



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 David Lin
Mailing Address 916 Finlay Street
City/Town White Rock Postal Code V4B4K4
Phone Number(s) (H) _____ (C) 604 961 1307
Email tsagroup@msn.com

Property

Name of Owner Wen Li Liang & Guo Wen Wang
Civic Address of Property 5661 Bessborough Drive
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.

Date 9/5/2017

Applicant Signature David Lin

Office Use Only

Appeal Date October 15 2017 Appeal Number BV# 6304

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

Date: September 1, 2107

To: The Secretary
Board of Variance
City of Burnaby

RE: 5661 Bessborough Drive, Burnaby, B.C.

Background:

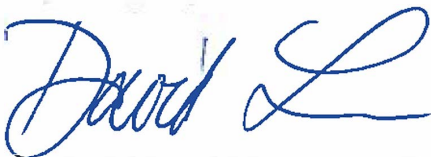
Zoning: R2

Our site is located on a very steep down slope from front to back. The difference in elevation from front to rear property lines are 37 feet at west property line and 33 feet at east property line. Our roof peak is at elevation 528.39 feet and max. allowable is at elevation 525.14 feet; a difference of 3.25 feet. Current west neighbour roof peak is at 528.81 feet and east neighbour roof peak is at 532.21 feet.

1. relaxation building height by 3.25'. We are proposing siting compatibility with adjacent neighbouring houses by matching roof peak height of the lower west neighbour. The other reason for relaxation is owner are approaching late 60's and their parents are in the early 80's; and wanted to have accessibility from the street to the house with a ramp for wheelchair use. By relaxing the building height, then we would be able to construct a ramp. Accessibility to the house is not possible from the rear garage because the difference in elevation from garage to basement is 11 feet.
2. relaxation of front yard and building depth. Current location of proposed house complies with front yard setback and building length. Because the proposed ramp is considered a deck. The ramp portion is encroaching into the front yard. And the ramp is added to the overall building length.

The extreme steepness of the site became our hardship for our house proposal.

Regards,



David Lin 604-961-1307 tsagroup@msn.com



BOARD OF VARIANCE REFERRAL LETTER

DATE: August 11, 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: September 5, 2017 for the October 5, 2017 hearing.			
APPLICANT NAME: David Lin			
APPLICANT ADDRESS: 916 Finlay Street, White Rock, BC			
TELEPHONE: 604-961-1307			
PROJECT			
DESCRIPTION: New single family dwelling with secondary suite and detached garage.			
ADDRESS: 5661 Bessborough Drive			
LEGAL DESCRIPTION:	LOT: 11	DL: 218	PLAN: 4953

Building Permit application BLD17-00754 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); 102.7; 102.8

COMMENTS:

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

- 1) To vary Section 102.8 – “Front yard” of the Zoning Bylaw requirement for the minimum front yard depth from 24.6 feet (based on minimum front yard depth) to 0 feet.
- 2) To vary Section 102.7 – “Depth of Principal Building” of the Zoning Bylaw requirement for the maximum building depth from 58.24 feet to 73.11 feet.
- 3) To vary Section 102.6 (1) (a) – “Height of Principal Building” of the Zoning Bylaw requirement for the maximum building height from 29.5 feet to 35.45 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 21.83 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.

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.

