



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 ALAN McIVER
Mailing Address 1630 HOWARD AVENUE
City/Town BURNABY Postal Code V5B 3S4
Phone Number(s) (H) 604-296-1676 (C) 604 786-5967
Email alanmciver@telus.net

Property

Name of Owner ALAN AND ELIZABETH McIVER
Civic Address of Property 1630 HOWARD AVENUE
BURNABY BC V5B 3S4

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.

August 2, 2017
Date

Alan Mciver
Applicant Signature

Office Use Only

Appeal Date Sept. 07, 2017 Appeal Number BV# 6297

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

Alan and Elizabeth McIver

1630 Howard Avenue,

Burnaby, BC V5B 3S4

April 19, 2017

To Whom It May Concern:

In a meeting with Burnaby City Planning on March 13, 2017, I was advised by Margaret that although the proposed extension appears to be straight forward and we have a good case, unfortunately we will need to apply for Board of Variance approval because we are building directly above the previously-approved Board of Variance relaxation; the Board of Variance application would need to be submitted together with a formal Building Permit application.

We are therefore attaching the following documents with the Building Permit application plan package:

1. Draft On Site Services Inc. letter;
2. Site Lot Plan by Target Land Surveying;
3. Copy of previous Burnaby Board of Variance approval dated June 10, 1985.

Yours truly,


Alan McIver (Ph: 604 294-1676)

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APR 19 2017
BUILDING DEPARTMENT



Draft On Site Services Inc.
501 - 3292 Production Way,
Burnaby, BC, V5A 4R4
604-876-3738
info@draftonsite.com

To whom it may concern.

The owner of 1630 Howard Ave is requesting a variance on the grounds that the proposed extension will be constructed directly over the current lower floor structure.

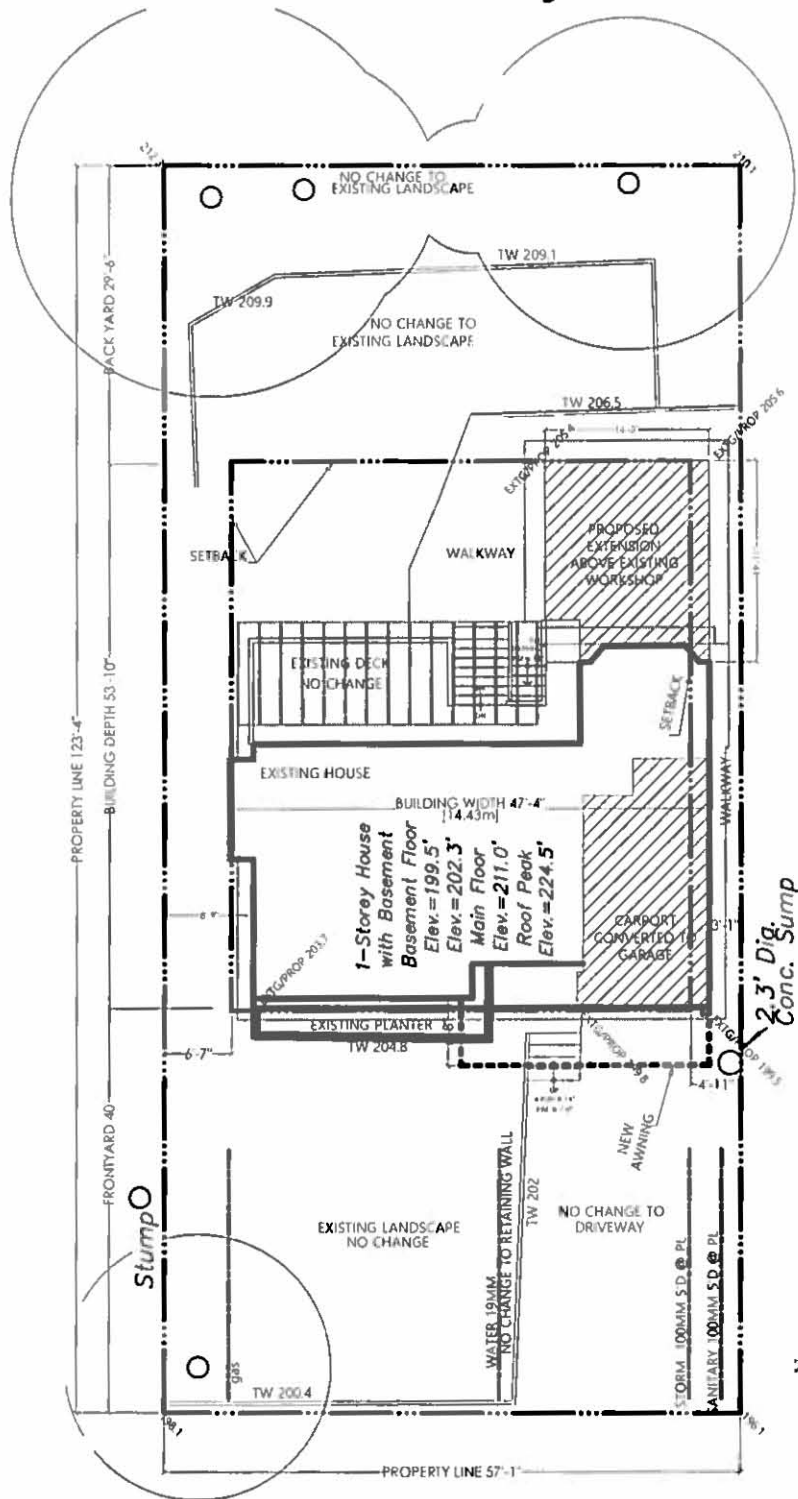
The existing structure is over the allowed side setback on the south side of the property. There was a granted a variance for this on the previously permitted work carried out on this property. The proposed addition meets all other zoning requirements.

