



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 Chunlong Hou & Xiaohong Tang
Mailing Address 509 - 2133 Douglas Road Burnaby V5C 0E9
City/Town Burnaby Postal Code V5C 0E9
Phone Number(s) (H) (604) 842 9969 (C) (604) 842-9969
(604) 836-1039
Email houchunlong@hotmail.com

Property

Name of Owner Chunlong Hou & Xiaohong Tang
Civic Address of Property 1706 Delta Ave Burnaby V5B 3G2

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.

July 11, 2017
Date

Xiaohong Tang
Applicant Signature

Office Use Only

Appeal Date 2017 August 10 Appeal Number BV# 6296

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

July 11, 2017

To:

City of Burnaby
Board of Variance

Dear Sir:

RE: 1706 Delta Street
Burnaby, B.C.

We are applying for a Height Variance for building permit application of a new single family dwelling on the above subject property. The property has an extreme front to back slope, i.e.: the existing grade at the front of the building is 235.9 ft, and the grade at the rear is 229.0 ft. This results in a very low "Average Grade" for building height allowance. The calculated "Average Grade" based on existing grades is 228.4 ft geodetic.

Hardship:

1. This Average Grade will require us to excavate several feet deep at the front portion of the lot in order to maintain the top of the first floor at above the finished grade, and this will result in the front yard of this property several lower than the neighboring properties to the north and the south sides.
2. The building will sit low relative to the street level and will look out of place relative to the neighboring homes.

Our building design has kept to the minimum on the building height:

- The roof pitch is at minimum required 4/12 pitch.
- Ceiling heights at minimum 9 ft main floor and 8 ft upper floor.

At "Average Grade" of 228.4 ft, the proposed building height is at 260.76 ft elevation. However the maximum height allowed under the same Average grade is 257.9 ft. The proposed roof height is 2.86 ft above the allowable under the R2 Zone Bylaw.

We are seeking for the Board's approval for a Height Variance of 2.86 ft. Attached (A11) for reference is a sectional drawing of the design building height calculation. We appreciate the Board's consideration of this matter and grant our request.

Sincerely,

Hou chunlong 
1706 Delta Street, Burnaby, B.C.
604-842-9969
houchunlong@hotmail.com



2150 Gordon Lane, Cypress
Vancouver, B.C.
V7S 4M8

PHONE 778-422-3806
FAX 604-439-0100
WWW.PHOTOGRAPHYALIGNED.COM

Illustration by Jeffery M. Smith

Project Address
10000 Del Rio Ave
Baltimore, MD

Legal Description

[illegible]

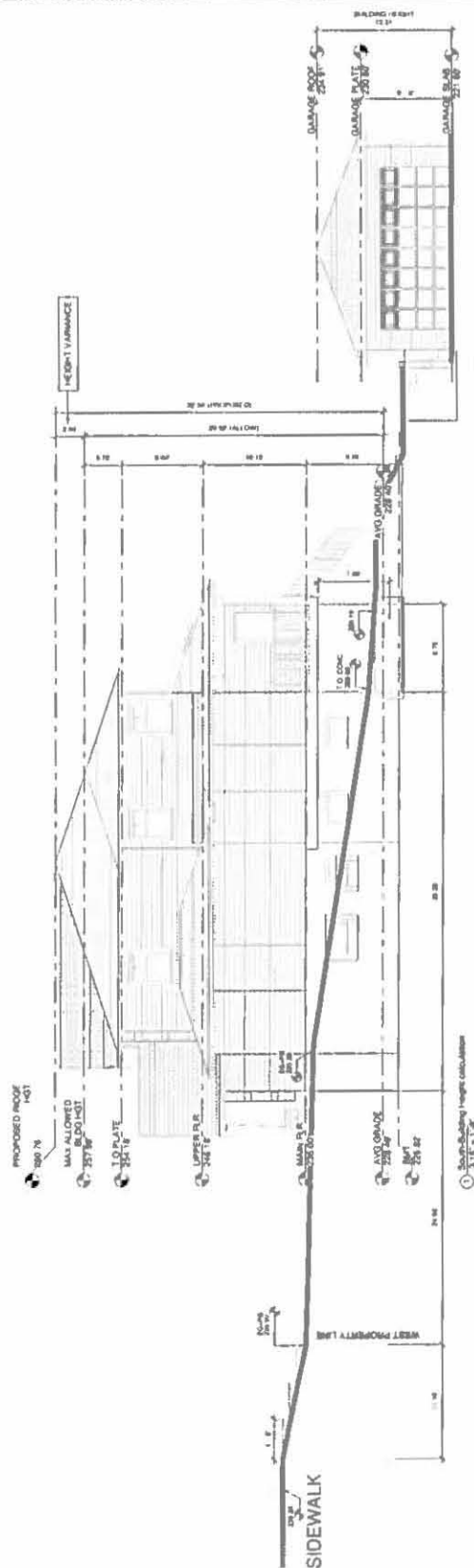
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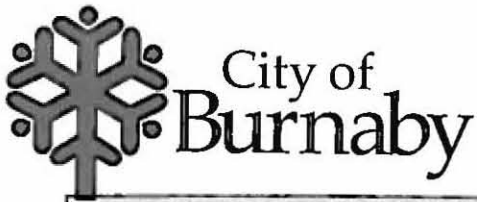
Sheet Name

BUILDING HEIGHT CALCULATION

| | |
|----------------|--------------|
| Project number | #25-1116 |
| Date | 11-28-2018 |
| Drawn By | JC |
| Checked By | Chandler |
| Scale | 1/8" = 1'-0" |

A11





BOARD OF VARIANCE REFERRAL LETTER

| | | | |
|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------------|
| DATE: June 21, 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: July 11, 2017 for the August 10, 2017 hearing. | | | |
| APPLICANT NAME: Chun Long Hou | | | |
| APPLICANT ADDRESS: 509-2133 Douglas Road, Burnaby, V5C 0E9 | | | |
| TELEPHONE: 604-842-9969 | | | |
| PROJECT | | | |
| DESCRIPTION: NSFD with secondary suite and detached garage. | | | |
| ADDRESS: 1706 Delta Avenue | | | |
| LEGAL DESCRIPTION: | LOT: 156 | DL: 126 | PLAN: 29569 |

Building Permit application BLD17-00257 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)

COMMENTS:

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

- 1) To vary Section 102.6 (1) (a) – "Height of Principal Building" of the Zoning Bylaw requirement for building height from 29.5 feet to 32.40 feet measured from the rear average grade for the proposed single family dwelling with a sloped roof. The principal building height measured from the front average grade will be 25.22 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.

