

# 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

Name of Applicant Gary Gao / Joe Yue
Mailing Address 2129 Marine Way New West minster
City/Town New Westminster Postal Code
Phone Number(s) (H) <u>604</u> , 618.1885 (C)
Email <u>Citidesign @ Live.ca</u>
Property
Name of Owner Ya Nay Deng
Name of Owner  Ya Nay Deng  Civic Address of Property  4958 Portland St Burnaby
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.
May 8, 2017 Date Applicant Signature
Date Applicant Signature

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

## Board of Variance Letter of Hardship for 4958 Portland St, Burnaby

From: Owner: Yanan (Alain) Deng

Date: April 10, 2017

Re: 4958 Portland St, Burnaby

To Board of Variance,

My name is Yanan Deng, and this is a letter of hardship regarding my lot on 4958 Portland St. I am proposing to build a single family dwelling on my property, but I have encountered some issues. The following is a list of relaxations that I am proposing:

- 1. Decrease front yard setback from 24.6' to 19.5' (decrease by 5.1')
- 2. Increase building height from 312.6' to 316.4' (increase by 3.8')

## 1. Reason for decreasing front yard setback

This property is backed into the bank of Frogger's Creek (aka Hollis).

The proposed back line of the dwelling is at the 8 meters setback buffer line from the creek to conform with environmental requirements. We propose a front yard setback of 19.6' which is also the existing front yard average. This is the only way to allow for an attached double garage on the east side of the dwelling and to allow proper depth for the main building (21.7' building depth at the garage side).

## 2. Reason for increasing of building height by 3.6'

It is calculated that the lowest possible elevation of the main floor is 289': only 0.4' (5") higher than existing outside finished ground of 288.98, and 2.6' higher than the sewer connection at property line (which is at 290.6' elevation). For house of this scale, the main floor interior height is proposed as 10' and upper floor interior height is 8.5'. The slope of the roof is 4/12, which is the minimal for sloped roof allowed defined by Burnaby Zoning Bylaw. As a result, the proposed roof pitch height works out to be 316.2' at minimum. The proposed dwelling would observe a height of 24.7' when viewed from Portland Street (front) property line (291.5' @ pl), which is still 4.8' lower than the Zoning Bylaw height requirement of 29.5 ft.

These proposals are crucial to the development for this dwelling. Please consider our proposal.

Sincerely,	Mx	
Owner:	<u> </u>	
Ya Nan De	ng	



#### BOARD OF VARIANCE REFERRAL LETTER

DATE: April 24, 2017			This is not an application.
DEADLINE: May 9, 2017 for the June 1, 2017 hearing.  APPLICANT NAME: Joe Yue			Please submit this letter
			to the Clerk's office
APPLICANT ADDRESS: 2129 Marine Way, New Westminster TELEPHONE: 604-360-2651		(ground floor) when you make your Board of	
		Variance application.	
PROJECT			
DESCRIPTION: New single	family dwelling w	ith secondary suite a	and attached garage
ADDRESS: 4958 Portland St	reet		
LEGAL DESCRIPTION:	LOT: D	DL: 158	PLAN: 18634

Building Permit application BLD17-00108 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

#### Zone R2 / Section 102.6(1)(a), 102.8(1)

#### **COMMENTS:**

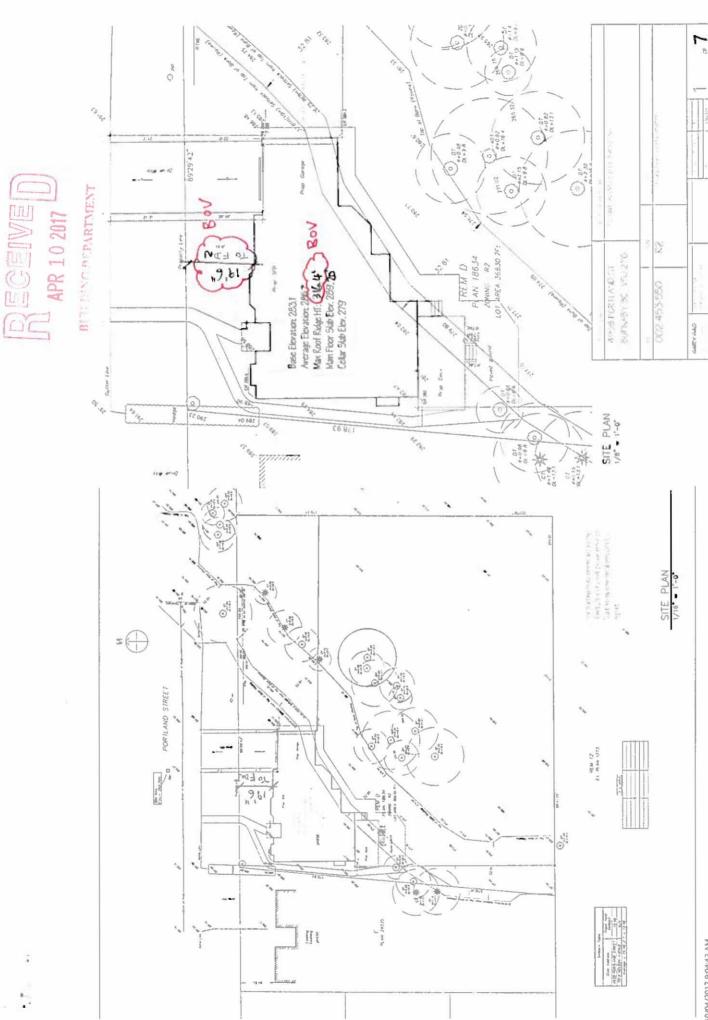
The applicant proposes to build a new single family dwelling with secondary suite and attached garage. In order to allow the Building Permit application to proceed, the applicant requests that the following variances be granted:

- To vary Section 102.6(1)(a) "Height of Principal Building" of the Zoning Bylaw from 29.50 feet to 33.30 feet measured from the rear average grade. The principal building height measured from the front average grade will be 29.10 feet.
- To vary Section 102.8(1) "Front Yard" of the Zoning Bylaw for the minimum front yard depth from 24.60 feet to 19.50 feet.

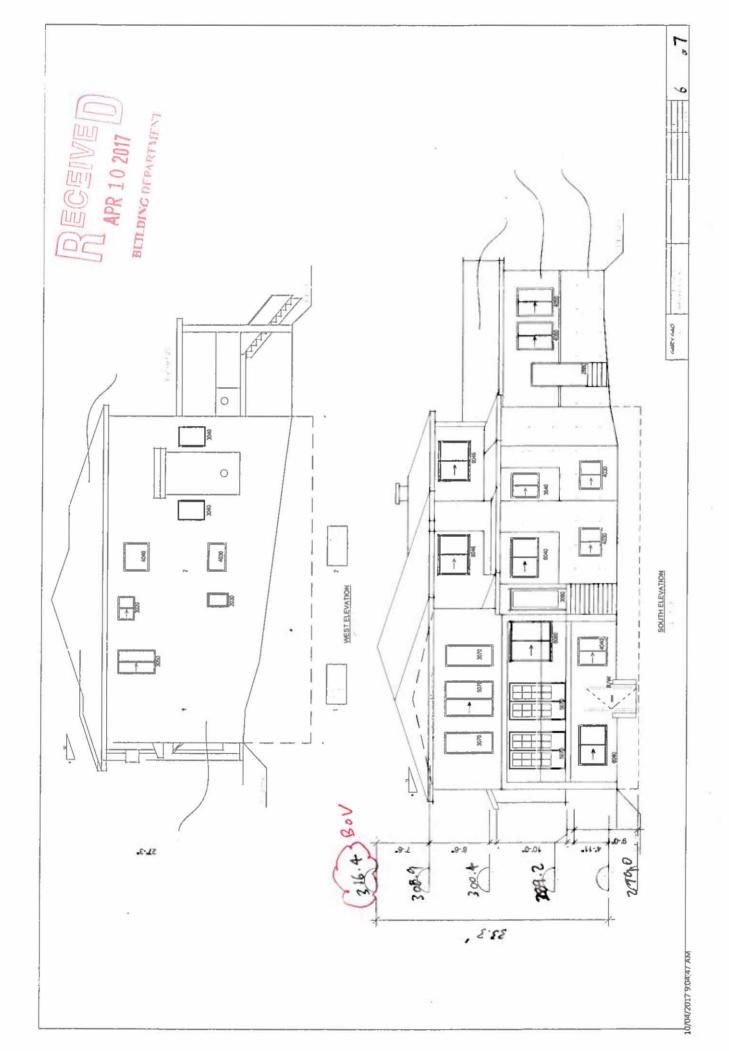
### Note:

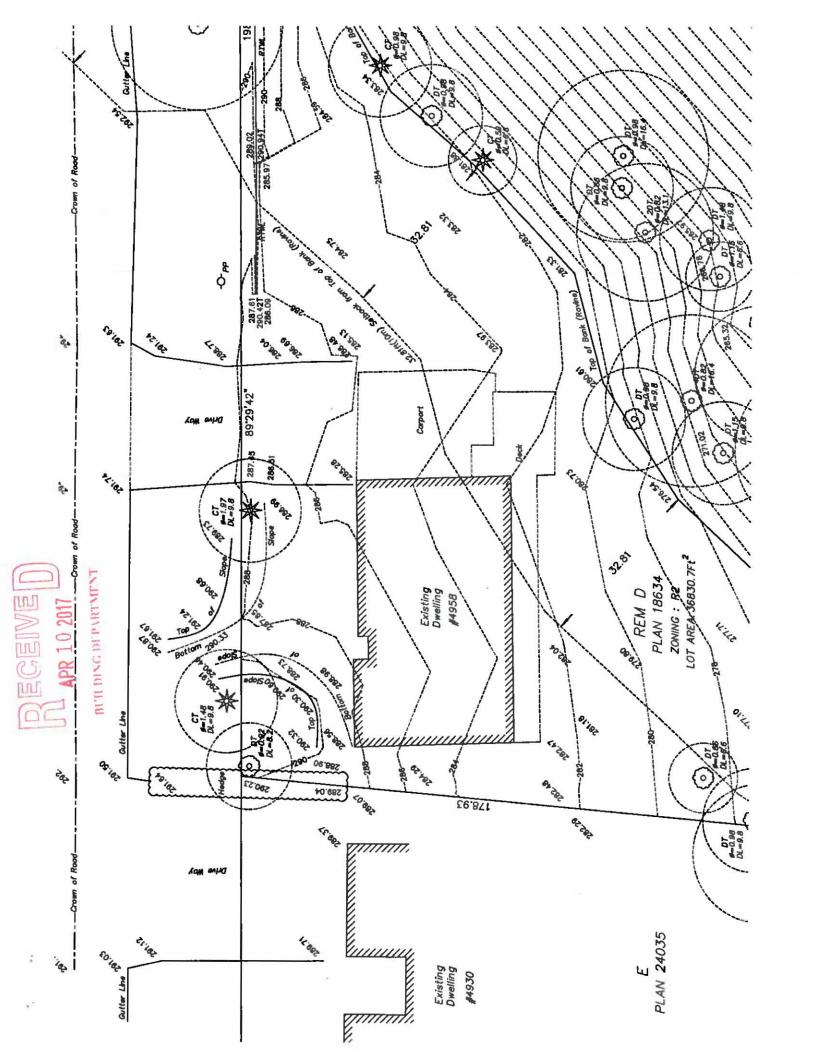
- All principal building projections into the resulting front yard will conform to the requirements of Section 6.12.
- Fences and retaining walls will conform to the requirements of Section 6.14.
- The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.
- The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning Bylaw, a future appeal(s) may be required.

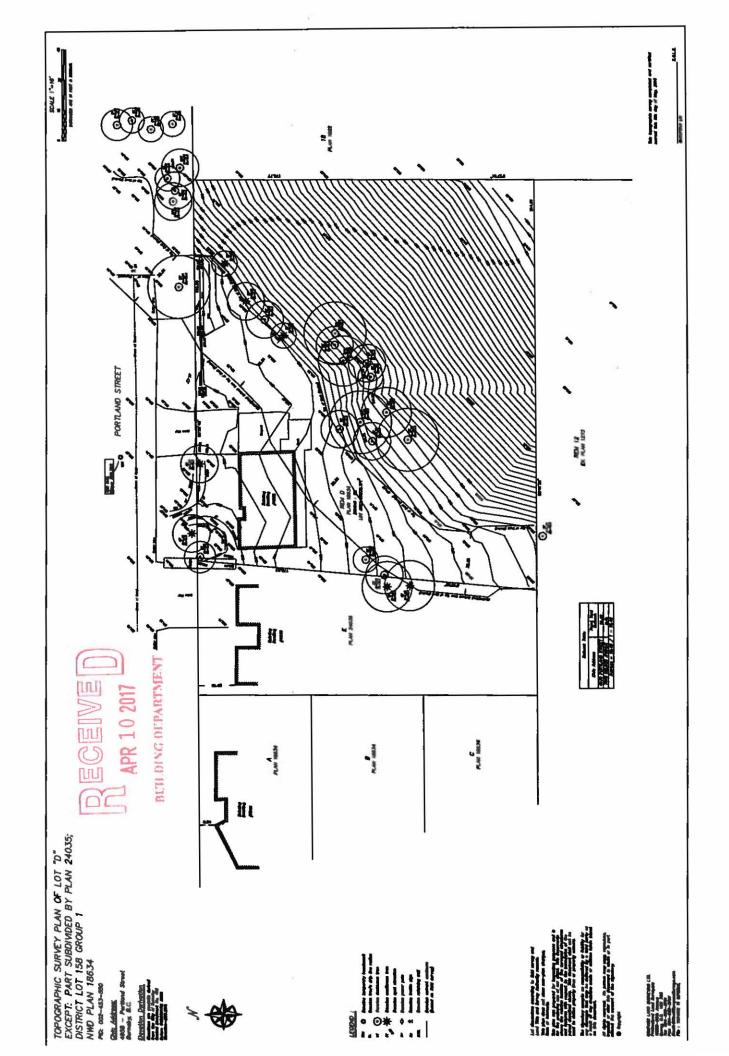
Peter Kushnir
Deputy Chief Building Inspector



