnaby, V5B 2W6
April 24th 2017

Board of Variance
4949 Canada Way
Burnaby BC, V5G 1M2

Dear Board of Variance :

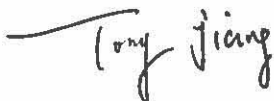
I, Mr. Wei Sheng Deng, am the owner of the property 7580 Dorchester Drive Burnaby BC (Civic address: T113, DL 43, PLAN 41916).

I am writing to address a minor variance on my property. At the time of design, my builder, architect and I had the design intent to build a detached garage as oppose to an attached garage because my family and I feel that it would be safer to have our car emission be away from our main dwelling.

After demolishing and excavating, the city has recently brought to my attention that my lot has two front yards and no rear yard contrary to my original survey. Due to this change, my planned detached garage is encroaching into one of my front yards. As mentioned before, my family and I truly wish to keep our detached garage design as we would like to have our cars stored away from our main dwelling. Furthermore, due to the vegetation currently on site we feel that we will only be using one of the front yards as a front yard and the other a rear yard.

Thank you for your time, and if there should be any inquiries, please contact me at (778) 855-0683 or alternatively please contact Josephine, my translator, at (778) 241 0283 or at Josephine.y.f@gmail.com.

Sincerely,



Wei Sheng Deng
Home owner

For



BOARD OF VARIANCE REFERRAL LETTER

DATE: April 25, 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 09, 2017 for the June 01, 2017 hearing.			
APPLICANT NAME: Tony Jiang			
APPLICANT ADDRESS: 2831 Shell Road, Richmond B.C V6X 2P2			
TELEPHONE: 778-238-4892			
PROJECT			
DESCRIPTION: New single family dwelling and detached garage			
ADDRESS: 7580 Dorchester Drive			
LEGAL DESCRIPTION:	LOT: 113	DL: 43	PLAN: 41916

Building Permit BLD16-01253 was issued however the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R1 / Section 6.2(2);

COMMENTS:

The Building Permit was issued for the construction of a new single family dwelling with a detached garage. This is a through lot with two front yards. It faces Dorchester Drive and Winston Street. In order to allow the Building Permit to proceed, the applicant requests that the following variance be granted:

- 1) To vary Section 6.2(2) – “Location and Siting of Buildings” of the Zoning Bylaw which, if permitted would allow for the construction of a new single family home at 7580 Dorchester Drive, with an accessory building in a required front yard, where no accessory building can be located in a required front yard. The proposed accessory building is 42.0 feet from the front (Winston Street) property line and 4.0 feet from the west property line.

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.

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

LM

Peter Kushnir
Deputy Chief Building Inspector

Ratio	1/4" = 1'4"
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THIS PLAN AND ITS COMPLIANCE WITH
S.C.
BUILDING CODE 8F12
THE GENERAL CONTRACTOR SHALL REVIEW
THE DOCUMENTS FOR CONFORMANCE
CODES AND BY LAWS AND SHALL ADVISE
THE DESIGNER OF
ANY DISCREPANCY HE MAY NOTE. THE
GENERAL CONTRACTOR SHALL CHECK AND
VERIFY ALL DIMENSIONS AND REPORT ALL
ERRORS AND DISCREPANCIES TO THE
DESIGNER.

DO NOT SCALE THE DRAWINGS.
THESE DRAWINGS ARE INTENDED FOR
STRUCTURAL INFORMATION ONLY. THE
CONTRACTOR AND ANY OTHER PERSON
USING THESE DRAWINGS INFORMATION ARE
ADVISED NOTION TO CHAL. STRUCTURE,
MECHANICAL,
ELECTRICAL, AND INTERIOR
DESIGN AND AS TO THOSE CAPABLE.