All new construction proposed will sit directly over the existing structure, on the upper floor, thus having no effect on the existing access to the rear of the property on the south side. This design will allow for more efficient construction methods, and appealing esthetics.

There are no windows or unprotected opening proposed on the south side of the proposed addition, the design meets all required bcba upo requirements.

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1630 Howard Ave Burnaby



HOWARD AVENUE

LEGAL LOT DESCRIPTION: Lot 7 Plan NWP23722
District Lot 126 Land District 1 Land District 36
PID: 003-216-781

SURVEY BY TARGET LAND SURVEYING

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BURNING DEPARTMENT

Burnaby Board of Variance

OFFICE OF THE SECRETARY, MUNICIPAL HALL, 4949 CANADA WAY, BURNABY B.C. V5G 1M2
TELEPHONE 294 7290

1985 June 10

B.V. 2974

294-7130

294-7130

B. Vandyke
5682 Gilpin Street
Burnaby, B. C., V5G 2H3

Dear Sir:

Re: 1630 Howard Avenue
Lot 7, D.L. 126, Plan 23722

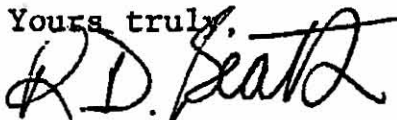
Please be advised that the Board of Variance on 1985 June 06 allowed your appeal for the relaxation of Section 102.6(1) of the Burnaby Zoning Bylaw to allow for an addition to the rear of the existing legally nonconforming single family dwelling on the subject property which will observe a side yard setback of 3 ft. where a side yard setback of not less than 4.92 ft. is required.

This relaxation is of course allowed subject to your full compliance with all other applicable Municipal regulations and requirements.

The relaxation is valid for a period of ninety (90) days from the date of this advice.

Please present this letter when applying for your Building Permit.

Yours truly,



R. D. SEATH,
SECRETARY

RDS:1e

cc. DIRECTOR PLANNING & BUILDING INSPECTION
CHIEF BUILDING INSPECTOR
SUPERVISOR, PLAN CHECKING
T. Molder
1630 Howard Avenue
Burnaby, B. C., V5B 3S4

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APR 19 2017

BUILDING DEPARTMENT



BOARD OF VARIANCE REFERRAL LETTER

DATE: July 21, 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: August 8, 2017 for the September 7, 2017 hearing.			
APPLICANT NAME: Alan McIver			
APPLICANT ADDRESS: 1630 Howard Avenue, Burnaby B.C.			
TELEPHONE: 604 294 1676			
PROJECT			
DESCRIPTION: Interior alteration, addition and a carport enclosure to an existing single family dwelling			
ADDRESS: 1630 Howard Avenue			
LEGAL DESCRIPTION:	LOT: 7	DL: 126	PLAN: NWP23722

Building Permit application BLD17-00611 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / Sections 102.9(1) and 102.10

COMMENTS:

The applicant proposes to build an interior alteration, addition and a carport enclosure to an existing single family dwelling. In order to allow the Building Permit application to proceed, the applicant requests that the following variances be granted:

- 1) To vary Section 102.9(1) – “Side Yards” of the Zoning Bylaw requirement for the minimum side yard depth from of 4.90 feet to 3.10 feet.
- 2) To vary Section 102.9(1) – “Side Yards” of the Zoning Bylaw requirement for the minimum sum of both yard depths from 11.50 feet to 9.61 feet.
- 3) To vary Section 102.10 – “Rear Yard” of the Zoning Bylaw requirement for the minimum rear yard depth from 29.50 feet to 29.40 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.