CN

Peter Kushnir
Deputy Chief Building Inspector

This feature is not available for some properties or states and may not be supported in some

Project Address:

Signal Description:
 100 MHz
 100 MHz
 100 MHz

| No. | Expenditure | Date |
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Product Description

HOW RESIDENCE

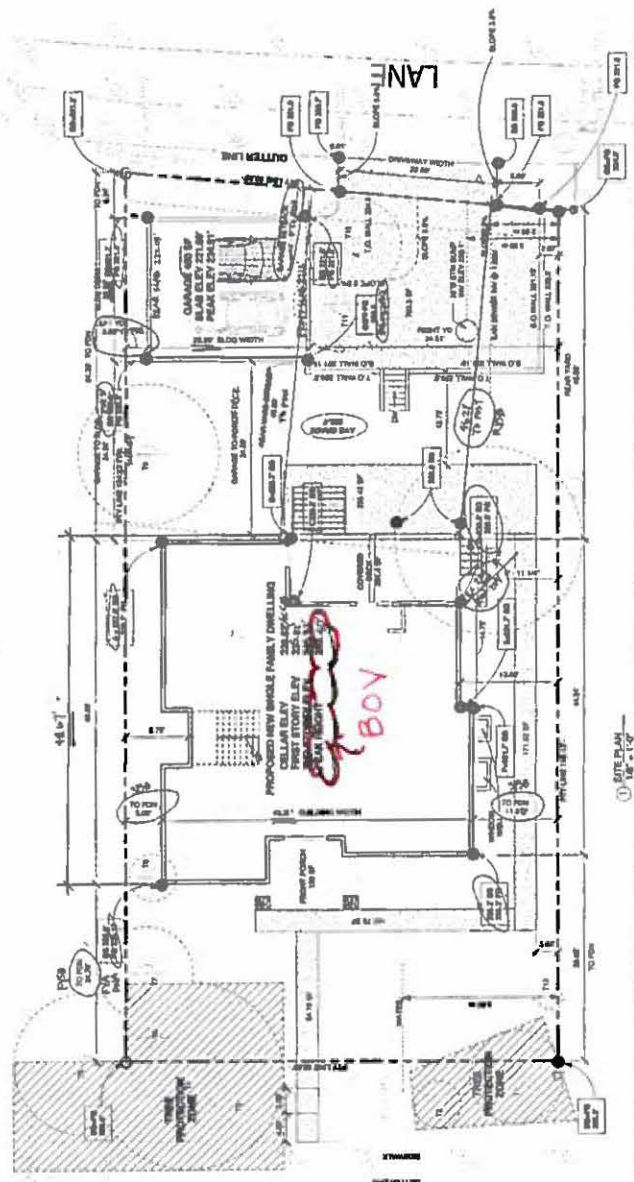
SITE PLAN

| | |
|----------------|--------------|
| Project number | 005-1116 |
| Date | 11-28-2018 |
| Drawn by | JC |
| Checked by | Chaozhi |
| Scale | 1/8" = 1'-0" |

A1



4 PERSPECTIVE 2



① SITE PLAN

[illegible]

NOTES

1. ALL WORKS SHALL COMPLY WITH THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE 2012
2. REFER TO STRUCTURAL DRAWINGS FOR FRAMING AND STRUCTURAL REQUIREMENTS
3. TYPE OF HEATING - NATURAL GAS HOT WATER PLUMBING/BOILER CONCRETE
4. WINDOWS, DOORS AND ENTRYWAYS SHALL COMPLY WITH CSA 440
5. * AIR-TO-AIR EXCHANGERS SHALL COMPLY WITH CANADA'S ENERGY STAR PERFORMANCE GRADE (GRADE F0.140 #2020)

| | |
|------------------------------|------------|
| IMPERMEABLE AREA CALCULATION | |
| MAIN BUILDING | 1872.0 SF |
| GARAGE | 450.0 SF |
| CONCRETE PORCH | 120.0 SF |
| COVERED PATIO | 281.4 SF |
| PATIO WELL(BELOW PATIO) | |
| WALKWAYS | 703.4 SF |
| DRIVEWAY | 783.3 SF |
| TOTAL PROPOSED | 3870.1 SF |
| TOTAL ALLOW | 5113.1 SF |
| | 75% 3729.4 |

| TIME | THRESH | DATA | TYPE | STATUS |
|------|--------|------|------|--------|
| 11 | 150 | DECI | DECI | REMAIN |
| 72 | 50 | CONF | DECI | REMAIN |
| 73 | 150 | CONF | DECI | REMAIN |
| 74 | 600 | CONF | DECI | REMAIN |
| 75 | 250 | CONF | DECI | REMAIN |
| 76 | 250 | CONF | DECI | REMAIN |
| 77 | 1100 | CONF | DECI | REMAIN |
| 78 | 300 | CONF | DECI | REMAIN |
| 79 | 300 | CONF | DECI | REMAIN |
| 110 | 400 | CONF | DECI | REMAIN |
| 111 | 300 | DECI | DECI | REMAIN |
| 112 | 400 | DECI | DECI | REMAIN |
| 113 | 200 | DECI | DECI | REMAIN |



3159 Quidam Link Crescent
Vancouver, B.C.
V5S 4M8

PHONE: 778-622-3005
EMAIL: joleneharry88@gmail.com

Find details at www.fox.com

Project Address:
7700 DELTA AVE
SUNSHINE, B.C.

