



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 DIMAS CRAVEIRO
Mailing Address 24-24 COLUMBIA ST, VANCOUVER, BC.
City/Town VANCOUVER. Postal Code V6A 2P5
Phone Number(s) (H) 604.762.5324 (C) 604.762.5324.
Email dimascraiveiro@gmail.com

Property

Name of Owner Mrs. MADALENE EUSEBIO.
Civic Address of Property 7629 STANLEY CRESCENT

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.

Sept. 05/2017
Date

Dimas Craveiro
Applicant Signature

Office Use Only

Appeal Date OCT. 05/2017 Appeal Number BV# 6303

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

September 5, 2017

TO: Board of Variance
City of Burnaby

RE: 7629 Stanley Crescent
BLD17-00437

OWNER: Mrs. Madalene Eusebio

Dear Members of the Board of Variance,

We are seeking a variance to the Burnaby Zoning Bylaw for the above property to allow for sloping roofs on the proposed single family dwelling situated on a sloping lot. The nature of the variance is to allow a height of 34.08' to the highest ridge whereas the maximum allowable building height is 29.5'.

The hardship arises from the sloping property that falls from west to east and from south to north. There is approximately 7' fall from west to east and 4' from south to north. Since height is measured from the lowest grade on either the front or rear elevations, this sets up a situation where building a traditional home with sloped roofs becomes difficult, especially on larger lots and larger homes.

Attached are the building permit drawings from the building department. Also attached, for clarity, are the individual elevations and a long section that show the existing grades and finish grades.

With reference to Sheet A5, the building height on the front is measured to be 28.33' from average grade while the building height from the rear is 34.08'. However, the building height from the rear is measured from finish grade rather than existing grade. As measured from existing grade, the height would be 32.08' to the top of the roof ridge. However, there would be little light available to the basement if we were to use existing grade as finish grade. Note the ridge elevation is unchanged in both cases, meaning the height of the building can change by varying the grade but the absolute height does not change.

We have taken measures to reduce the apparent height of the building by pushing the main floor to the level of mid-lot existing grade at the front. The eaves for the main gables spring from the top of the main floor to create an impression of the upper floor is built into the roof. At the rear, the building height is stepped to break up the massing. Although desirable, this exacerbates the height measurement since it is measured from the lowest average grade at the rear setback. If we measure directly downwards from the ridge, we get a height of 30.5' above existing grade.

Based on the hardship the existing topography imposes on a traditional design with sloped roofs, we request a variance to the height as measured from the lowest average grade.

Sincerely,



Dimas Craveiro, Architect AIBC

Attach: BP application drawings
Individual elevations/section drawings



BOARD OF VARIANCE REFERRAL LETTER

DATE: August 14, 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: September 5, 2017 for the October 5, 2017 hearing.			
APPLICANT NAME: Dimas Craveiro			
APPLICANT ADDRESS: 211-211 Columbia Street, Vancouver, BC, V6A 2R5			
TELEPHONE: 604-484-0084			
PROJECT			
DESCRIPTION: New single family dwelling with detached garage.			
ADDRESS: 7629 Stanley Crescent			
LEGAL DESCRIPTION:	LOT: 147	DL: 86	PLAN: 24947

Building Permit application BLD17-00437 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R1 / Section 101.6 (1) (a)

COMMENTS:

The applicant proposes to build a new single family dwelling with a 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 101.6 (1) (a) – “Height of Principal Building” of the Zoning Bylaw requirement for the maximum building height from 29.5 feet to 34.08 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 28.33’.

