



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 Jeremy Andrews / Rick Andrews
Mailing Address 363 Duncan St.
City/Town Coquitlam BC Postal Code V3K 5B6
Phone Number(s) (H) 604-762-4128 (C) _____
Email andrews.jeremy@hotmail.com

Property

Name of Owner Teresa Andrews
Civic Address of Property 8258 Government Rd

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.

Date June 13/2017

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2017 July 06 Appeal Number BV# 6291

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

June 12, 2017

Attention: Burnaby Board of Variance

Variance Requested for:

**SCHEDULE NUMBER 1
Depth of Principal Building**

The depth of a principal building shall not exceed the lesser of

- (a) 50 percent of the lot depth or
- (b) 18.3m (60.0 ft)

Project Data:

Legal Description:	Civic Address:	Zoning:
Lot 27 DL 40 Group 1 NWD Plan 24371	8258 Government Road Burnaby	R1

Dear Members of the Board:

We request a Variance to Schedule Number 1 (101.7) of the zoning bylaw in order to conform to Environmental set back regulations as set forth by the City of Burnaby and Burnaby Long Range Planner, Environmental, Mark Sloat, P.Ag. In order to develop an acceptable building foot print that meets all current environmental setbacks and regulations, the building depth has been increased by 30.21' for a portion of the dwelling. The reasons for this increase are as follows:

- a) The property width is 88.16 feet. In order to meet compliance for the current Streamside Protection and Enhancement Areas (SPEA) and side yard setbacks and not encroach any structures into the 5m Enhanced SPEA zone, the width of the proposed building footprint cannot exceed 46 feet. (The existing residence and structures currently encroaches into the 5m Enhanced and 2m Formal Yard Zones). With the current regulations, no structures can be placed on almost 48% of the property width and has made designing the functionality of the proposed dwelling very difficult. In order to meet the required setbacks on the enhanced SPEA zone and the restricted building width, there were no other options but to increase the depth of the proposed new dwelling.
- b) Also, in order to design a single family dwelling and provide onsite parking (as Government Road does not allow public road side parking) the increased depth of the proposed dwelling is only on a portion of the property, furthest away and outside of the Streamside Protection and Enhancement Areas. We've worked collaboratively with Mark Sloat (Long Range Planner, Environmental) and the various City departments to incorporate all current regulations and bylaws on the proposed single family dwelling development which has now been recommended by them as meeting all aspects of setbacks and environmental regulations except for Schedule Number 1 (101.7) of the zoning bylaw for which we seek the Board's approval on the Variance.

In summary, in order to meet the current SPEA requirements that further restricts the use of our property for a more traditional dwelling footprint, we've had to be creative to address all concerns raised. As part of the new dwelling development, all existing structures including a detached shed (for which an existing variance was granted) will be removed out of the SPEA setback area to further enhance and protect the streamside environment. We feel this proposed single family development is an enhancement to this property and a positive balance in addressing all concerns for both the City of Burnaby and the property owner.

We respectfully request that the members of the Board approves and grants this Variance.

Yours truly,



Teresa Andrews
Property Owner



BOARD OF VARIANCE REFERRAL LETTER

DATE: June 13, 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: June 13, 2017 for the July 06, 2017 hearing.			
APPLICANT NAME: Jeremy Andrews			
APPLICANT ADDRESS: 363 Duncan Street, Coquitlam, V3K 5B6			
TELEPHONE: 604-762-4128			
PROJECT			
DESCRIPTION: New single family dwelling with attached garage and secondary suite			
ADDRESS: 8258 Government Road			
LEGAL DESCRIPTION:	LOT: 27	DL: 40	PLAN: 24371

Building Permit application BLD17-00506 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R1 / Section 101.7(b)

COMMENTS:

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

- 1) To vary Section 101.7(b) – “Depth of Principal Building” of the Zoning Bylaw requirement for the maximum building depth from 60 feet to 90.21 feet.