Legal Descriptions:

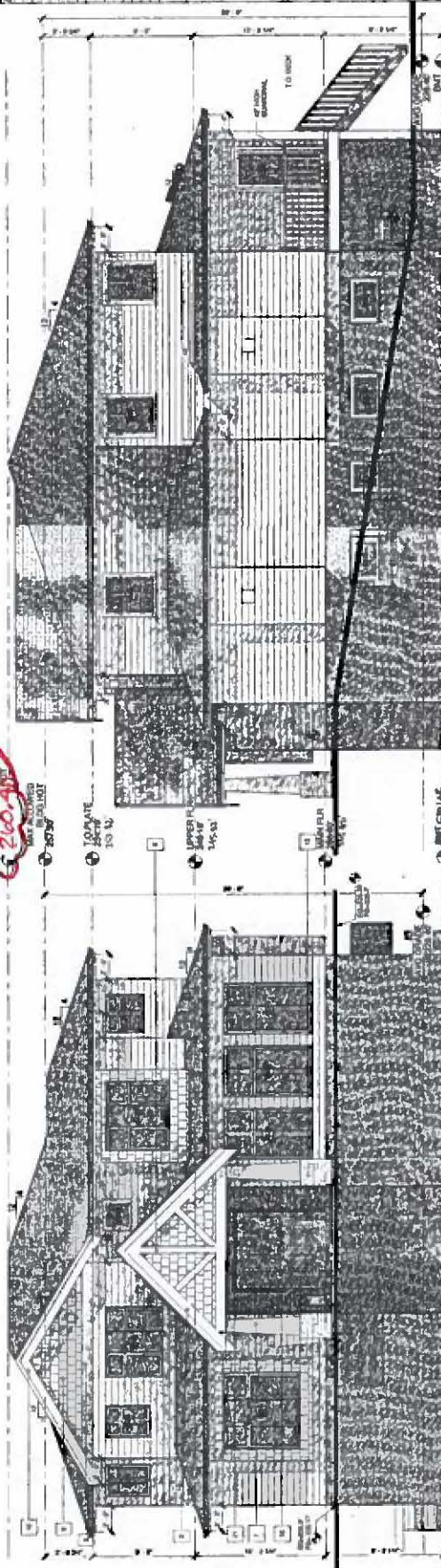
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Project Description

Steel Member
ELEVATION

| | |
|---------------|------------|
| Report number | FS-1118 |
| Date | 11-28-2018 |
| Page No. | AC |
| Checked by | Checker |

A4



SIDE ELEVATION

2) $145^\circ = 11.4^\circ$

CRITICAL CALCULATION - SOUTH ELEVATION
 LIMITING DISTANCE (LD)
 EXPOSED BUILDING FACE AREA
 % OF EXPOSED BUILDING FACE AREA
 ALLOWABLE UNPROTECTED AREA
 PROPOSED UNPROTECT AREA

FRONT ELEVATION

① 1997-1998

- | | |
|----|-----------------------------------------------|
| 17 | CONCRETE SLAB/RAIL SYSTEM |
| 18 | PAVING SLAB/CONCRETE PAVING |
| 19 | 1 1/4" AND HEAVIER WOOD FLOOR |
| 20 | WOOD DECKING OVER TRICHORON STRAP/RAIL SYSTEM |
| 21 | CL. TUB SHOWER FLOORING |
| 22 | GR. HEAVIER CL. WOOD COLLAPSE |
| 23 | INSULATED STEEL OR DOOR R. 12 MIN |
| 24 | WALL BRICK/CL. |

- | | |
|----|--------------------------------|
| 7 | WOOD CLADDING |
| 8 | ALUMINUM SHUTTERS |
| 9 | HIGH |
| 10 | METAL TIE RODS AND WEDGES DOWN |
| 11 | STIFF STONE CLAY COLLAR BASE |
| 12 | WOOD JOISTS WITH STEEL STRIPS |
| 13 | SEE WORK AREA |
| 14 | CONCRETE SLAB |
| 15 | CIVIL STRUCTURAL PAINT |

- [illegible]

RECEIVED
JUN 28 2017
3000 NORTH 15TH AVENUE

DB DESIGN

- 1. ASPHALT SHINGLE ROOFING
- 2. PAINTED 1" x 4" BALUWOOD FASCIA
- 3. DOUBLE GLAZED WOOD WINDOW
- 4. GLASSING - ST JACOBI BENCH
- 5. CONCRETE RETAINING WALL
- 6. PAINTED 2" x 4" WOOD TRIM
- 7. PAINTED 2" x 4" WOOD TRIM
- 8. 2" x 4" WOOD FASCIA

- 9. WOOD SHAVE CLADDING
- 10. ALUMINUM GUARD RAIL, 4" HIGH
- 11. PAINTED 1" x 4" WOOD FASCIA
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- 1. CONTINUOUS ALUMINUM GUTTER
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1188 Outdoor Link Crescent
Vancouver, B.C.
V5S 6H6
PHONE: 778-822-3805
EMAIL: jason@dbdesign.ca

Project Address:
1188 Outdoor Link Crescent
Vancouver, B.C.