CN

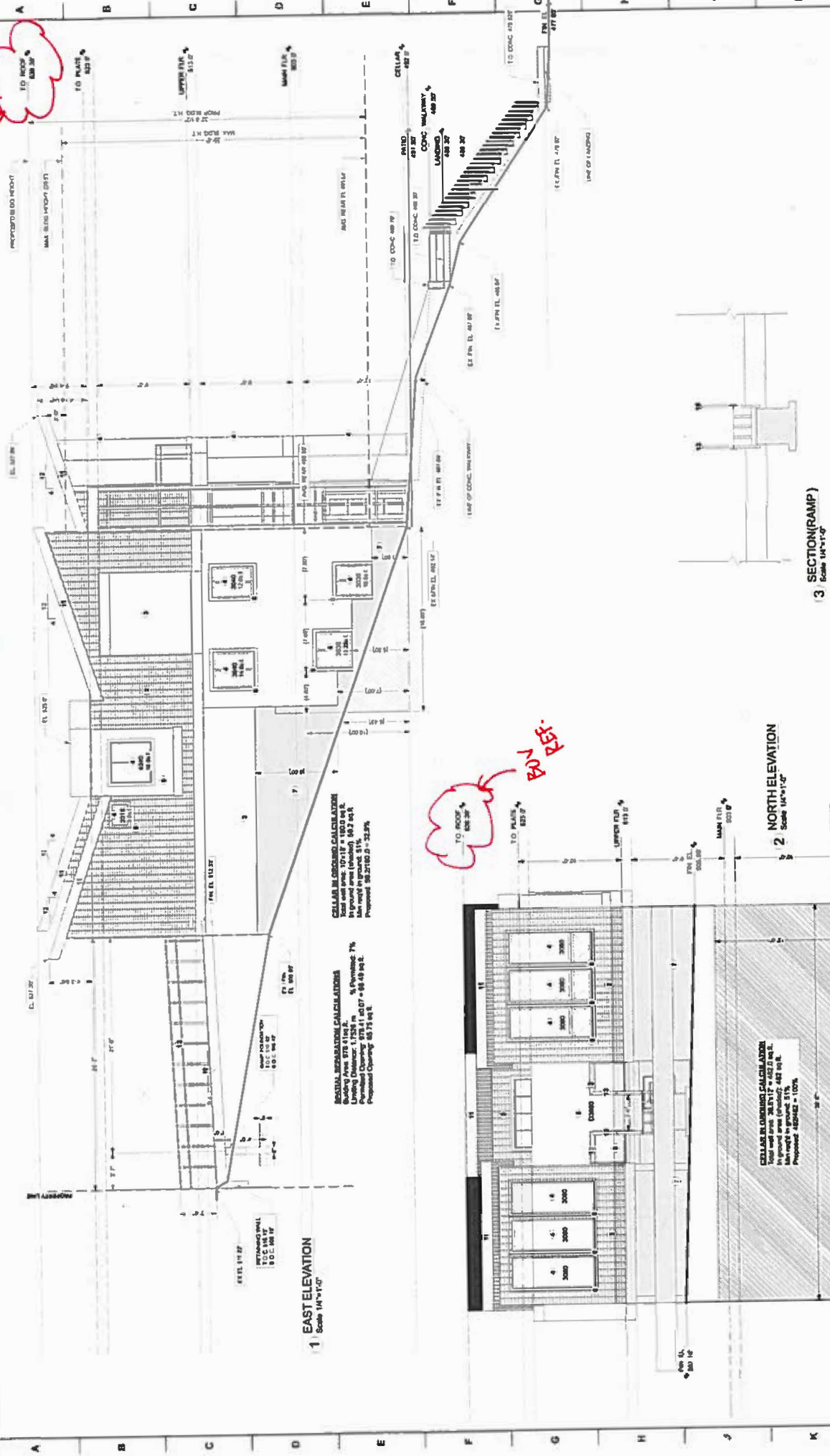


Peter Kushnir
Deputy Chief Building Inspector

REVISED SEP 01 2017

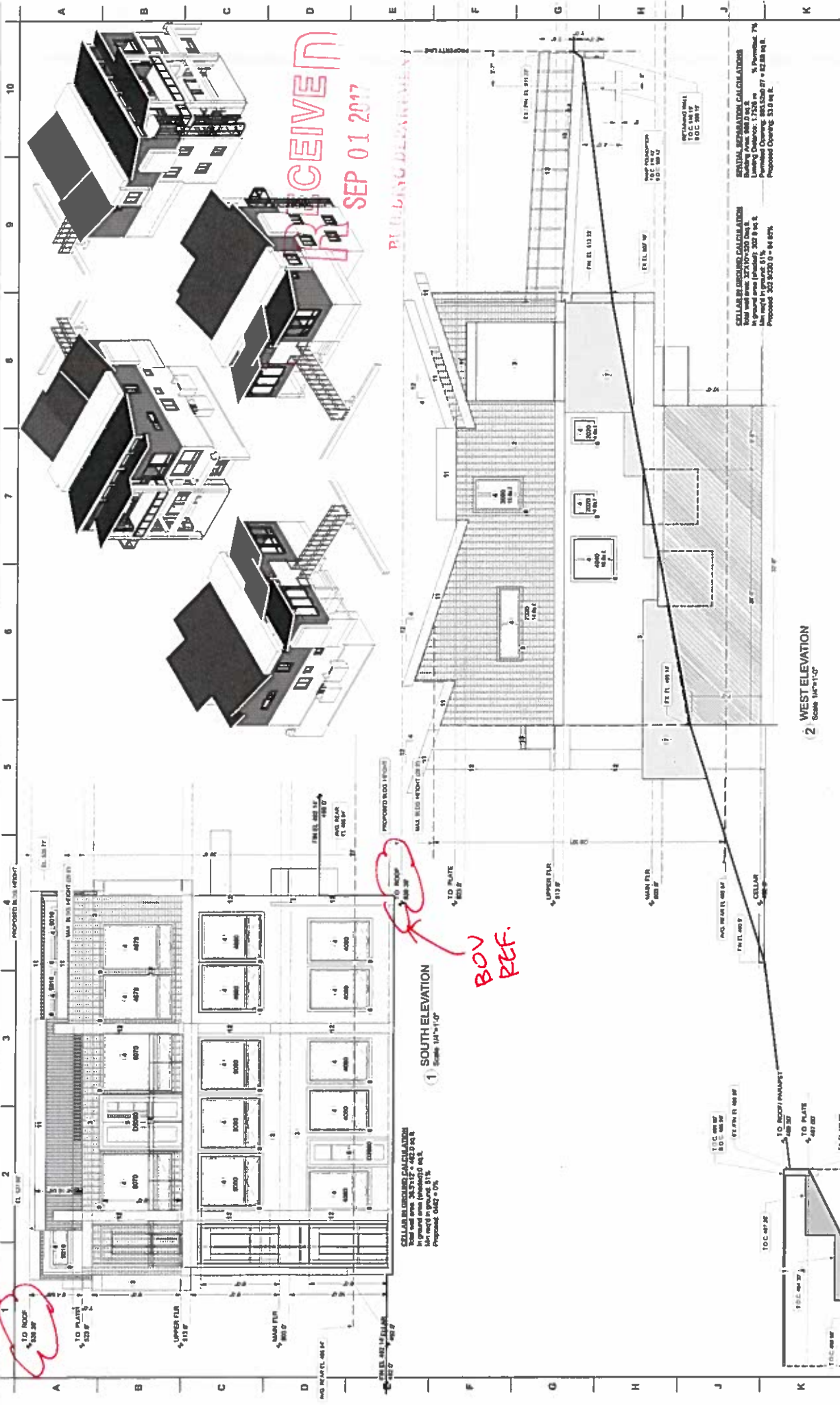
BOV REF.

BUILDING DEPARTMENT



David Lin Design Studio		R2 RESIDENCE		5661 Burnaby, B.C.		A4	
1514 Pinyon Street, Suite 100, Burnaby, B.C. Canada V5A 4A3 Tel: (604) 291-1307 email: info@lin-design.com		Project No.		Date		Sheet No.	
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		3		Revised		EL	
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		5		LTD NO: 221-151-000		LTD NO: 221-151-000	
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BOV REF.



David Lin Design Studio

188 Fring Street, White Rock, B.C., Canada, V4B 4A4
Tel: (604) 941-1237 email: info@lin-design.com

BUILDING FINISHES

- 1 ASPHALT SHINGLE ROOF
- 2 LIMESTONE VENEER
- 3 ACRYLIC STUCCO
- 4 VINYL WINDOWS, DOUBLE GLAZED
- 5 6" EPS TRIM, PAINTED
- 6 METAL GARAGE DOOR
- 7 CONCRETE FOUNDATION WALL
- 8 4" EPS TRIM, PAINTED
- 9 FRAMING, FRANCH DOORS, DOUBLE-GLAZED
- 10 2" X 4" WOOD TRIM, PAINTED
- 11 2" X 4" WOOD TRIM, PAINTED
- 12 WOOD ON STONE CLAD POST, TYP.
- 13 4" X 4" METAL RAILING

