



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 Gary Gao / Joe Yue
Mailing Address 2129 Marine Way New Westminster
City/Town New Westminster Postal Code _____
Phone Number(s) (H) 604.618.1885 (C) _____
Email citidesign@live.ca

Property

Name of Owner Ya Nan 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

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2017 JUNE 01 Appeal Number BV# 6278

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

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,

Owner: 
Ya Nan Deng



BOARD OF VARIANCE REFERRAL LETTER

DATE: April 24, 2017			<i>This is not 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: Joe Yue			
APPLICANT ADDRESS: 2129 Marine Way, New Westminster			
TELEPHONE: 604-360-2651			
PROJECT			
DESCRIPTION: New single family dwelling with secondary suite and attached garage			
ADDRESS: 4958 Portland Street			
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:

- 1) 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.
- 2) 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:

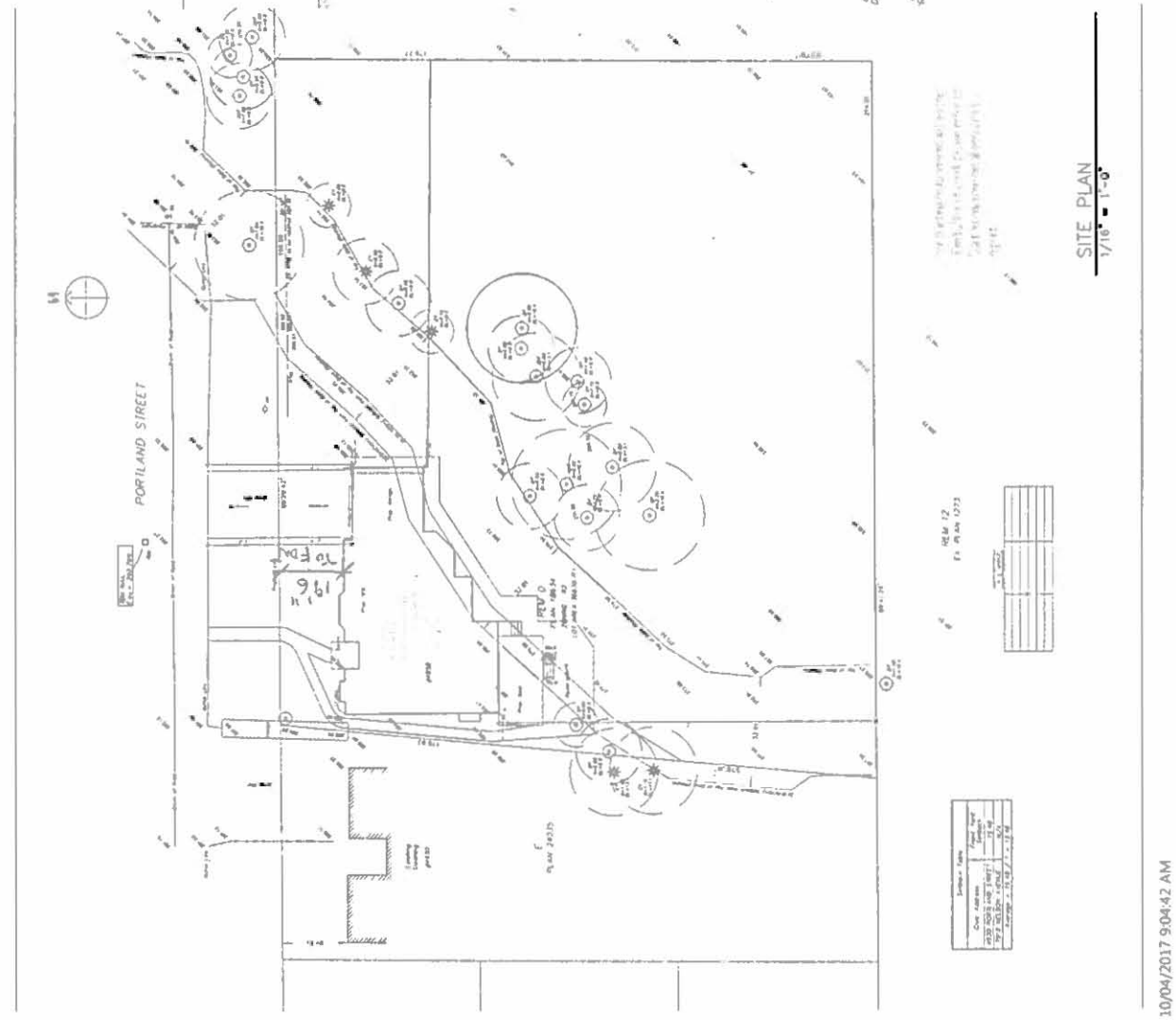
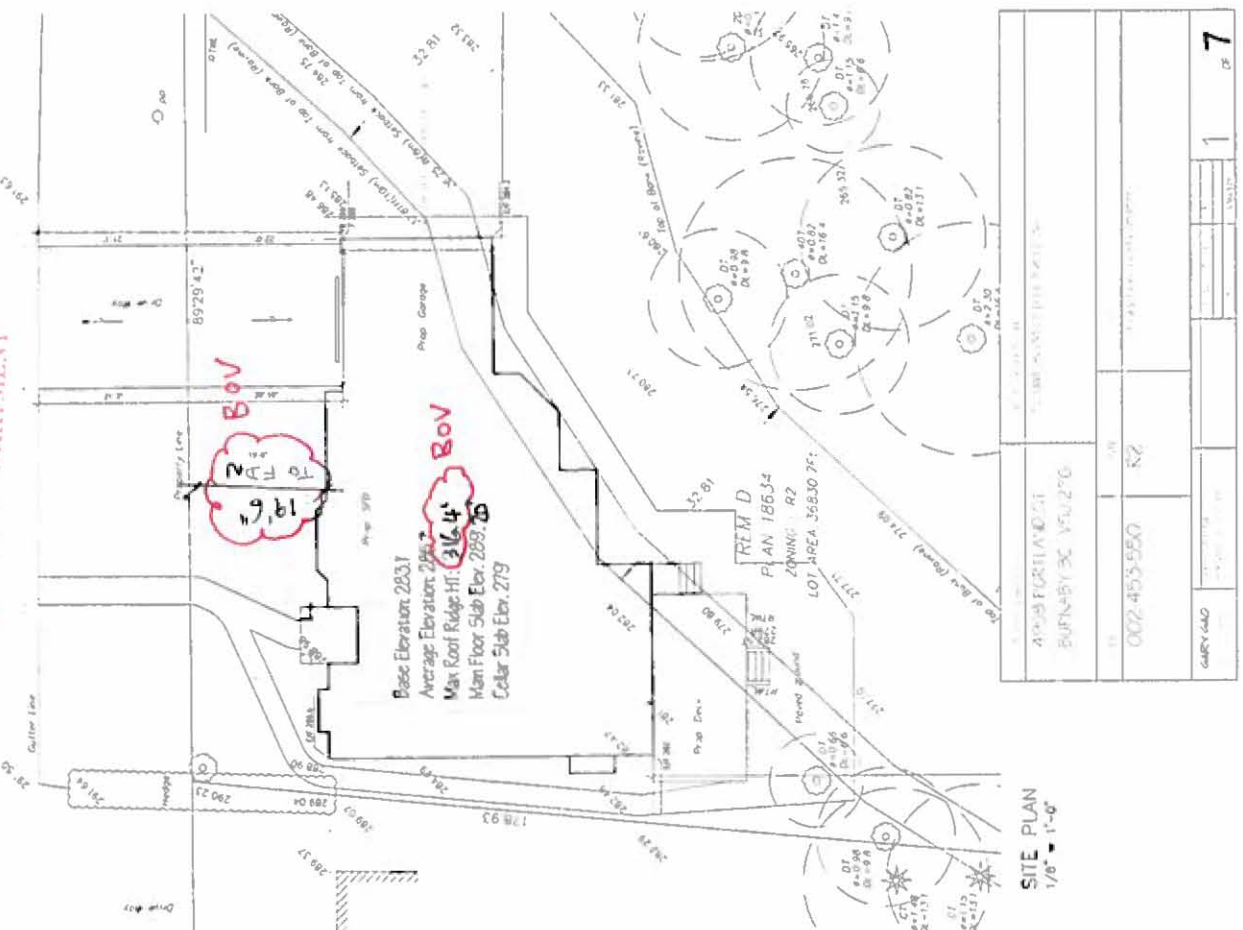
- All principal building projections into the resulting front yard will conform to the requirements of Section 6.12.
- Fences and retaining walls will conform to the requirements of Section 6.14.
- The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached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