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



DIMAS CRAVEIRO
ARCHITECT

311 211 COLUMBIA STREET
VANCOUVER, B.C. V6M 2G2

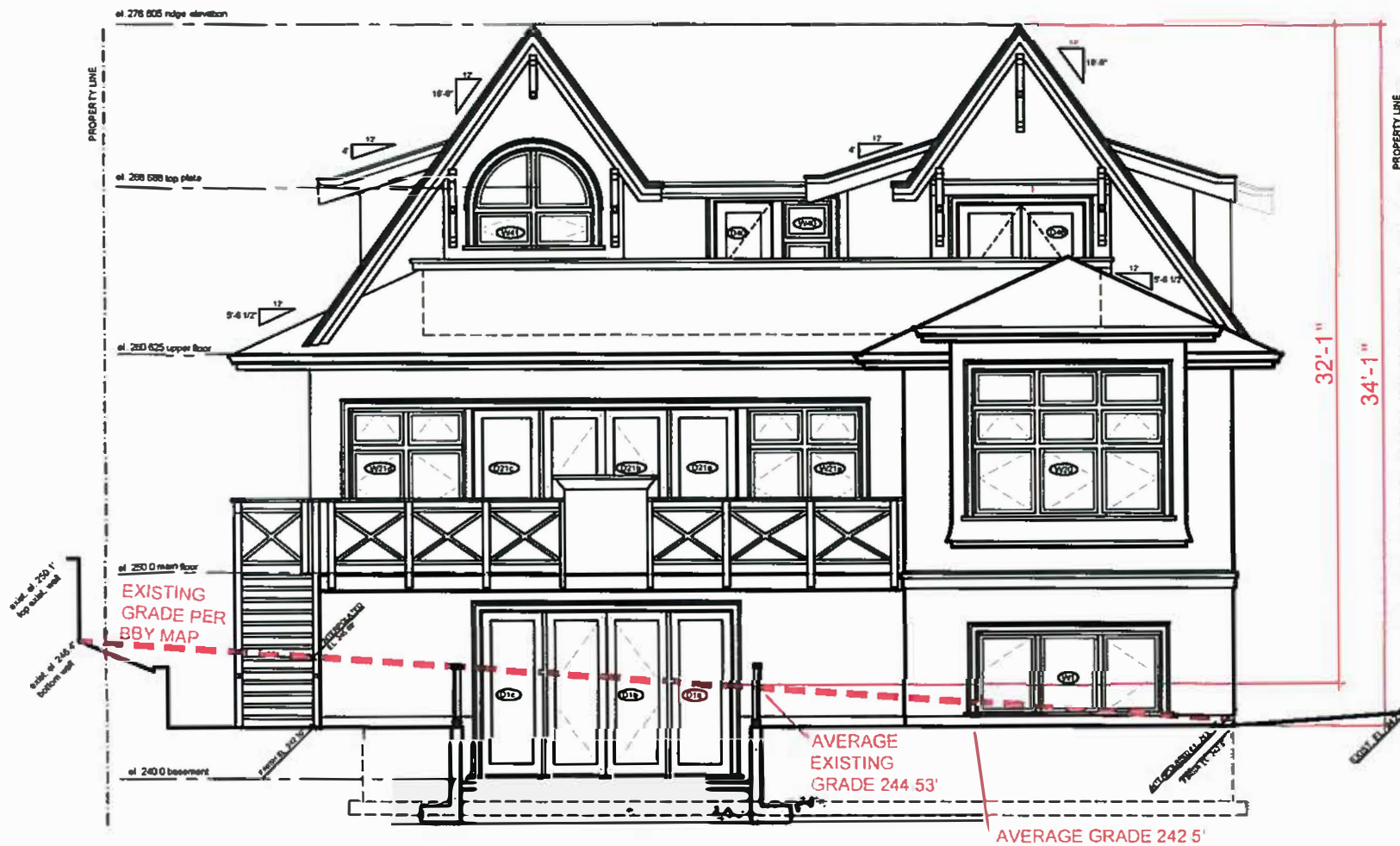
© 2017 DIMAS CRAVEIRO ARCHITECT

Stamp

Project
EUSEBIO RESIDENCE
7629 STANLEY CRESCENT
BURNABY, BC.

Title
WEST ELEVATION

Date	2017 SEPT	Drawn	
File No			A1
Drawn	DC	Checked	DC
Scale	1/8" = 1'-0"	Revised	



EAST ELEVATION
AVERAGE GRADE = 242.5'

REVISION

Copyright 2017. All Rights Reserved. No part of this drawing, including but not limited to the building footprint of Dimas Craveiro Architects, Inc. or any portion thereof, may be used or reproduced in any manner without the express written consent of Dimas Craveiro Architects.

The Contractor shall verify and verify all levels, dimensions, data and conditions on the site prior to construction of any work. Any discrepancies are to be reported immediately to the Architect.

Do not open any dimensions from this drawing.

This drawing must not be used for construction of any work without the express written consent of Dimas Craveiro Architects.

DIMAS CRAVEIRO ARCHITECT

211 211 COLUMBIA STREET
 VANCOUVER, B.C. V6A 2A4
 T 604 685 8888

Stamp

Project:
EUSEBIO RESIDENCE
7629 STANLEY CRESCENT
BURNABY, BC.

Title:
EAST ELEVATION

Date	2017/05/17	Drawing	
Job No.			A2
Drawn	DC	Checked	DC
Scale	1/8" = 1'-0"	Revision	