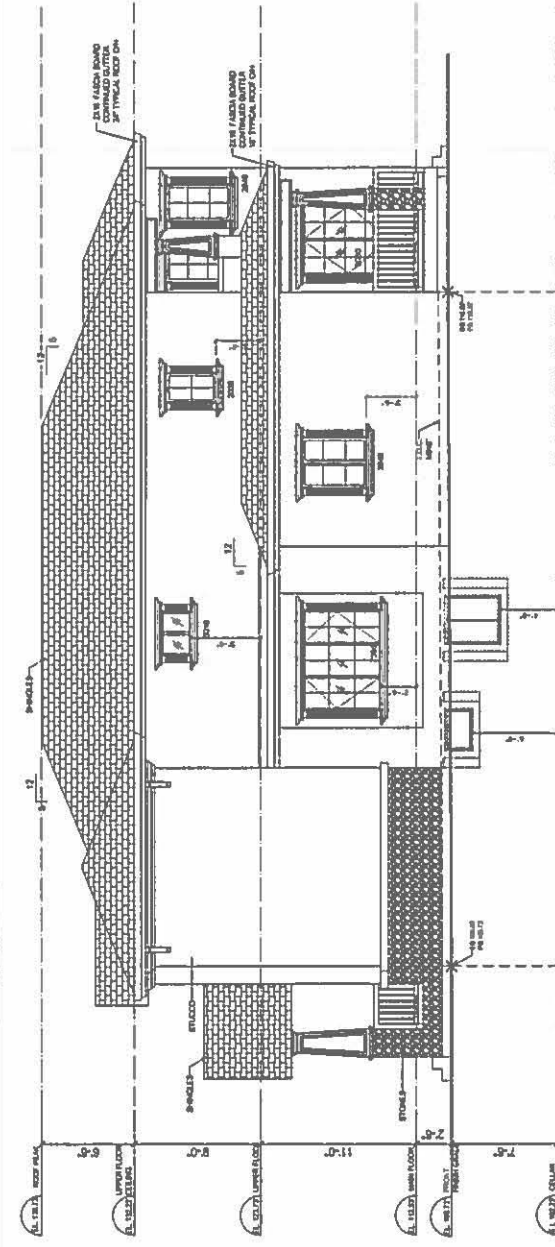
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PROJECT NAME
7580 OORCHESTER DR
BURNABY BC

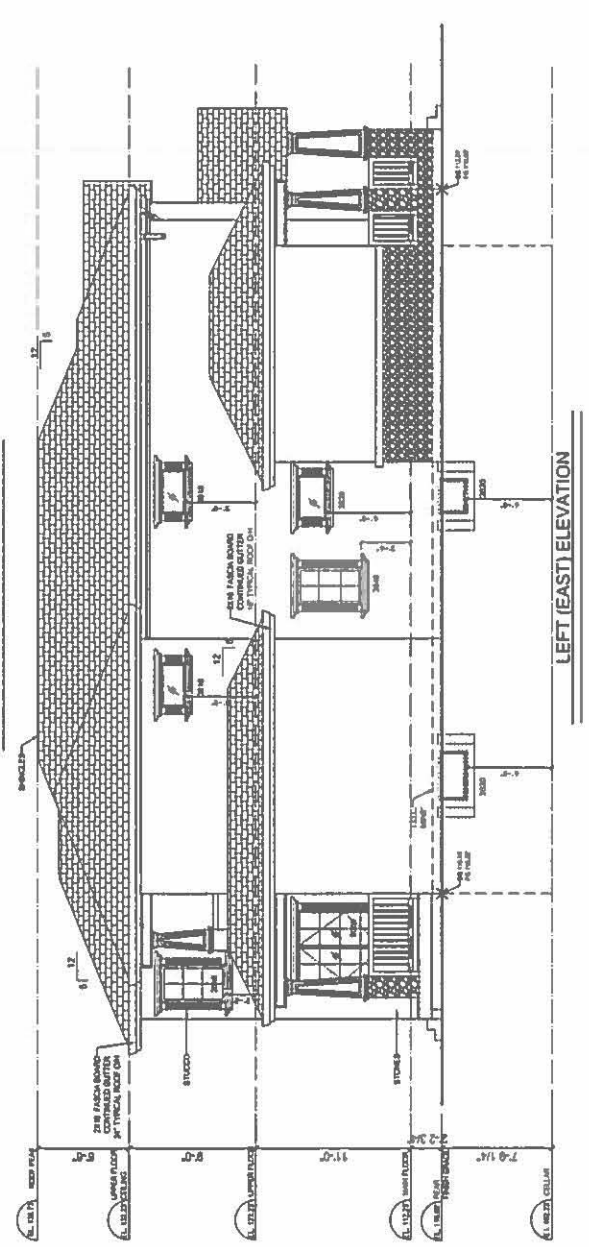
EAST/WEST ELEVATION
LEADING DISTANCE CALCULATIONS

Date	18 JULY 2018
Drawn by	WILLIAM TAM
E-mail: William.Tam@ga.gov.hk Cell: 9776-0681726	

A7	7.0	$1.6^\circ = 1.0^\circ$
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RIGHT (WEST) ELEVATION



LEFT (EAST) ELEVATION

1/8" x 1'-0"