10/04/2017 9:04:42 AM







PLAN EPP69511 POSTING PLAN OF LOT "D" EXCEPT: PART SUBDIVIDED BY PLAN 24035; DISTRICT LOT 158 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 18634 E 1/2 OF 30 8743279 PURSUANT TO SECTION 68 OF THE LAND TITLE ACT PLAN 1273 BUILDING DEPART. TY B.C.G.S. 92G.026 4 267 85 INTEGRATED SURVEY AREA NO. 25, PLAN CITY OF BURNABY, NAD83 (CSRS) 4.0.0.BC.1.GVRD 4,257 SCALE 1:750 86 UTM ZOME 10 55509 DATUM: NADB3 (CSRS)4.0.0.BC 1.GVRC NORTHING: 5451348.233 ALL DISTANCES ARE IN METRES AND DECIMALS EASTING 500454 858 POINT COMBINED FACTOR: 0.9995857 ESTIMATED HORIZONTAL POSITIONAL THE INTENDED PLOT SIZE OF THIS PLAN 64 IS SOMM BY WIDTH BY 432mm BY HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1: 750 ACCURACY 0.014 PLAN 26690 PP FIL 60461 89'35'07" UTM ZONE 10 DATURE NADRO (CSRS)4.0.0.BC.1.GWD HORTHING: 5451038.546 4.287 POINT COMBINED FACTOR: 0.9995892 ESTIMATED HORIZONTAL POSITIONAL PORTLAND STREET ACCURACY 0.017 07\* 90"44"51" 9071'22" 120,679 44.154 36 580 21.341 0.305 89'29'42 6 A DL 158 PLAN PLAN STRATA 1 PP EPP61424 E PLAN PLAN 24035 LMS4307 В PLAN 1882 REM D 18 7 PLAN 18634 PLAN 1882 C GROUP 1 3 18634 8 T **MCGREGOR** PLAN 1882 53,360 57.081 SON PP EPP55601 REM 12 STRATA NEL. PLAN 1273 PP FIL57538 1 PLAN BCS2714 PLAN 19226 PP BOP29743 EXP. PLAN 16251 60 PLAN 26011 W 69' REM 1 84 REM 13 OF 1 PLAN 45667 PLAN 1273 61 PP EPP13630 4.267 89"25"45" EXP. PLAN 13484 PLAN 26011 PP EPP51236 PP EPP11945 PLAN 1882 MCKEE PLACE 15 STRATA STRATA PLAN 1882 PLAN BCS4415 PLAN BCS63 GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MOMINIENTS NO. 415 AND NO. 8743279. DEMOTES CONTROL MOMENTAL FOLIND PP EPP9403 PP LMP52481 88"38"18" DENOTES LEAD PLUG FOUND THE UTIN COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHEVED HAVE BEEN DURINED FROM CONVENTIONAL SURVEY OBSERVATIONS TO GEODETIC CONTROL MONUMENTS NO. 415 AND NO. 87H327B. DENOTES STANDARD IRON POST FOUND CARSON STREET DEMOTES LEAD PLUG SET DEMOTES STANDARD IRON POST SET THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNIFSS COMPASS LAND SUPERING LTD. Professional Land Surveyers 13387-90th Avenue Survey, E.C. VST 5M8 Tel: 804-588-3701 DEMOTES POSTING PLAN OTHERWISE SPECIFIED, TO COMPUTE GRID DISTANCES, MILITIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF DENOTES NOTHING FOUND O.8885874 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL. MONUMENTS NO. 415 AND NO. 87H3279. DENOTES CALCULATED THE FIELD SURVEY REPRESSIVED BY WHITE AND HOLD COMPLETED ON THE 18th AND DEVANDARY, 2017. SHOWERS LIVE BLUE. \$455. THIS PLAN LIES WITHIN THE Email: Office@CompaseSurveye.com GREATER VANCOUVER REGIONAL DISTRICT

F80 : 1804018 P1