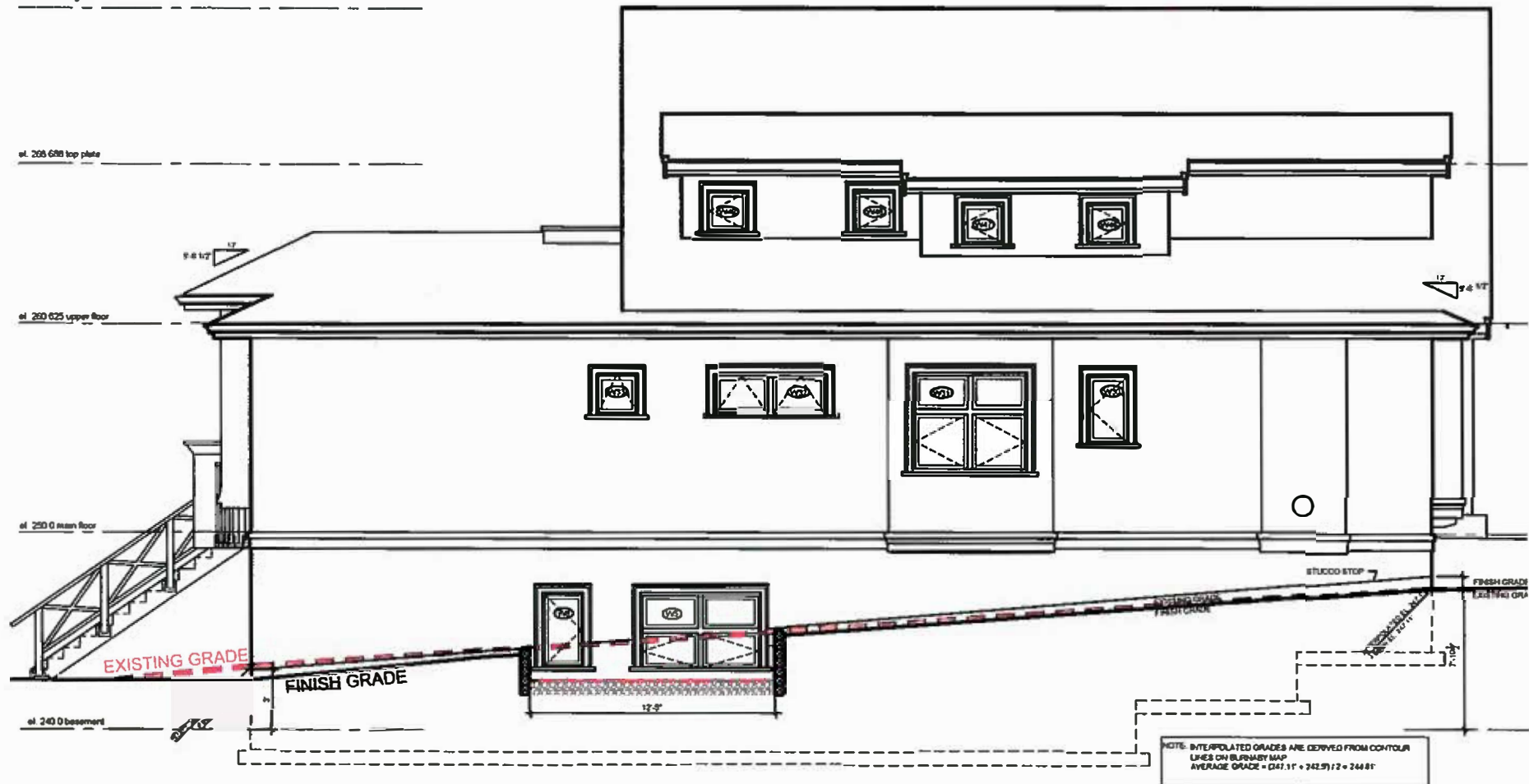
el. 278 625 ridge elevation

el. 268 688 top plate

el. 260 625 upper floor

el. 250 0 main floor

el. 240 0 basement



NORTH ELEVATION
AVERAGE GRADE = 244.81'

NOTE: INTERPOLATED GRADES ARE DERIVED FROM CONTOUR
LINES ON SURVEY MAP
AVERAGE GRADE = $(247.11' + 242.91) / 2 = 244.81'$

DIMAS CRAVEIRO
ARCHITECT

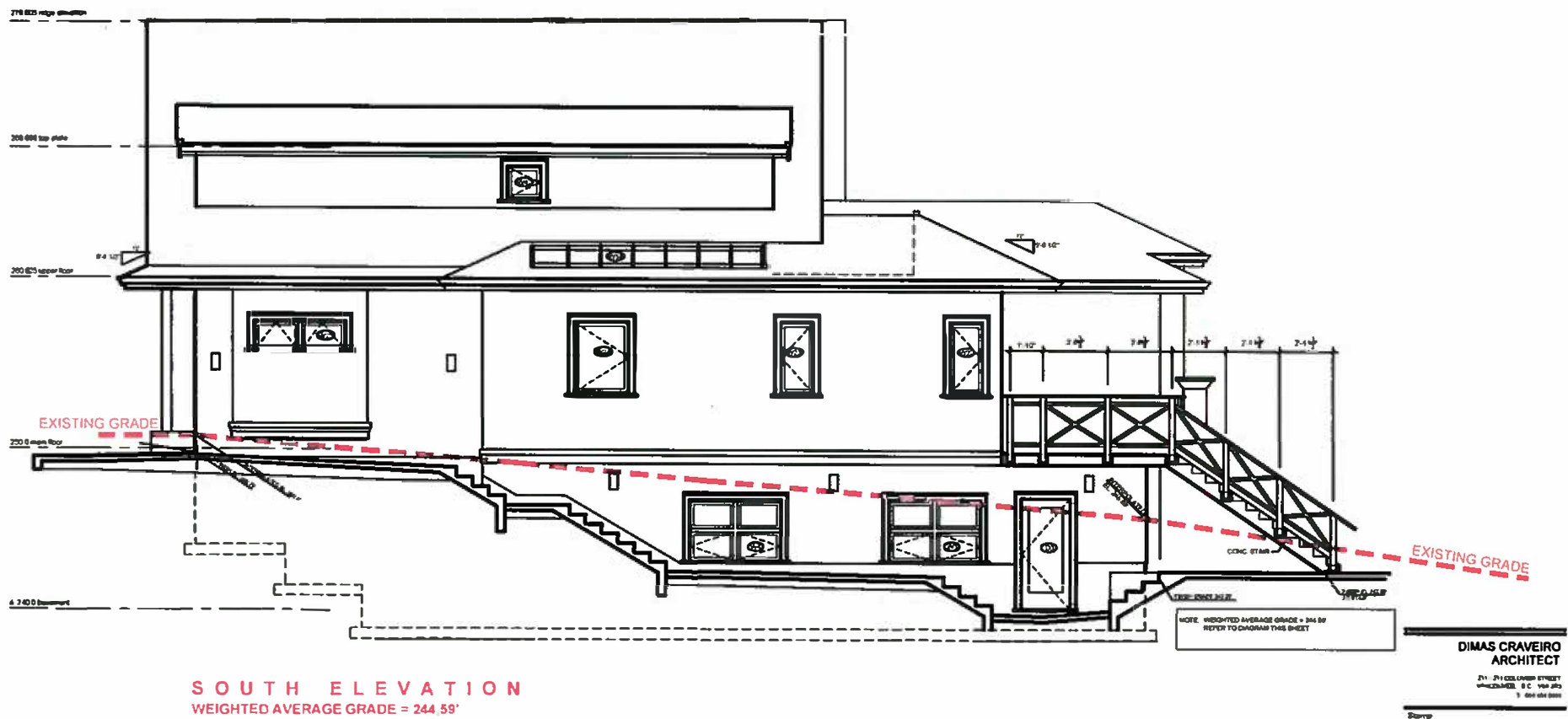
211 - 211 COLUMBIA STREET
Vancouver, B.C. V6A 3K6
T: 604 681 0044