All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.

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

JQ

Peter Kushnir
Deputy Chief Building Inspector

ALL DIMENSIONS ARE TO FACE OF INTERNAL CORNER OF EXTERIOR SHEATHING UNLESS NOTED OTHERWISE. CONTRACTOR MUST CONFIRM ALL CRITICAL DIMENSIONS AND DIMENSIONS ASSUME HANDOFF OF THE ACQUACITY OF PRODUCTION. REPORT ALL DISCREPANCIES.

THESE DOCUMENTS DO NOT HAVE INHERENTLY EQUAL VALUE AND COMPARED WITH RELEVANT INFORMATION, THEY ARE CONSIDERED TO BE OF LIMITED VALUE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE NATIONAL BUREAU OF STANDARDS.

[illegible]

2. Lending limits to be reviewed must be processed during construction. Items suspended during construction shall be replaced with about two and one-half times the original amount.

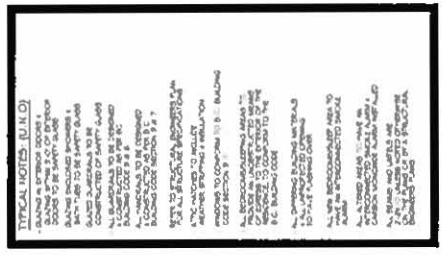
the data were produced. Therefore, it is not surprising that the results of the present study are in line with those of previous studies. The results of the present study are also in line with those of previous studies. The results of the present study are also in line with those of previous studies.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

[illegible][illegible][illegible]

* need be restricted to $\frac{1}{2} \pi$. The long-wavelength light curves could be calculated at T_{eff} to $1/8$ degree.