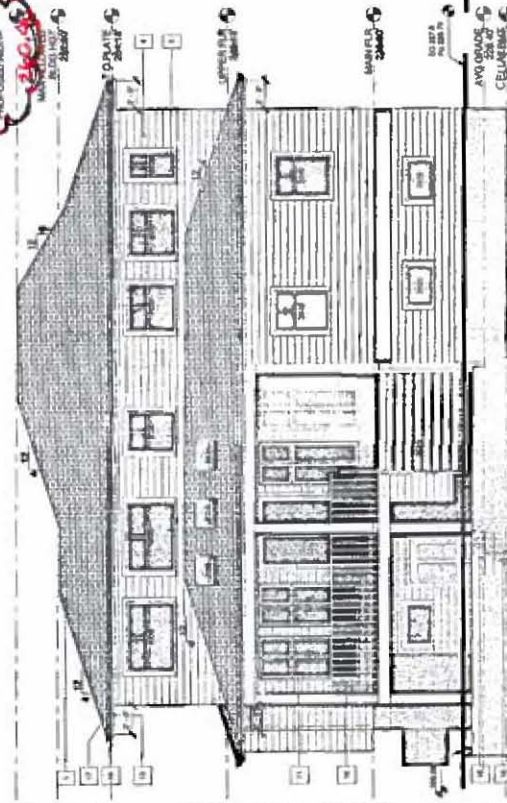
Legal Description:
Lot 100
Part of 1000

| | |
|---------------------|---------------|
| Project Description | HOU RESIDENCE |
| Sheet Name: | ELEVATION |
| Project Number | 2017-1118 |
| Date | 11-08-2016 |
| Drawn By | JD |
| Checked By | Chandler |
| Scale | 1/4" = 1'-0" |

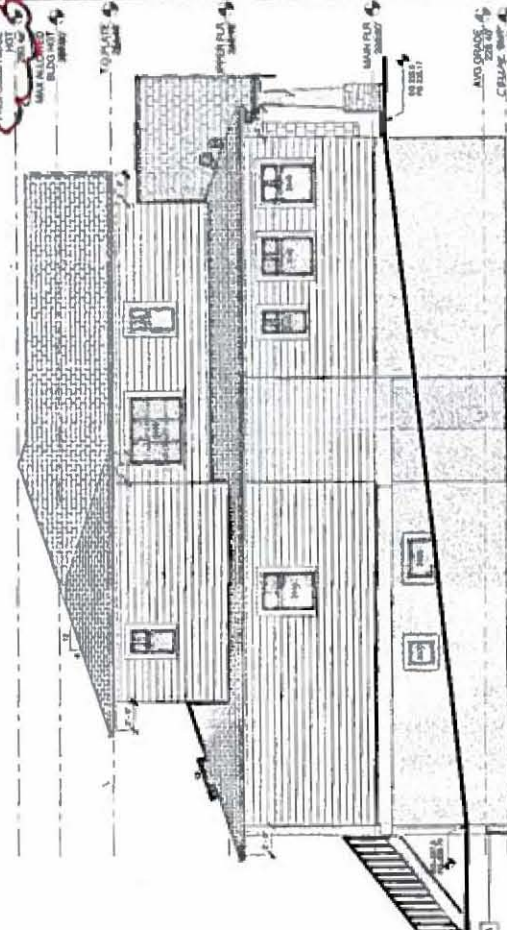
A5

B.O.V.

B.O.V.



REAR ELEVATION
① 1/4" = 1'-0"



SIDE ELEVATION
② 1/4" = 1'-0"

| | |
|---------------------------------------|-----------------------------------------------|
| EXPOSED BUILDING FACE AREA | 807.1 FT ² (75.07 M ²) |
| % OF EXPOSED BUILDING FACE AREA ALLOW | 92% |
| EXPOSED BUILDING FACE AREA ALLOW | 742.6 FT ² (68.77 M ²) |
| TOTAL ALLOWABLE UNPROTECTED AREA | 84.35 FT ² (7.79 M ²) |
| PROPOSED UNPROTECT AREA | 88.0 FT ² (8.13 M ²) |

| | |
|---------------------------------------|-----------------------------------------------|
| EXPOSED BUILDING FACE AREA | 875.1 FT ² (80.87 M ²) |
| % OF EXPOSED BUILDING FACE AREA ALLOW | 92% |
| EXPOSED BUILDING FACE AREA ALLOW | 805.1 FT ² (74.67 M ²) |
| TOTAL ALLOWABLE UNPROTECTED AREA | 70.0 FT ² (6.46 M ²) |
| PROPOSED UNPROTECT AREA | 73.0 FT ² (6.74 M ²) |

RECEIVED
2/23/2011
BUILDING DEPARTMENT

D₂ DESIGN

2150 Golden Lane, Convent
Newport, RI 02840

PHONE: 781-655-3885
EMAIL: jordan@ddesign.com

THIS DOCUMENT IS THE PROPERTY OF D₂ DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM D₂ DESIGN.