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Project:
EUSEBIO RESIDENCE
7629 STANLEY CRESCENT
BURNABY, BC

Title:
NORTH ELEVATION

Date	2017 SEPT	Drawing
App No		A3
Drawn	DC	
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Scale	1/8" = 1'-0"	



Project:
EUSEBIO RESIDENCE
7629 STANLEY CRESCENT
BURNABY, BC.

Title:
SOUTH ELEVATION

Date	2017 SEPT	Drawing
Job No.		A4
Drawn	DC	Checked
Scale	1/8" = 1'-0"	Revision

- **don't forget to check the box for "other" if you are not sure**
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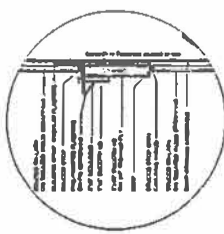
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**EAST (REAR) &
WEST (FRONT)
ELEVATIONS**

Year	2017-2018	Closing
Sub Year		A3.1
Classroom DC	Classroom DC	Revisions
Classroom DC	Classroom DC	Adapted



RECEIVED
AUG 02 2017
U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

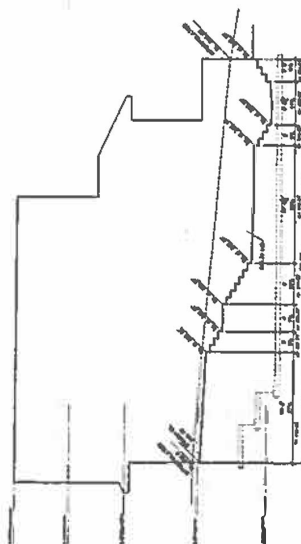


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 6. **TERMS OF PAYMENT**
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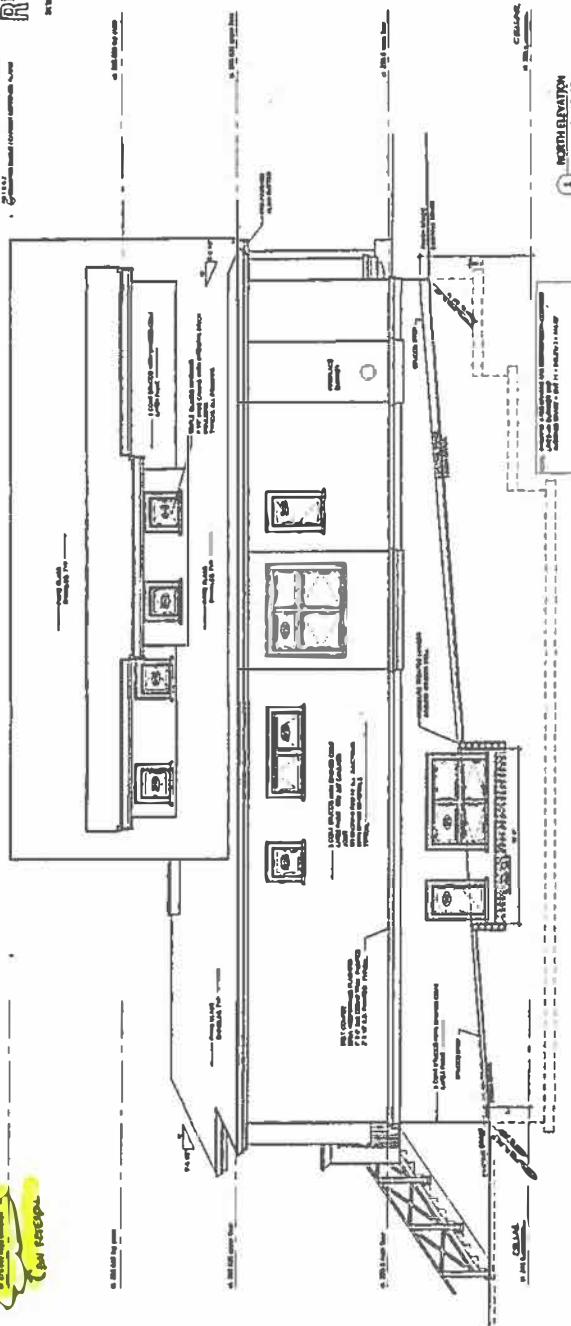
LIFTING DISTANCE CALCULATION - NORTH