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

LM

Peter Kushnir
Deputy Chief Building Inspector

CR

commercial - residential
design & drafting

3150 207th Avenue
COOPERSVILLE, WI 53522

778 899 0091

DESIGNED BY: J. M. J. 12/12/12

SINGLE FAMILY RESIDENCE

6255 GOVERNMENT ROAD
BURNABY, BC

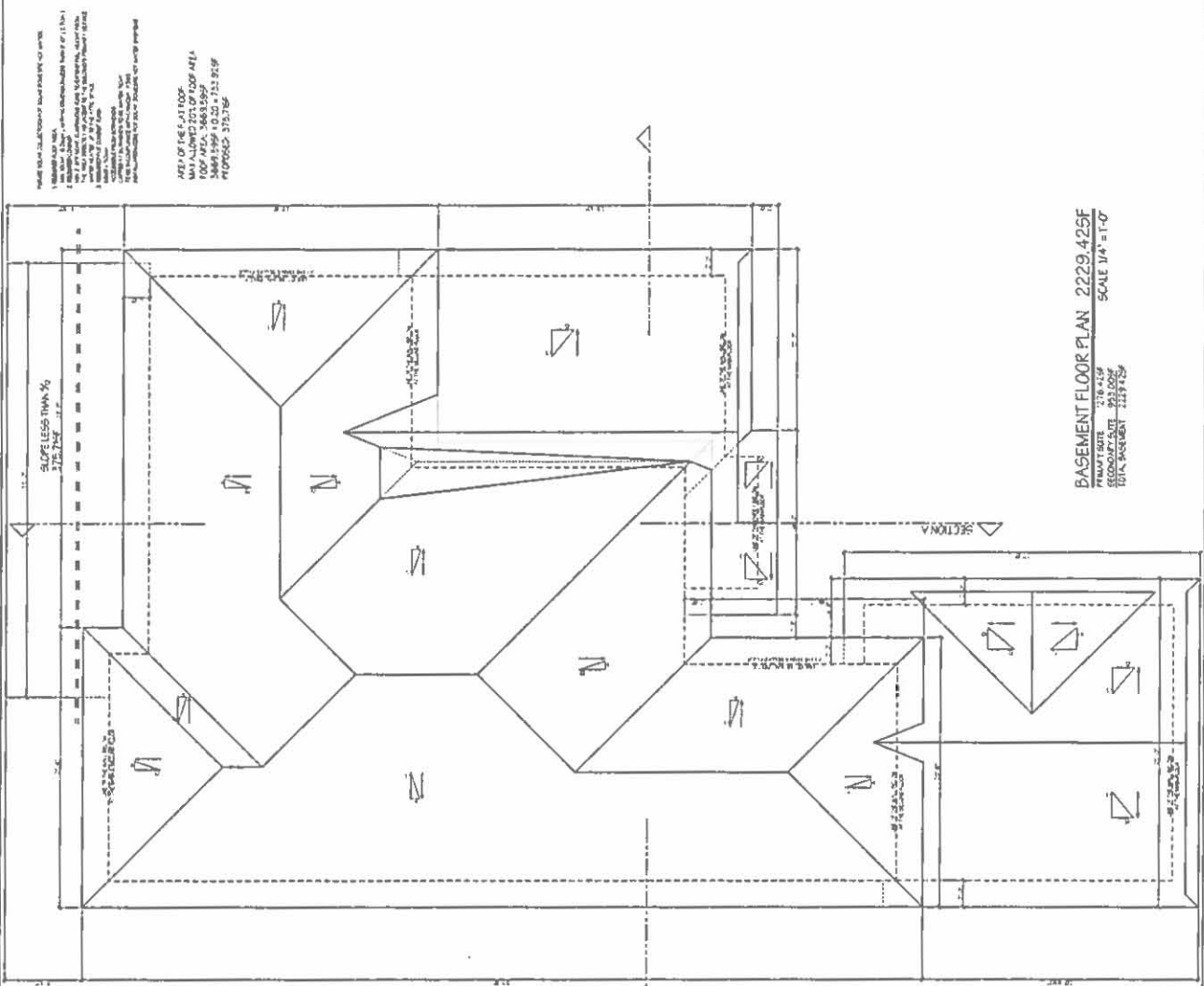
DATE: 12/12/12

BY: J. M. J.

PROJECT NO: 2229.425F

ROOF PLAN

A-7



BASEMENT FLOOR PLAN 2229.425F
PROJECT DATE: 12/12/12
DESIGNER: J. M. J.
SCALE: 1/4" = 1'-0"