Project Address:
1400 1st St
Newport, RI 02840

Project Description:
1st Flr
2nd Flr
Foundation

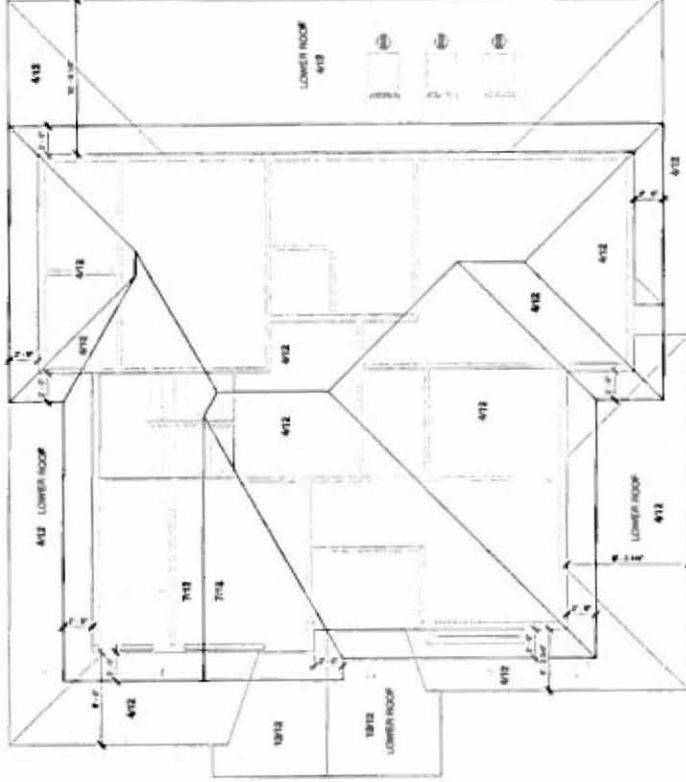
| No. | Description | Quantity |
|-----|-------------|----------|
| 1 | 1st Flr | 1 |
| 2 | 2nd Flr | 1 |
| 3 | Foundation | 1 |
| 4 | Roof | 1 |
| 5 | Basement | 1 |
| 6 | Garage | 1 |
| 7 | Driveway | 1 |
| 8 | Pool | 1 |
| 9 | Deck | 1 |
| 10 | Patio | 1 |
| 11 | Staircase | 1 |
| 12 | Wall | 1 |
| 13 | Floor | 1 |
| 14 | Roof | 1 |
| 15 | Basement | 1 |
| 16 | Garage | 1 |
| 17 | Driveway | 1 |
| 18 | Pool | 1 |
| 19 | Deck | 1 |
| 20 | Patio | 1 |
| 21 | Staircase | 1 |
| 22 | Wall | 1 |
| 23 | Floor | 1 |
| 24 | Roof | 1 |
| 25 | Basement | 1 |
| 26 | Garage | 1 |
| 27 | Driveway | 1 |
| 28 | Pool | 1 |
| 29 | Deck | 1 |
| 30 | Patio | 1 |
| 31 | Staircase | 1 |
| 32 | Wall | 1 |
| 33 | Floor | 1 |
| 34 | Roof | 1 |
| 35 | Basement | 1 |
| 36 | Garage | 1 |
| 37 | Driveway | 1 |
| 38 | Pool | 1 |
| 39 | Deck | 1 |
| 40 | Patio | 1 |
| 41 | Staircase | 1 |
| 42 | Wall | 1 |
| 43 | Floor | 1 |
| 44 | Roof | 1 |
| 45 | Basement | 1 |
| 46 | Garage | 1 |
| 47 | Driveway | 1 |
| 48 | Pool | 1 |
| 49 | Deck | 1 |
| 50 | Patio | 1 |
| 51 | Staircase | 1 |
| 52 | Wall | 1 |
| 53 | Floor | 1 |
| 54 | Roof | 1 |
| 55 | Basement | 1 |
| 56 | Garage | 1 |
| 57 | Driveway | 1 |
| 58 | Pool | 1 |
| 59 | Deck | 1 |
| 60 | Patio | 1 |
| 61 | Staircase | 1 |
| 62 | Wall | 1 |
| 63 | Floor | 1 |
| 64 | Roof | 1 |
| 65 | Basement | 1 |
| 66 | Garage | 1 |
| 67 | Driveway | 1 |
| 68 | Pool | 1 |
| 69 | Deck | 1 |
| 70 | Patio | 1 |
| 71 | Staircase | 1 |
| 72 | Wall | 1 |
| 73 | Floor | 1 |
| 74 | Roof | 1 |
| 75 | Basement | 1 |
| 76 | Garage | 1 |
| 77 | Driveway | 1 |
| 78 | Pool | 1 |
| 79 | Deck | 1 |
| 80 | Patio | 1 |
| 81 | Staircase | 1 |
| 82 | Wall | 1 |
| 83 | Floor | 1 |
| 84 | Roof | 1 |
| 85 | Basement | 1 |
| 86 | Garage | 1 |
| 87 | Driveway | 1 |
| 88 | Pool | 1 |
| 89 | Deck | 1 |
| 90 | Patio | 1 |
| 91 | Staircase | 1 |
| 92 | Wall | 1 |
| 93 | Floor | 1 |
| 94 | Roof | 1 |
| 95 | Basement | 1 |
| 96 | Garage | 1 |
| 97 | Driveway | 1 |
| 98 | Pool | 1 |
| 99 | Deck | 1 |
| 100 | Patio | 1 |

Project Description:
HOU RESIDENCE

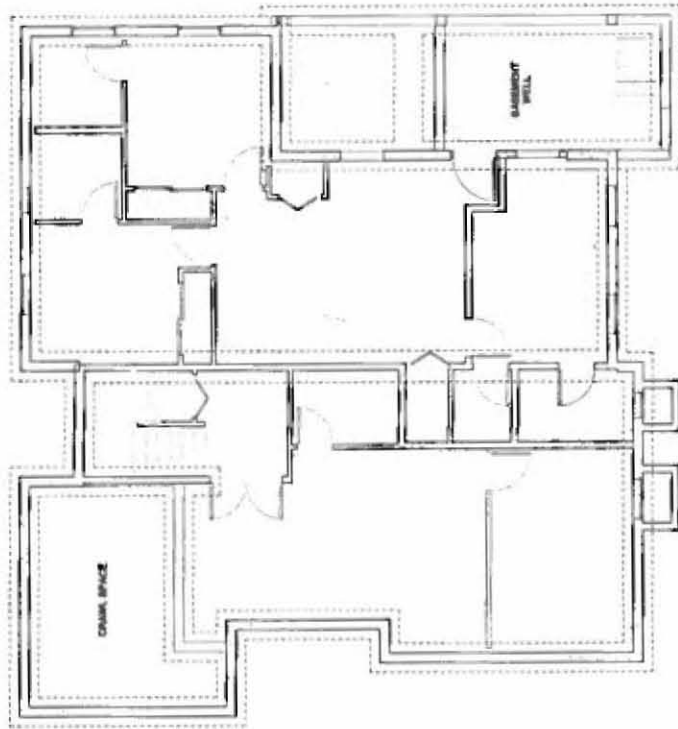
Drawn By:
ROOF / FOUNDATION

| | |
|-----------------|--------------|
| Project Number: | 2005-1118 |
| Date: | 11-28-2010 |
| Drawn By: | AC |
| Checked By: | Checker |
| Scale: | 1/4" = 1'-0" |