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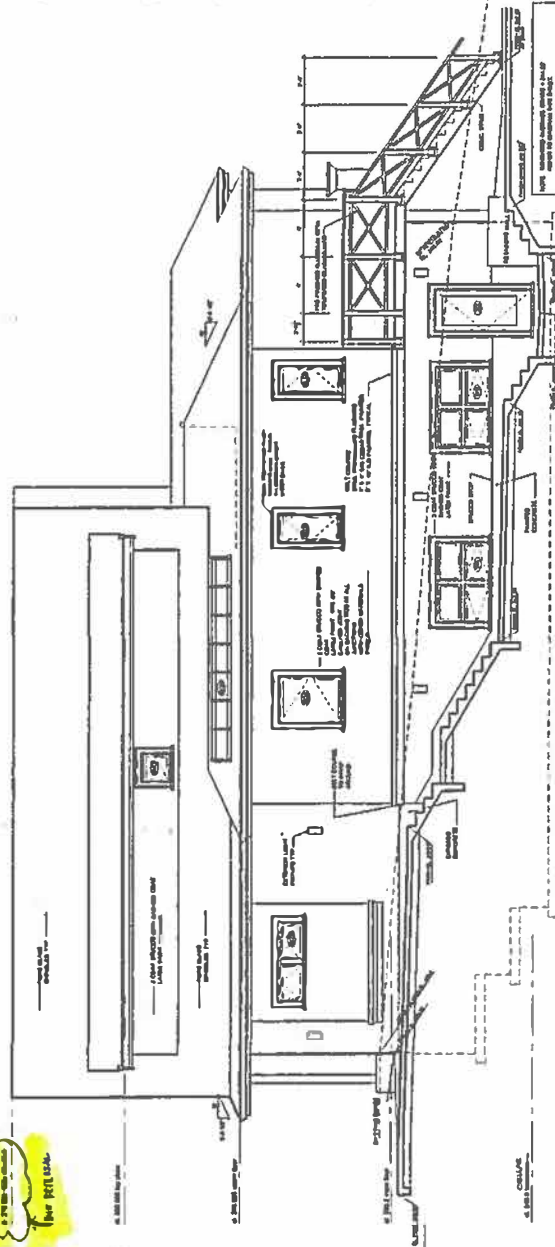
NEUTRIC DISTANCE CALCULATION - SOUTH



PHOTOS - JORDAN DELMONTE PHOTOGRAPHY



MOBILE EDITION



① CULTIVATING METHODS

[illegible]

Project	EUSEBIO RESIDENCE		Drawing	A3.2	Revision
Location	7020 STANLEY CRESCENT DURHAM, NC				
Client	NORTH & SOUTH ELEVATIONS		Date	2017 April	
Scale			Job No.		
Sheet	DC	Of	Drawn	DC	Checked DC

REVISIONS
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DANAS CRUVEIRO
ARCHITECT

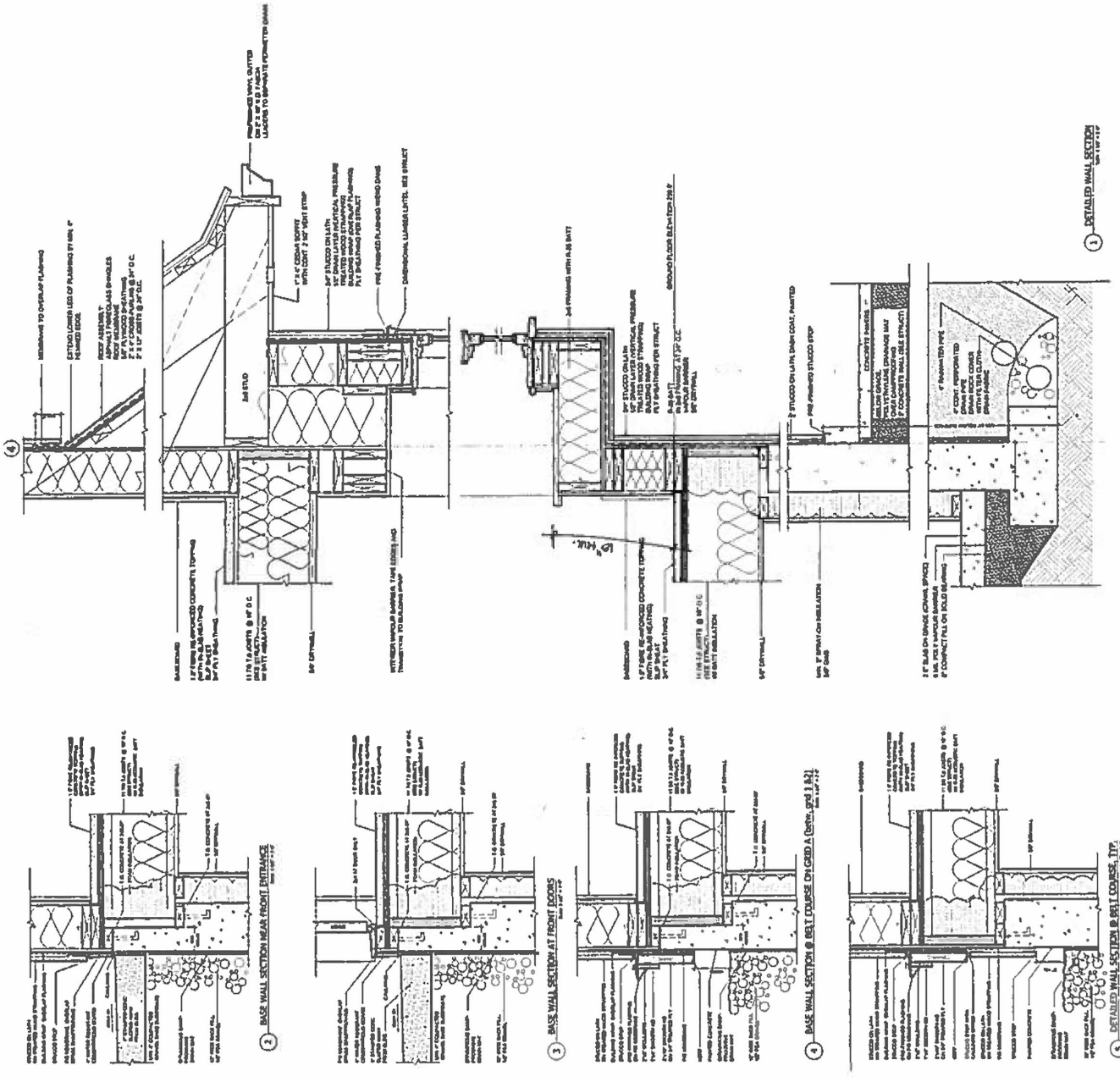
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Barnaby, BC