IY

Peter Kushnir
Deputy Chief Building Inspector

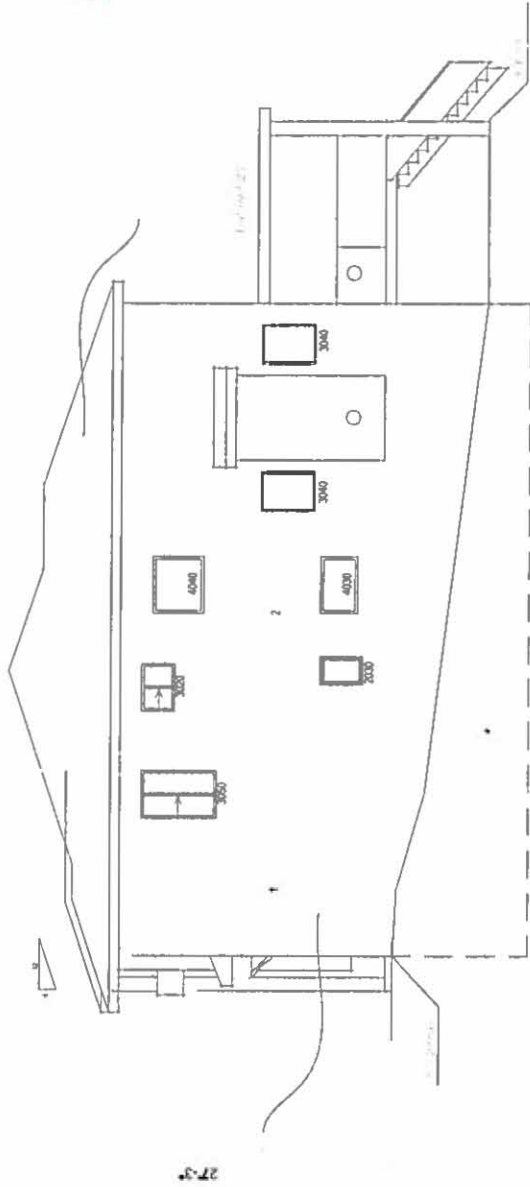
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APR 10 2017

BIDDING DEPARTMENT



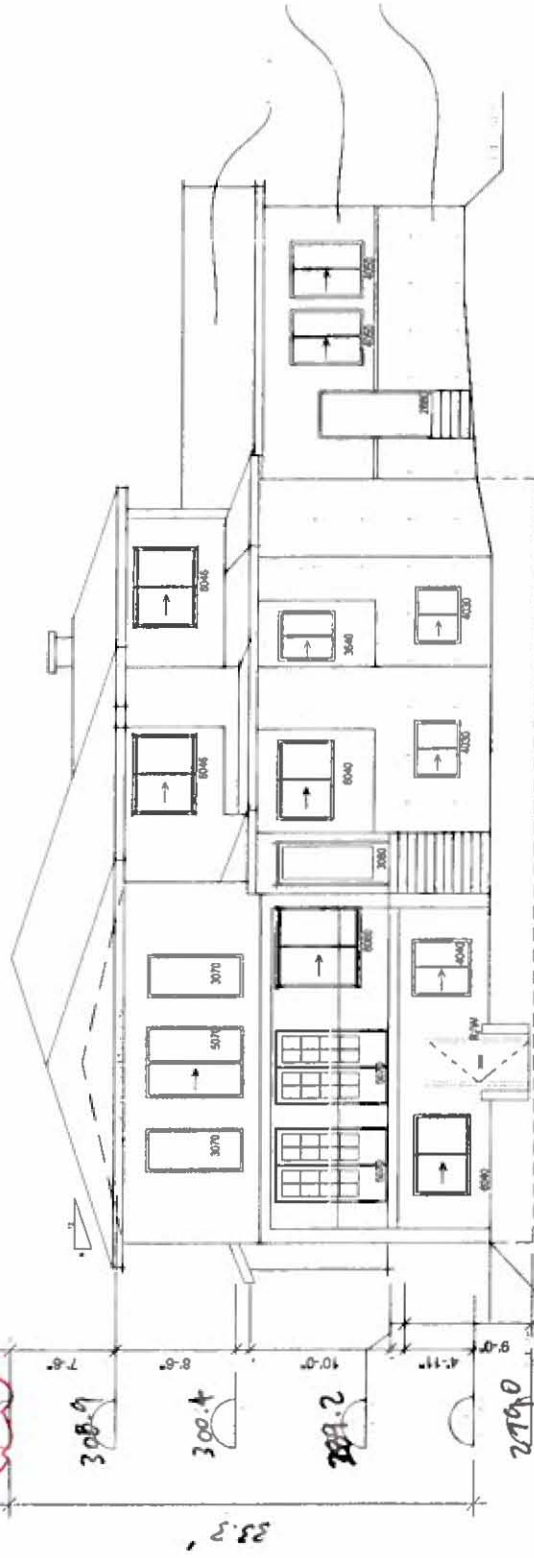
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BUILDING DEPARTMENT



WEST ELEVATION

316.4
 80V



SOUTH ELEVATION

E
PLAN 24035

Address	City	State	Zip
1000 1st St.	San Francisco	CA	94104

PLAN EPP69511

THE INTENDED PLOT SIZE OF THIS PLAN
IS 560mm IN WIDTH BY 432mm IN HEIGHT
(C SIZE) WHEN PLOTTED AT A SCALE OF 1:750