THIS PLAN IS TO BE USED IN CONJUNCTION WITH
 8-10-2016
 THE GENERAL CONTRACTOR SHALL REVIEW
 THE DOCUMENTS FOR PERFORMANCE
 CODES AND IN LARS AND SHALL ADVISE
 THE ARCHITECT OF ANY DISCREPANCIES
 AND DISCREPANCIES IN THE LARS. THE
 GENERAL CONTRACTOR SHALL CHECK AND
 VERIFY ALL DIMENSIONS AND REPORT ALL
 DISCREPANCIES TO THE ARCHITECT.
 THE ARCHITECT SHALL BE RESPONSIBLE FOR
 THE DESIGN AND THE DRAWINGS.
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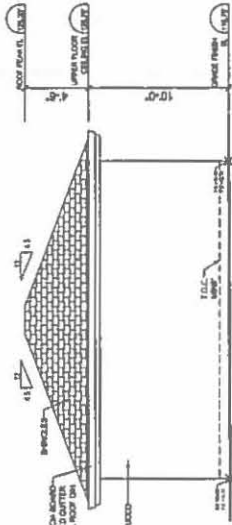
No.	Description	Date
1	Revised	10/10/16
2	Revised	10/10/16
3	Revised	10/10/16
4	Revised	10/10/16
5	Revised	10/10/16
6	Revised	10/10/16
7	Revised	10/10/16
8	Revised	10/10/16
9	Revised	10/10/16
10	Revised	10/10/16

PROJECT NAME
 7680 DORCHESTER DR
 BURNABY BC

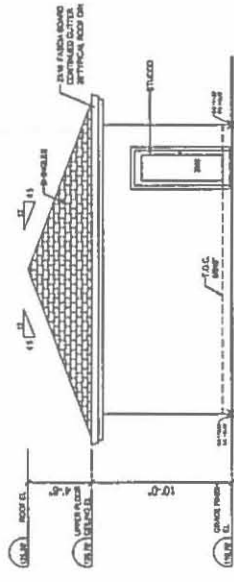
A-A, B-B SECTION
 DETAIL

Date: 18 JULY 2016
 Drawn by: WILLIAM TAN
 & used in conjunction with
 8-10-2016

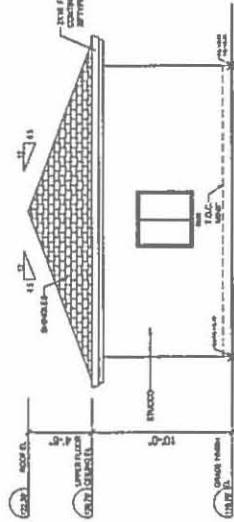
A 9
 8.88
 1/8" = 1'-0"