1000 10th Street
Barnaby, BC

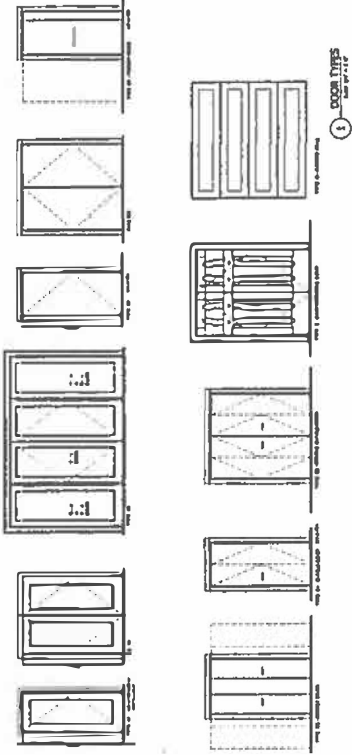
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DANAS CRUVEIRO
ARCHITECT
1000 10th Street
Barnaby, BC

1000 10th Street
Barnaby, BC

Sheet	1000 10th Street
Job No.	A5.2
Drawn	DC
Check	DC
Date	10/10/10
Revised	10/10/10



1 DETAILED WALL SECTION
10/10/10



NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL	REMARKS
1	DOOR TYPE 1	1	EA	100.00	100.00	
2	DOOR TYPE 2	1	EA	120.00	120.00	
3	DOOR TYPE 3	1	EA	150.00	150.00	
4	DOOR TYPE 4	1	EA	180.00	180.00	
5	DOOR TYPE 5	1	EA	200.00	200.00	
6	DOOR TYPE 6	1	EA	220.00	220.00	
7	DOOR TYPE 7	1	EA	250.00	250.00	
8	DOOR TYPE 8	1	EA	280.00	280.00	
9	DOOR TYPE 9	1	EA	300.00	300.00	
10	DOOR TYPE 10	1	EA	320.00	320.00	

DOOR SCHEDULE

1. DOOR TYPE 1: Solid door, 36" x 80", 1 1/2" thick, with 1/2" x 1/2" rabbet.

2. DOOR TYPE 2: Solid door, 36" x 80", 1 1/2" thick, with 1/2" x 1/2" rabbet.

3. DOOR TYPE 3: Solid door, 36" x 80", 1 1/2" thick, with 1/2" x 1/2" rabbet.

4. DOOR TYPE 4: Solid door, 36" x 80", 1 1/2" thick, with 1/2" x 1/2" rabbet.

5. DOOR TYPE 5: Solid door, 36" x 80", 1 1/2" thick, with 1/2" x 1/2" rabbet.

6. DOOR TYPE 6: Solid door, 36" x 80", 1 1/2" thick, with 1/2" x 1/2" rabbet.

7. DOOR TYPE 7: Solid door, 36" x 80", 1 1/2" thick, with 1/2" x 1/2" rabbet.

8. DOOR TYPE 8: Solid door, 36" x 80", 1 1/2" thick, with 1/2" x 1/2" rabbet.

9. DOOR TYPE 9: Solid door, 36" x 80", 1 1/2" thick, with 1/2" x 1/2" rabbet.

10. DOOR TYPE 10: Solid door, 36" x 80", 1 1/2" thick, with 1/2" x 1/2" rabbet.

REVISIONS

1. REVISION: 1.00

2. REVISION: 1.00

3. REVISION: 1.00

4. REVISION: 1.00

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6. REVISION: 1.00

7. REVISION: 1.00

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9. REVISION: 1.00

10. REVISION: 1.00

DOOR SCHEDULE

1. DOOR TYPE 1: Solid door, 36" x 80", 1 1/2" thick, with 1/2" x 1/2" rabbet.

2. DOOR TYPE 2: Solid door, 36" x 80", 1 1/2" thick, with 1/2" x 1/2" rabbet.

3. DOOR TYPE 3: Solid door, 36" x 80", 1 1/2" thick, with 1/2" x 1/2" rabbet.

4. DOOR TYPE 4: Solid door, 36" x 80", 1 1/2" thick, with 1/2" x 1/2" rabbet.

5. DOOR TYPE 5: Solid door, 36" x 80", 1 1/2" thick, with 1/2" x 1/2" rabbet.

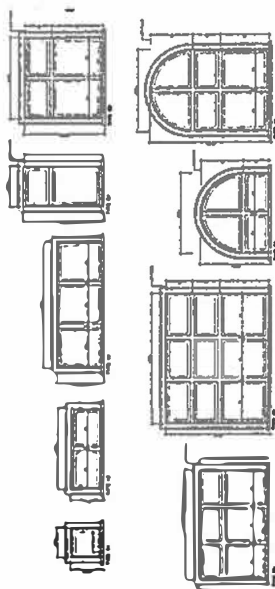
6. DOOR TYPE 6: Solid door, 36" x 80", 1 1/2" thick, with 1/2" x 1/2" rabbet.