A7



ROOF PLAN
1/4" = 1'-0"



FOUNDATION PLAN
1/4" = 1'-0"

3138 Quaker Lane, Chesapeake, VA 23041
PHONE: 757-622-9800
EMAIL: jason@jasonjones.com

THIS DOCUMENT IS THE PROPERTY OF JASON JONES ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC FOR WHICH IT WAS PREPARED.

Project Address:
784 02 1/4 Ave,
Jensen, VA

Legal Description:
LOT 10,
SUBDIVISION 10,
JENSEN TRACT

| NO. | DATE | DESCRIPTION | BY |
|-----|------------|-------------------|----|
| 1 | 10-23-2011 | ISSUED FOR PERMIT | JJ |
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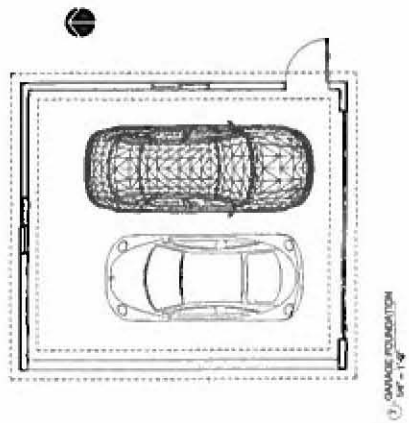
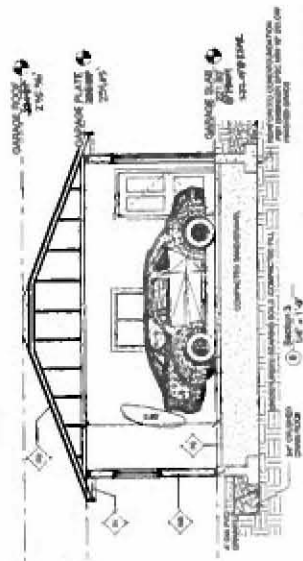
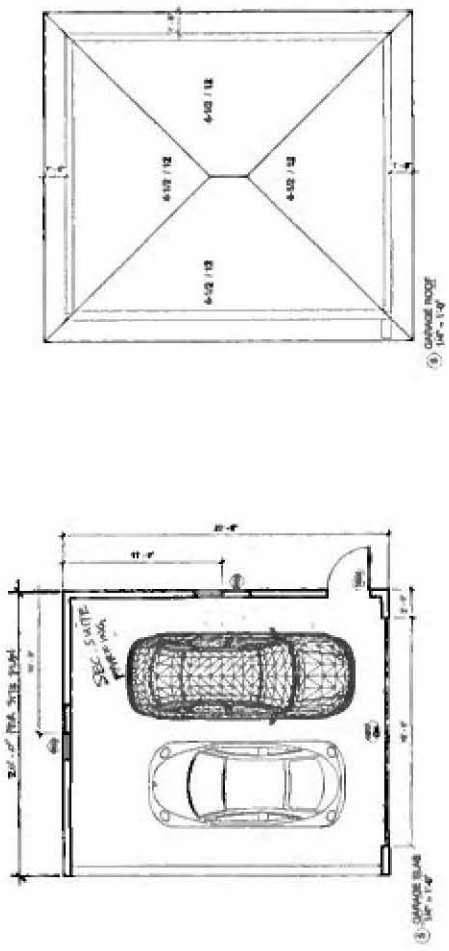
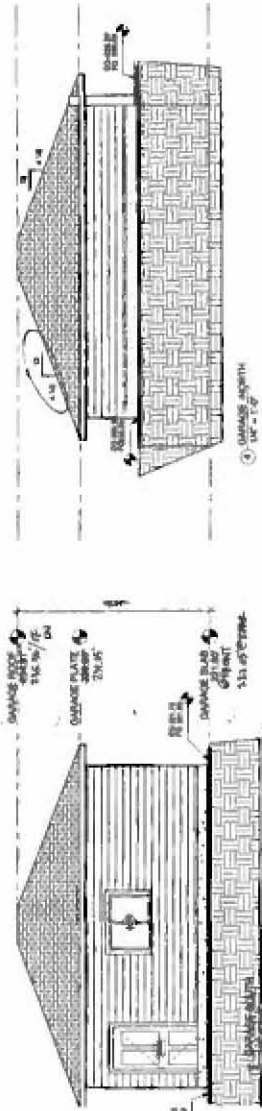
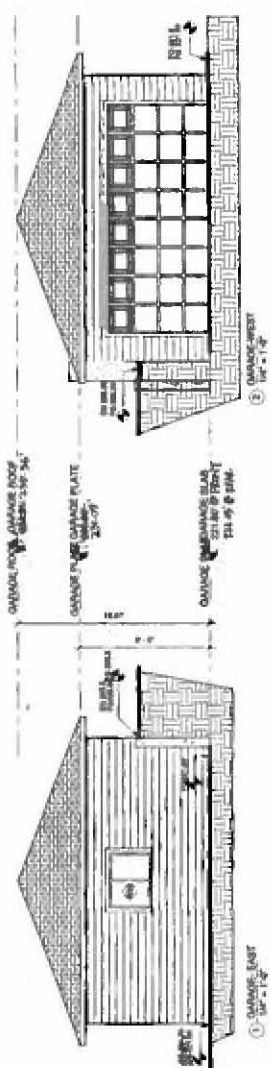
Project Description:

HOU RESIDENCE

Sheet Name:
GARAGE PLAN

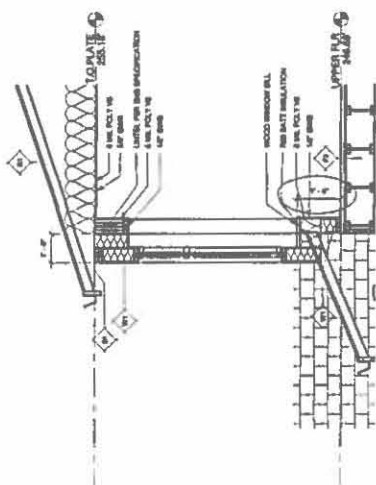
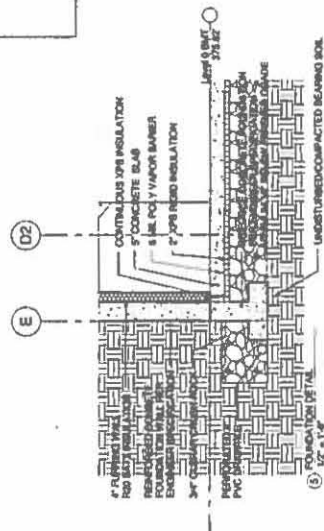
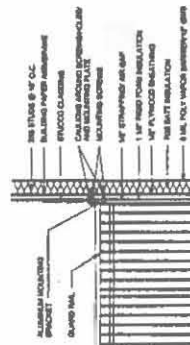
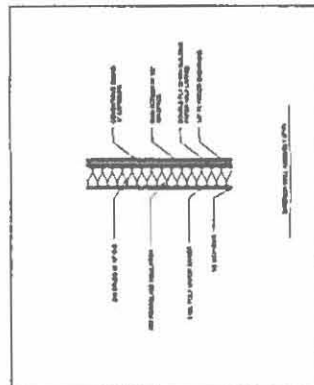
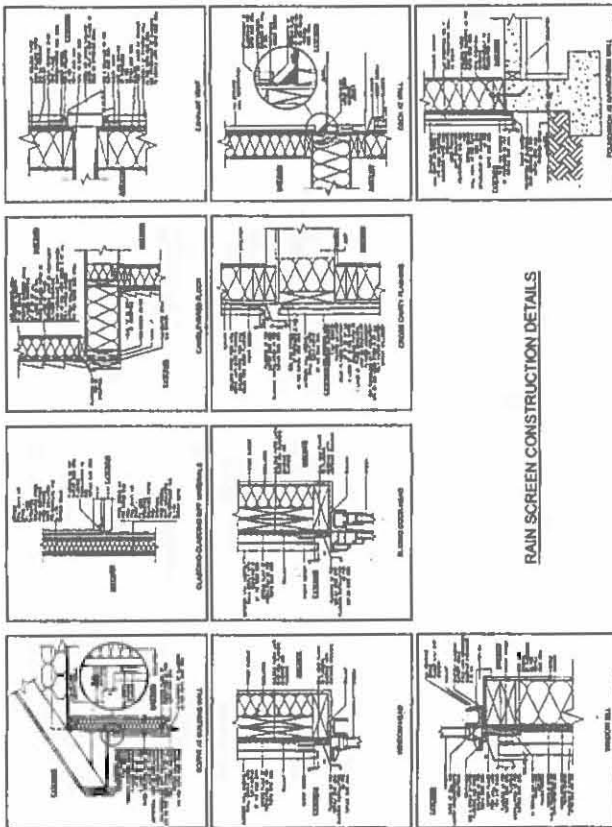
| | |
|----------------|--------------|
| Project Number | 11-08-2011 |
| Date | 11-08-2011 |
| Drawn by | JJ |
| Checked by | Chadler |
| Scale | 1/4" = 1'-0" |

A8



| Rev. | Description | Date |
|------|----------------|------------|
| 1 | Initial Design | 08-14-2011 |
| 2 | Revised Design | 08-14-2011 |
| 3 | Final Design | 08-14-2011 |

| | |
|----------------|--------------|
| Project Number | 11-28-2014 |
| Drawn By | JC |
| Checked By | Checker |
| Date | As Indicated |

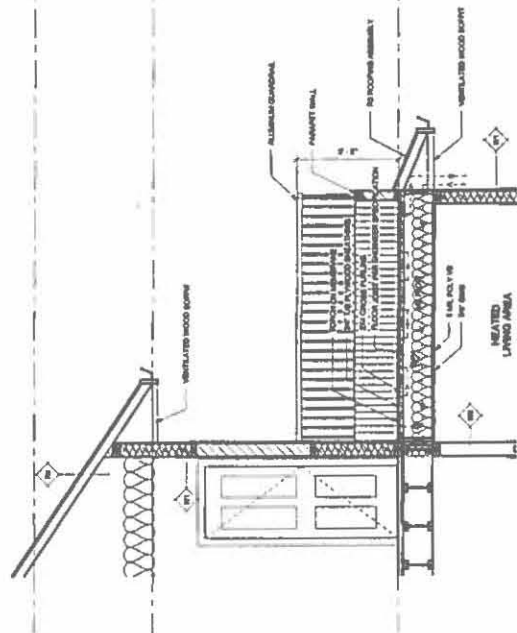


1. ROOF DECK CROSS SECTION (1/2" = 1'-0")

MAX ALLOWED
 BUILDING HEIGHT
 25.27'

TOP PLATE
 25.14'

UPPER PLATE
 24.82'



2. ROOF DECK CROSS SECTION (1/2" = 1'-0")

DISCUS DETAIL WITH
 BUILDING INSPECTOR
 ON SITE BEFORE CONSTRUCTION.