BUILDING FINISHES

- 1 ASPHALT SHINGLE ROOF
- 2 LIMESTONE VENEER
- 3 ACRYLIC STUCCO
- 4 VINYL WINDOWS, DOUBLE GLAZED
- 5 6" EPS TRIM, PAINTED
- 6 METAL GARAGE DOOR
- 7 CONCRETE FOUNDATION WALL
- 8 4" EPS TRIM, PAINTED
- 9 FRAMING, FRANCH DOORS, DOUBLE-GLAZED
- 10 2" X 4" WOOD TRIM, PAINTED
- 11 2" X 4" WOOD TRIM, PAINTED
- 12 WOOD ON STONE CLAD POST, TYP.
- 13 4" X 4" METAL RAILING

BUILDING FINISHES

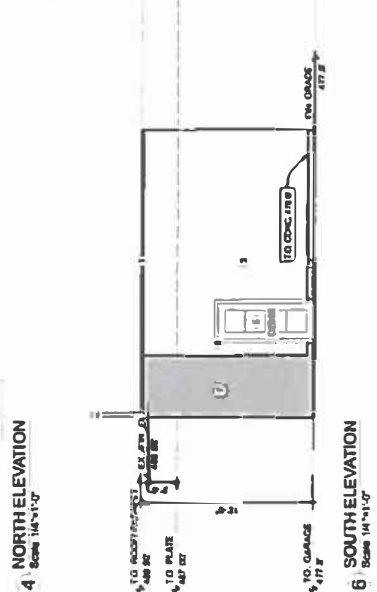
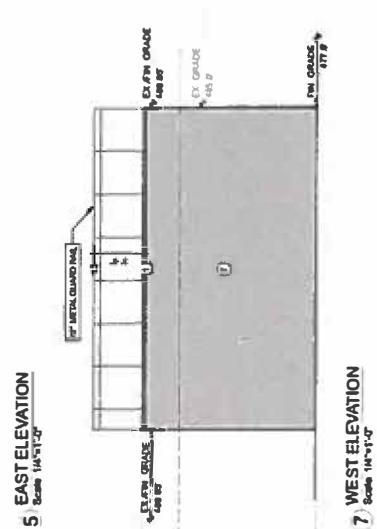
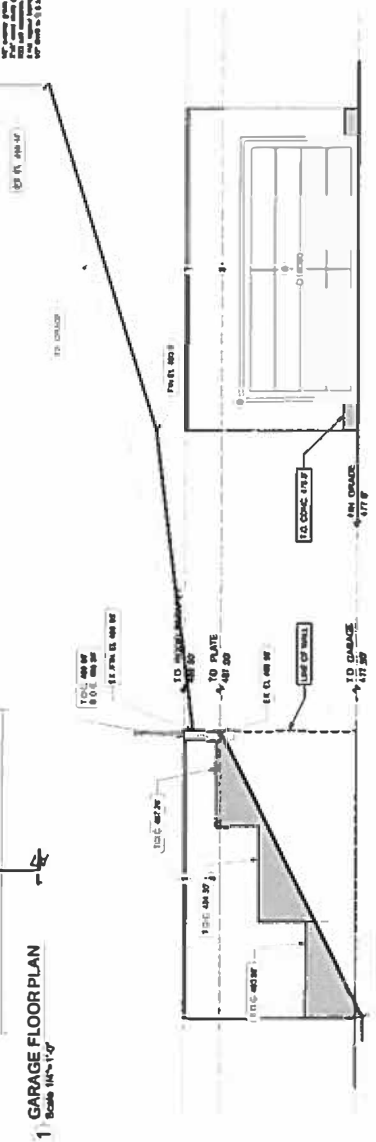
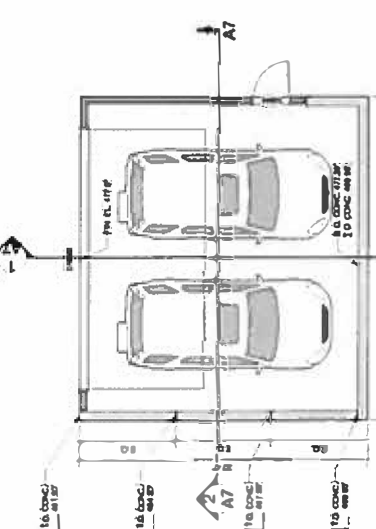
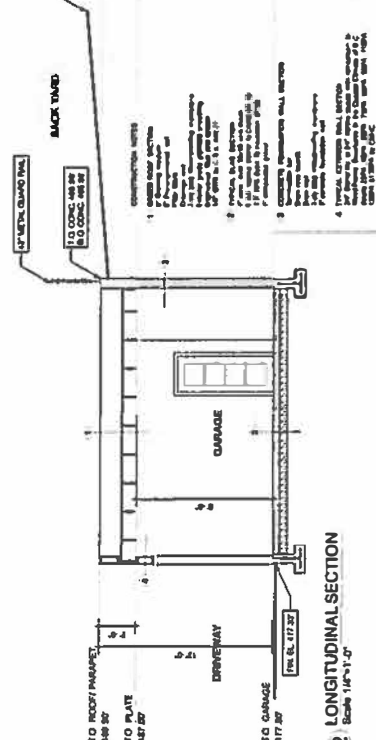
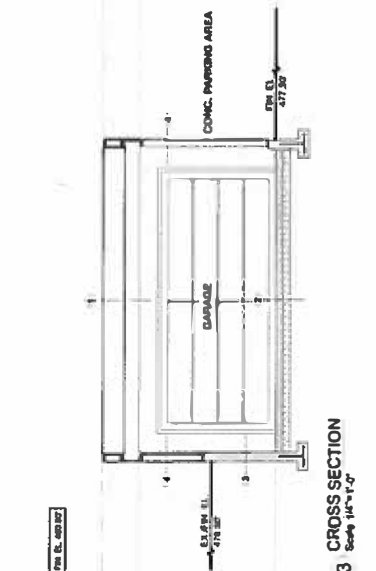
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- 12 WOOD ON STONE CLAD POST, TYP.
- 13 4" X 4" METAL RAILING