7. DOOR TYPE 7: Solid door, 36" x 80", 1 1/2" thick, with 1/2" x 1/2" rabbet.

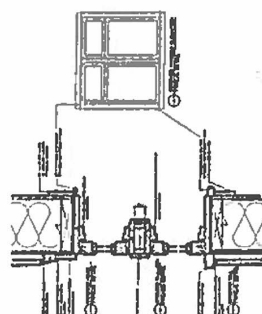
8. DOOR TYPE 8: Solid door, 36" x 80", 1 1/2" thick, with 1/2" x 1/2" rabbet.

9. DOOR TYPE 9: Solid door, 36" x 80", 1 1/2" thick, with 1/2" x 1/2" rabbet.

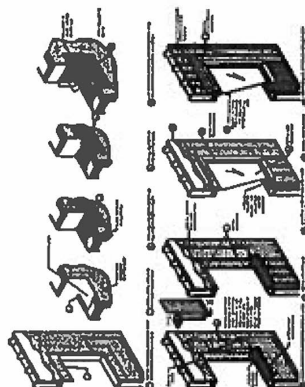
10. DOOR TYPE 10: Solid door, 36" x 80", 1 1/2" thick, with 1/2" x 1/2" rabbet.



2 WINDOW TYPES



1 TYPICAL WINDOW SECTION DETAIL



④ MESSAGE INSTALLATION AT WINDOW

[illegible]

Employees' health insurance is not covered by the company's health insurance plan. Employees' health insurance is not covered by the company's health insurance plan.

Category	Percentage
Overall sample	100%
Male	55%
Female	45%
White	75%
Black	15%
Hispanic	10%
Other	0%

NOTES

[illegible]

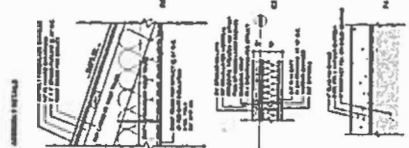
**DOMAS CRAVEIRO
ARCHITECT**
101-9-11 BRUNSWICK STREET
WILMINGTON, D.E. 19804
302-638-0000

ELSEBIO RESIDENCE
7629 STANLEY CRESCENT
BIRMINGHAM, AL 35226

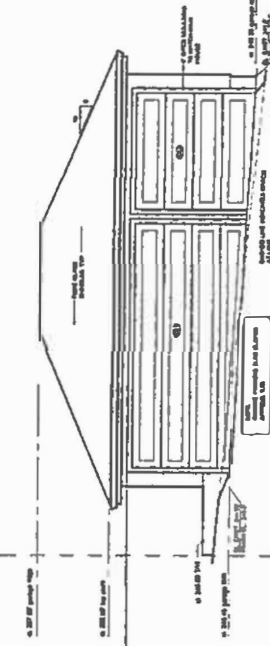
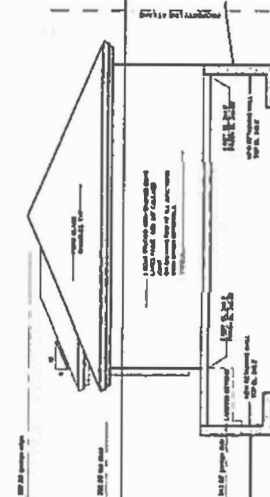
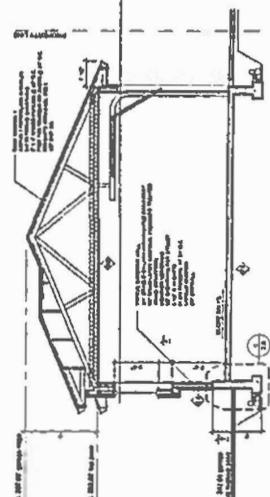
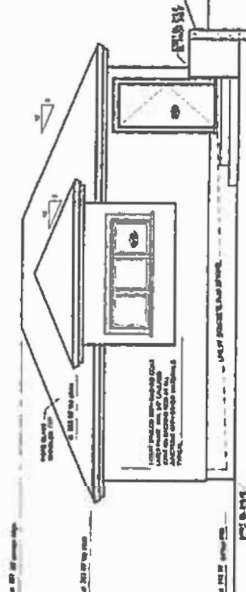
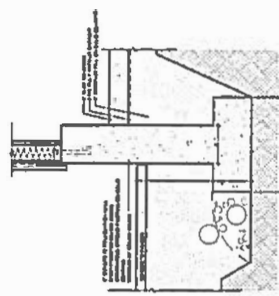
THIS WINDOW SCHEDULE

Class	2017 Jan	Drawing	
Lab No.		A6.2	
System	DC	Channel	DC
Run	15	Address	

1 WINDOW SCHEDULE



Project	EUSEBIO RESIDENCE 7629 STANLEY CRESCENT BURNABY, BC.	
	Title	
Date	2017 JAN	
	Job No.	
Drawn	Checked	
	DC	DC
Scale	AS NOTED	
Drawing	A7.0	
Revision	A	



 EAST ELEVATION

SURVEY PLAN OF LOT 147, DISTRICT LOT 86 GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 24947

RECEIVED
MAR 20 2017

BUILDING DEPARTMENT

ZONING: R1

ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. OFFSETS TO PROPERTY LINES ARE RADIAL OR PERPENDICULAR TO BOUNDARIES UNLESS SHOWN OTHERWISE.