RECEIVED
JUN 24 2014
BUILDING DEPARTMENT



3129 Golden Lane, Cottage
Hickory, NC 28601
PHONE: 770.823.3453
EMAIL: jay@ddesign.com

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Project Address:
10000 1st Ave
Buckeye, AZ

Legal Description:
Lot 100
Buckeye, AZ

| No. | Description | Area |
|-----|-----------------|-------------|
| 1 | Garage | 1,200 sq ft |
| 2 | Living Room | 1,200 sq ft |
| 3 | Dining Room | 1,200 sq ft |
| 4 | Kitchen | 1,200 sq ft |
| 5 | Bathroom | 1,200 sq ft |
| 6 | Bedroom | 1,200 sq ft |
| 7 | Master Bedroom | 1,200 sq ft |
| 8 | Master Bathroom | 1,200 sq ft |
| 9 | Patio | 1,200 sq ft |
| 10 | Deck | 1,200 sq ft |
| 11 | Pool | 1,200 sq ft |
| 12 | Pool House | 1,200 sq ft |
| 13 | Storage | 1,200 sq ft |
| 14 | Driveway | 1,200 sq ft |
| 15 | Front Yard | 1,200 sq ft |
| 16 | Back Yard | 1,200 sq ft |
| 17 | Side Yard | 1,200 sq ft |
| 18 | Front Porch | 1,200 sq ft |
| 19 | Back Porch | 1,200 sq ft |
| 20 | Side Porch | 1,200 sq ft |
| 21 | Front Walk | 1,200 sq ft |
| 22 | Back Walk | 1,200 sq ft |
| 23 | Side Walk | 1,200 sq ft |
| 24 | Front Driveway | 1,200 sq ft |
| 25 | Back Driveway | 1,200 sq ft |
| 26 | Side Driveway | 1,200 sq ft |
| 27 | Front Gate | 1,200 sq ft |
| 28 | Back Gate | 1,200 sq ft |
| 29 | Side Gate | 1,200 sq ft |
| 30 | Front Fence | 1,200 sq ft |
| 31 | Back Fence | 1,200 sq ft |
| 32 | Side Fence | 1,200 sq ft |
| 33 | Front Wall | 1,200 sq ft |
| 34 | Back Wall | 1,200 sq ft |
| 35 | Side Wall | 1,200 sq ft |
| 36 | Front Roof | 1,200 sq ft |
| 37 | Back Roof | 1,200 sq ft |
| 38 | Side Roof | 1,200 sq ft |
| 39 | Front Siding | 1,200 sq ft |
| 40 | Back Siding | 1,200 sq ft |
| 41 | Side Siding | 1,200 sq ft |
| 42 | Front Windows | 1,200 sq ft |
| 43 | Back Windows | 1,200 sq ft |
| 44 | Side Windows | 1,200 sq ft |
| 45 | Front Doors | 1,200 sq ft |
| 46 | Back Doors | 1,200 sq ft |
| 47 | Side Doors | 1,200 sq ft |
| 48 | Front Stairs | 1,200 sq ft |
| 49 | Back Stairs | 1,200 sq ft |
| 50 | Side Stairs | 1,200 sq ft |

Project Description:
HOU RESIDENCE

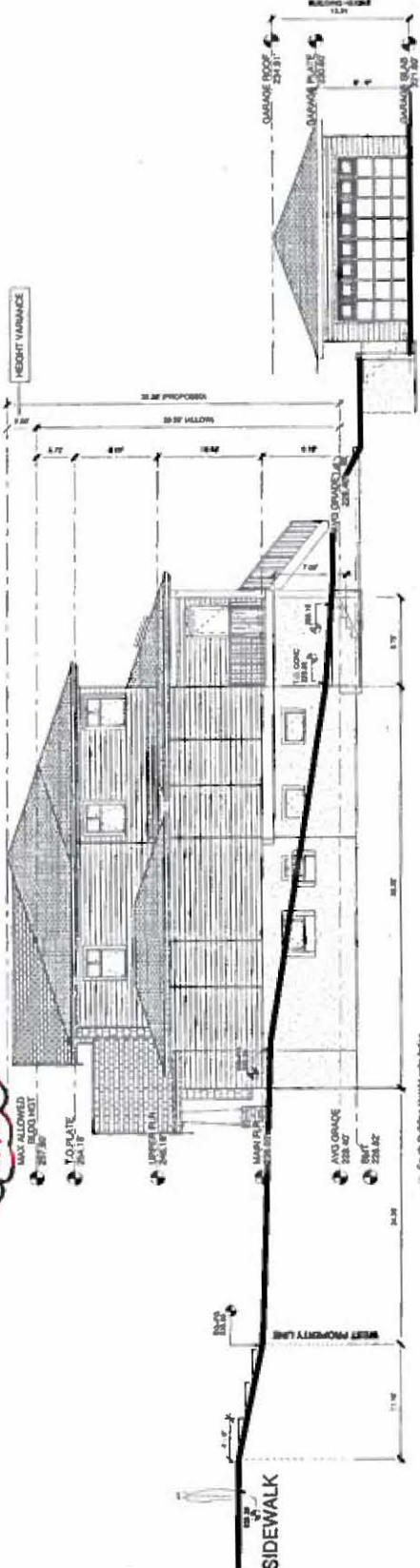
Sheet Name:
BUILDING HEIGHT
CALCULATION

| | |
|----------------|---------------|
| Project Number | 0000-1118 |
| Date | 11-28-2013 |
| Drawn By | JC |
| Checked By | Chadler |
| Scale | 3/16" = 1'-0" |

A11

BOV

PROPOSED HEIGHT
2040
MAX ALLOWED
BUILDING HEIGHT
2040
TO PLATE
2040



① South-facing height calculation
3/16" = 1'-0"