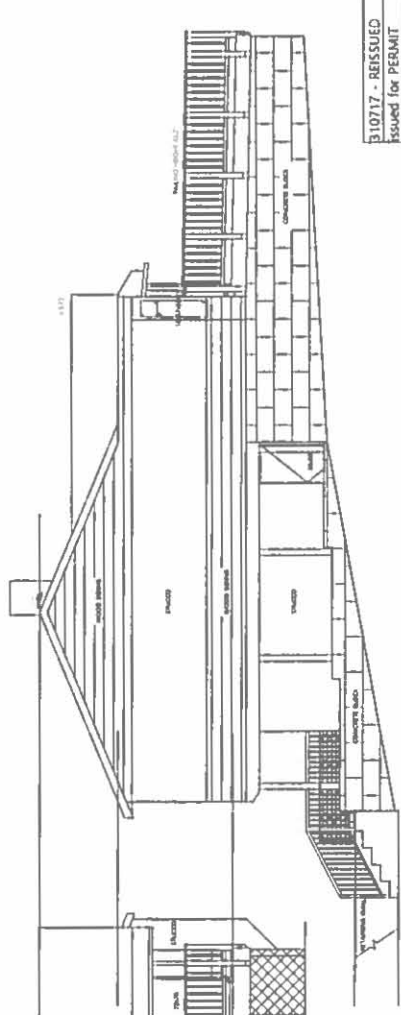
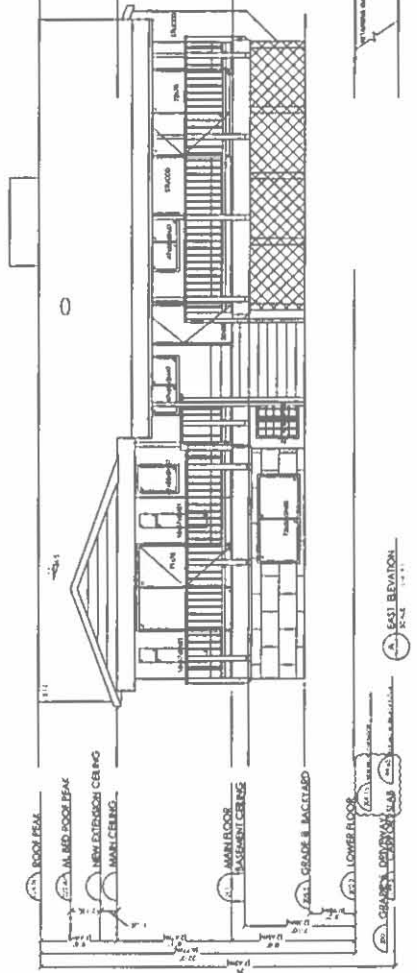
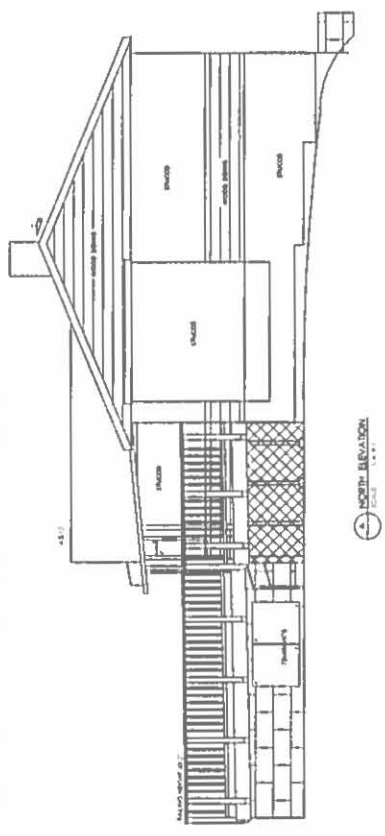
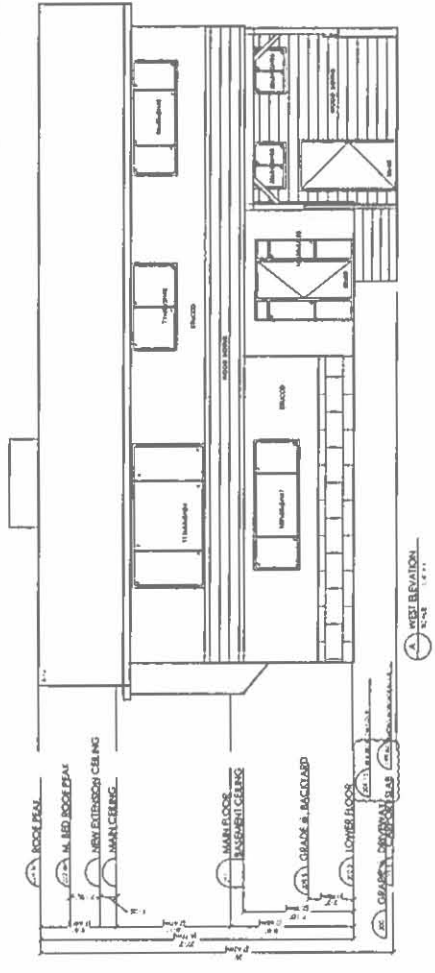
† provided approved programming as an independent fee-for-service option.



Case No.	Prepared	Reviewed	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500
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310717 - RESSUED ISSUED FOR PERMIT DrainOnSite 1000 S. 10TH AVENUE SUITE 100 DENVER, CO 80202 PHONE: 303.733.1111 FAX: 303.733.1112 WWW.DRAINONSITE.COM	CHECKED BY: JAC DATE: 10/15/13 SHEET NO.: 1 OF 1 SHEET TITLE: SITE	ADDRESS 1630 Howard Ave BURRABY	DRAWING A1
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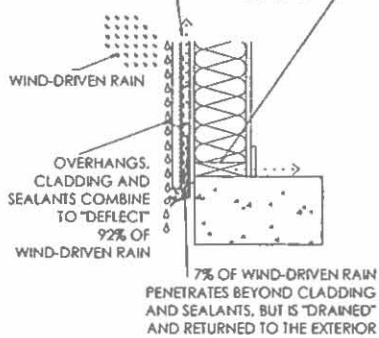


310717 - REISSUED ISSUED FOR PERMIT	
DraftOnSite 1000 10th Avenue East Suite 100 Burnaby, BC V5C 2P8 Tel: 604-431-1111 www.draftonsite.com	
DRAWN BY: J. HODGSON CHECKED BY: J. HODGSON DATE: 11/11/2017 PROJECT: 310717	
EXISTING ELEVATIONS	
ADDRESS: 1830 HOWARD AVE BURNABY, BC	
DRAWING: A5	