ELEVATIONS SHOWN ON THE PLAN ARE GEODETIC AND DERIVED FROM GEODETIC CONTROL MONUMENT 0 941797 (PUBL. ELEV. = 96.794M).

1" = 16'

ALL DISTANCES ARE IN FEET

THIS PLAN WAS PREPARED FOR BUILDING PERMIT APPLICATION AND ARCHITECTURAL DESIGN PURPOSES AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. THIS DRAWING IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

360 LAND SURVEYING AND E. PETUSHKOV, B.S. ACCEPT NO RESPONSIBILITY AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

THIS PLAN LIES WITHIN GREATER VANCOUVER REGIONAL DISTRICT (CITY OF BURNABY).

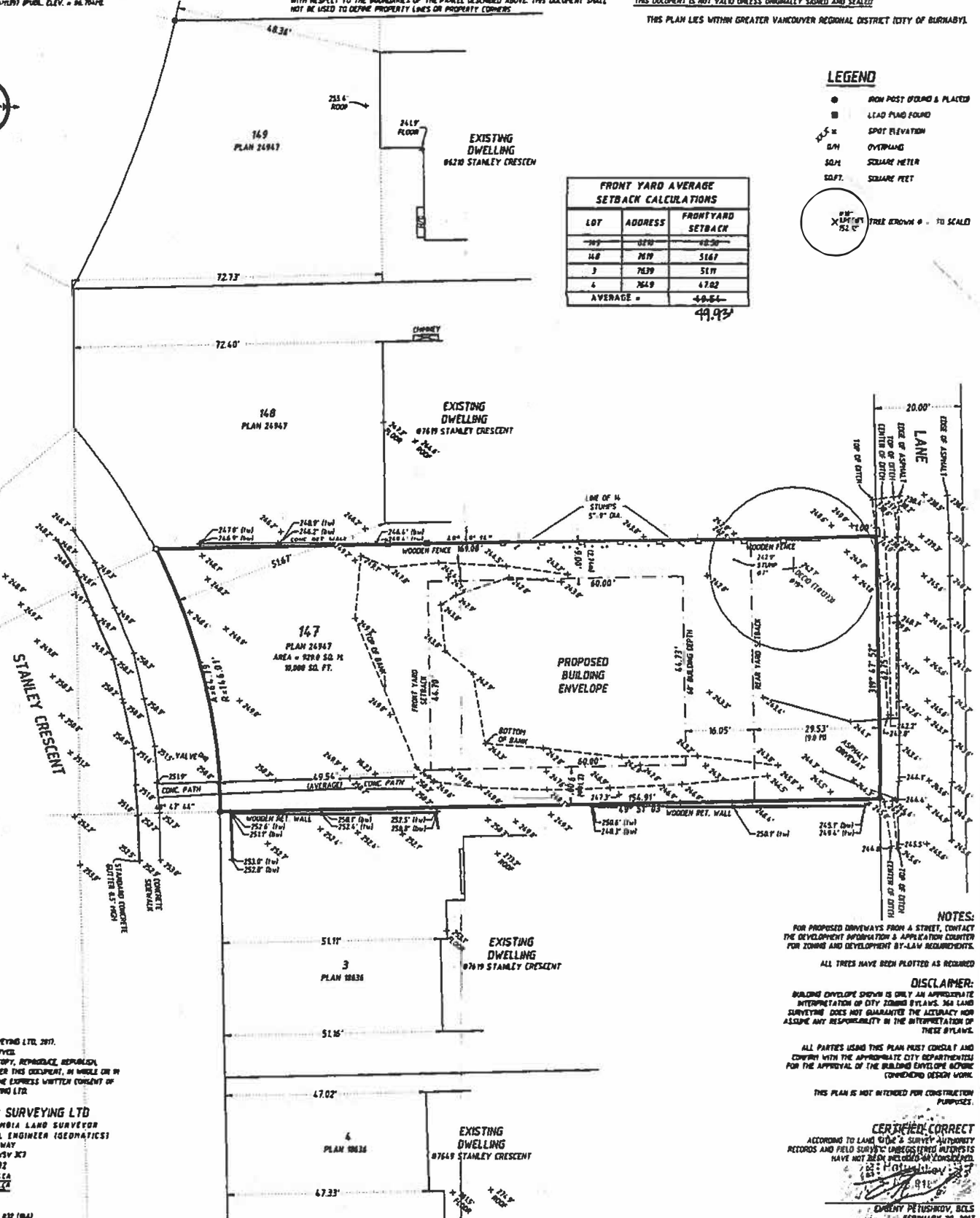


LEGEND

- IRON POST FOUND & PLACED
- LEAD PLANT FOUND
- △ SPOT ELEVATION
- OVERLAP
- SQUARE METER
- SQUARE FEET

8" = 16' 5" TREE KNOWN 0 - 70 SCALE

FRONT YARD AVERAGE SETBACK CALCULATIONS		
LOT	ADDRESS	FRONTYARD SETBACK
147	7639	48.30
148	7639	51.67
3	7639	51.17
4	7649	47.82
AVERAGE =		49.93



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