CR

commercial - residential
design & drafting

315 N. 17th Street
Cincinnati, OH 45219

778 899 0081

1/10/2017

SHALE HART RESERVE

8120 GOVERNMENT ROAD
BIRMINGHAM, AL

1/10/2017

1/10/2017

1/10/2017

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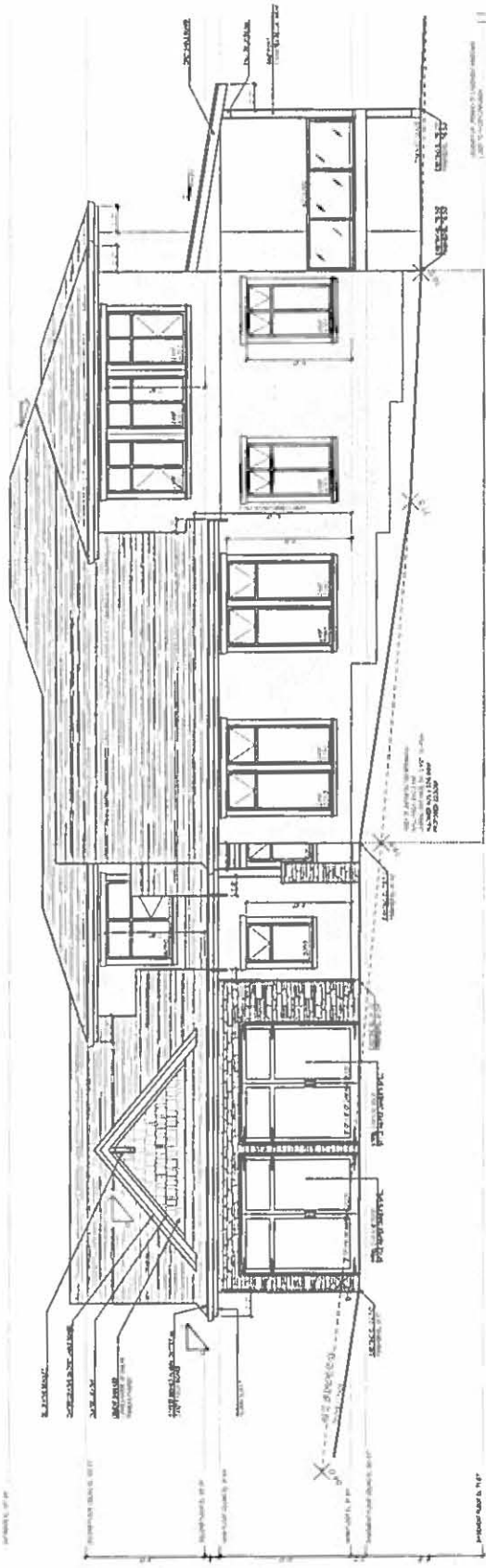
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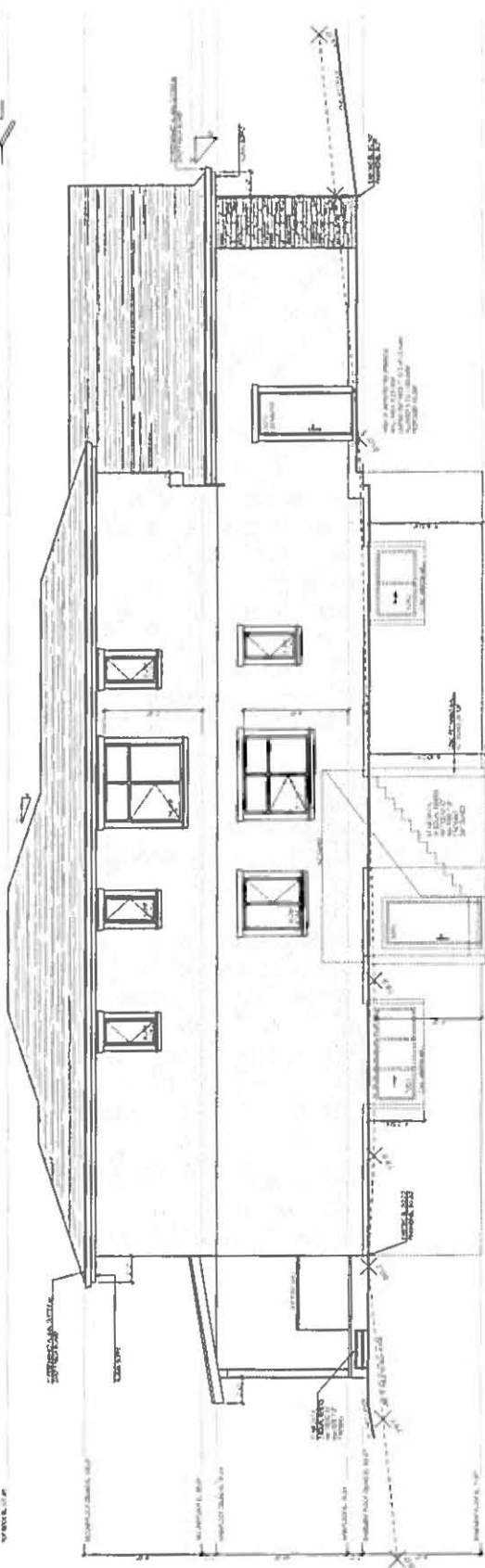
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1/10/2017



PROPOSED WEST (RIGHT) ELEVATION
SCALE 1/4" = 1'-0"

NOTE: METAL FLASHING AS SHOWN



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

NOTE: METAL FLASHING AS SHOWN