NOT TO SCALE

1% OF WIND-DRIVEN RAIN - AND OTHER RESIDUAL MOISTURE RETAINED WITHIN WALL ASSEMBLY - IS "DRIED" BY VAPOUR DIFFUSION AND AIR MOVEMENT

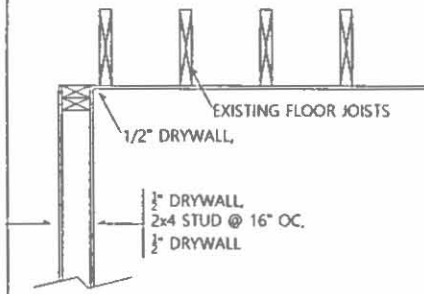
"DURABLE" SILL PLATE OF TREATED WOOD MATERIAL IS CAPABLE OF RETAINING SMALL AMOUNTS OF MOISTURE UNTIL DRYING OCCURS



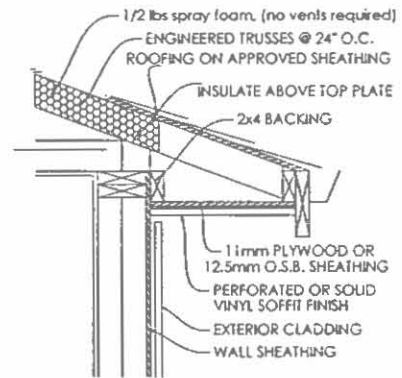
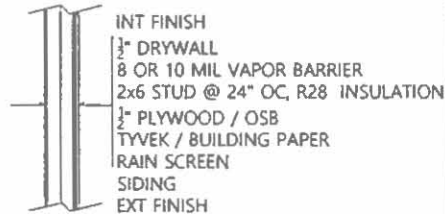
FOUR LINES OF DEFENSE

REDUNDANCY IS DESIGNED INTO EXTERIOR WALL SYSTEMS BY PROVIDING MULTIPLE LINES OF DEFENSE.

TYP. INT. WALL DETAIL 2x4

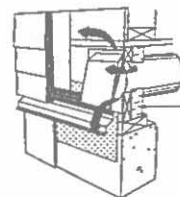
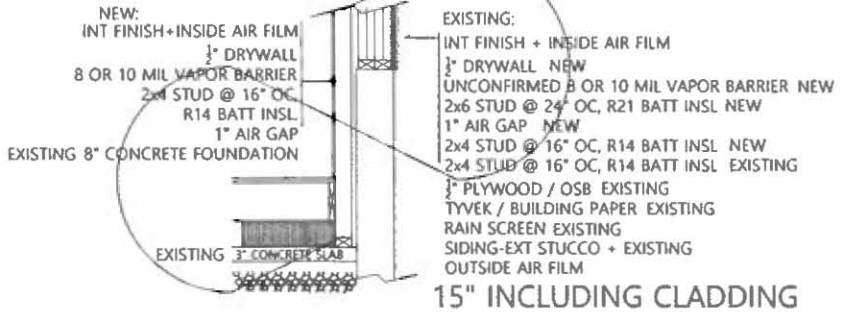


NEW ABOVE GRADE TYPICAL EXT WALL DETAIL 2x6



UNVENTED SOFFIT WITHIN 1.20m OF LOT LINE
VENTING TO BE PROVIDED AT 1:300 OF ROOF AREA

TYPICAL EXISTING EXT. WALL DETAIL W/ NEW 2x6 FUR OUT



WALL VENTED DUCTS
DUCT PENETRATIONS THROUGH THE BUILDING ENVELOPE MUST HAVE AN AIRTIGHT SEAL.

310717 - REISSUED	
Issued for PERMIT	
DraftOnSite	
4888 5780 PRODUCTION ROAD BURNABY B.C. V5A 4M6 OFFICE: 604.476.5728 Mobile: 604.476.5728 www.DraftOnSite.com	
DESIGNED BY:	DESIGNED BY:
CHECKED BY:	CHECKED BY:
DATE:	SCALE:
SHEET TITLE:	
DETAILS, SECTIONS	
ADDRESS:	
1630 HOWARD AVE	
DRAWING:	
A9	