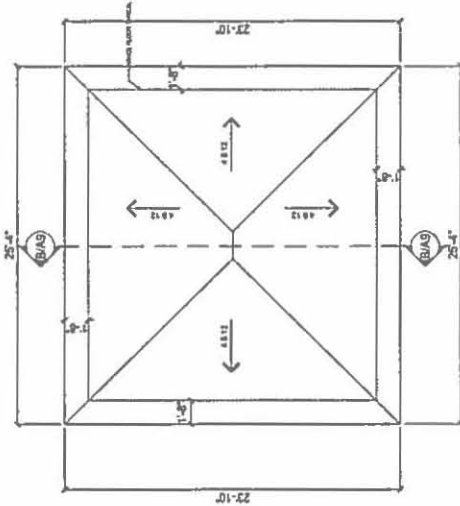
GARAGE FRONT (NORTH) ELEVATION



GARAGE REAR (SOUTH) ELEVATION

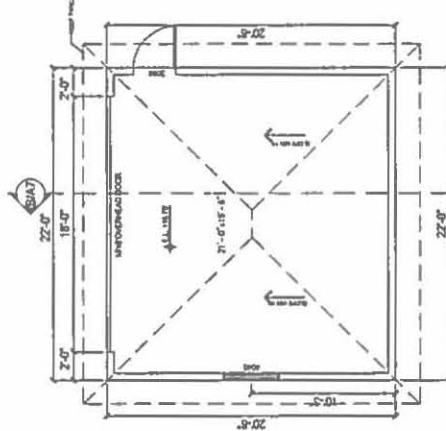


GARAGE RIGHT (WEST) ELEVATION



GARAGE ROOF PLAN

20" TYPICAL ROOF OH @ MF EAVES U.N.O.
 TYPICAL MF EAVES HEIGHT @ ABOVE MF PLY



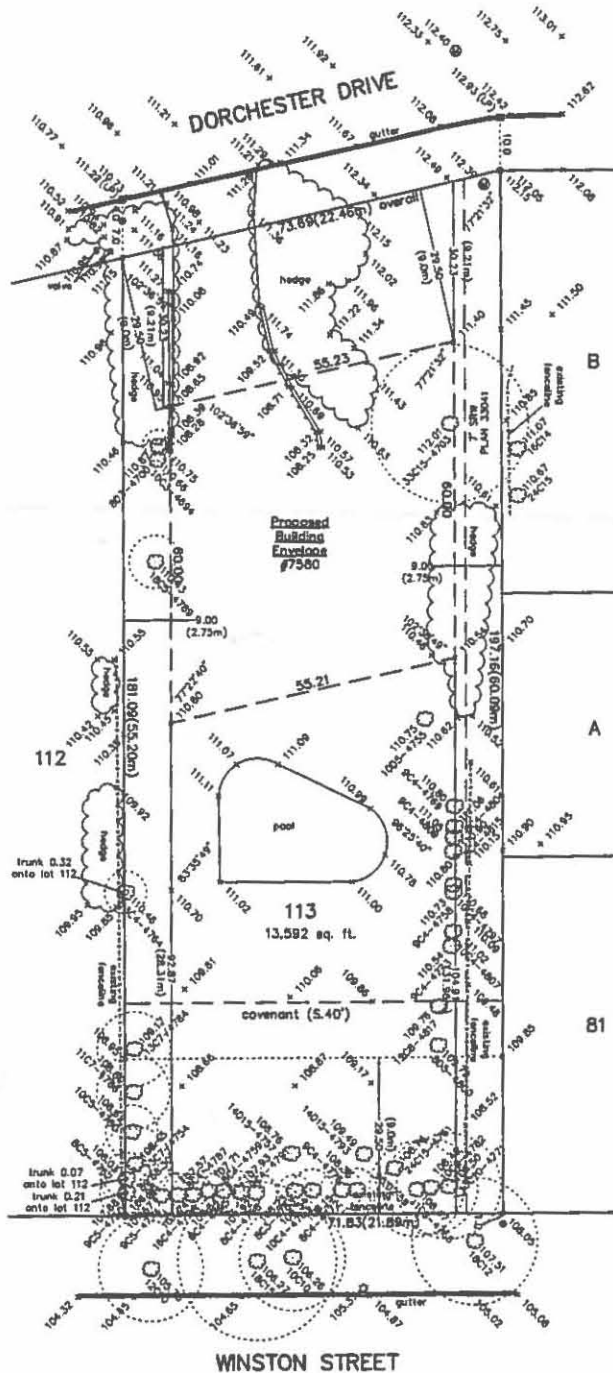
GARAGE FLOOR PLAN

AREA 151SF

**SURVEY PLAN OF LOT 113
DISTRICT LOT 43, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN 41916**

SCALE 1" = 16'
All distances are in feet.

RECEIVED
APR 25 2017
BUILDING DEPARTMENT



Front yard average facing Dorchester Drive

Applicable Adjacent House	Depth of Front Yard
7560 Dorchester Drive	32.94 ft
7570 Dorchester Drive	32.27 ft
Total	65.21 ft
Average	32.61 ft

Front yard average facing Winston Street

Applicable Adjacent House	Depth of Rear Yard
7560 Dorchester Drive	78.10 ft
7570 Dorchester Drive	88.41 ft
Total	166.51 ft
Average	83.26 ft

NOTES:

- Lot dimensions are derived from field survey.
- Easements are based on Geodetic Datum of Burnaby and are derived from control monument 8411505 situated at the intersection of Winston Street and Lorne Avenue. Elevation = 105.24 feet.
- For elevation control, use control monument or lead plugs in concrete sidewalk only.
- Building envelope shown is just an approximate interpretation of City Zoning Bylaws. Contact Planning Department for final building envelope prior to design.
- All trees and stumps shown as required by municipal bylaws.
- All elevations along curb lines are gutter levels.
- Symbols plotted are for illustrative purposes and are not representative of their true size.
- denotes standard iron post.
- denotes lead plug.
- ⊙ denotes lamp standard.
- ⊕ denotes top of wall.
- ⊖ denotes bottom of wall.
- ⊗ denotes manhole.
- denotes tree.
- 1234-1234 (tree tag number)
- L - drop line radius (feet)
- C - coniferous
- D - deciduous
- G - diameter (inches)

CIVIC ADDRESS
7580 DORCHESTER DRIVE
BURNABY, B.C.

ZONING: R1

FYA FACING WINSTON STREET ADDED.
DATED THIS 21ST DAY OF APRIL, 2017
CERTIFIED CORRECT
DATED THIS 29TH DAY OF MARCH, 2016

LOUIS NGAN E.C.L.S.

LNLS METRO VANCOUVER
LAND SURVEYORS