ELEVATIONS

Sheet No. **A5**

Project Title		Drawing Title		Date		Sheet No.	
R2 RESIDENCE		ELEVATIONS		JAN 27, 2018		A5	
3881 Beesborough,		Scale		AS SHOWN		Drawn	
Burnaby, B.C.		Drawn		VC		Reviewed	
LTD. NO. 815-81-848		Reviewed		DL		Date	
Roll Number: 848-848-848		Date		Notes		Rev	
P.O. Box 848-848-848		Notes		Rev		Date	

RECEIVED
SEP 01 2017
BUILDING DEPARTMENT



David Lin Design Studio
3141 15th Ave. S.E. Camas, WA 98607
360.835.1237 david@lin-design.com

- BUILDING FINISHES**
- 1 ALUMINUM METAL FLASHING
 - 2 LONGTIME VENEER
 - 3 ACETYLE STEEL
 - 4 VINYL SIDING, CRANBERRY/CHOCOLATE
- FOUNDATION**
- 5 PRECAST CONCRETE FOUNDATION WALL
 - 6 4" EPS TRIM, PAINTED
 - 7 6" EPS TRIM, PAINTED
- DOORS & WINDOWS**
- 8 16'x8' GARAGE DOOR
 - 9 4'x8' TRIM, PAINTED
 - 10 4'x8' TRIM, PAINTED
 - 11 4'x8' TRIM, PAINTED
 - 12 4'x8' TRIM, PAINTED
 - 13 4'x8' TRIM, PAINTED
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 - 97 4'x8' TRIM, PAINTED
 - 98 4'x8' TRIM, PAINTED
 - 99 4'x8' TRIM, PAINTED
 - 100 4'x8' TRIM, PAINTED

PROJECT INFO

Project Name: R2 RESIDENCE
5881 Bessborough,
Burnaby, B.C.
LTD. NO. 810-151-000
Roll Number: 810-151-000

DATE

Date: JAN 27 2018

SCALE

Scale: AS SHOWN

DRAWN

Drawn: VC

REVIEWED

Reviewed: DL

PROJECT NO.

Project No: A7

SCALE $1'' = 16'$

Applicable Adjacent House	Depth of Front Yard
5649 Bensborough Drive	38.00 ft
5655 Bensborough Drive	28.30 ft
5655 Bensborough Drive	25.10 ft
5661 Bensborough Drive	24.52 ft
5691 Bensborough Drive	116.01 ft
Total	28.00 ft
Average	

MAY 17 2017

NOTES:

- Drawings are printed from field survey.
- Elevations are based on Geoidal Datum of 1985 and are derived from control monument 71N5793 situated at the intersection of Basinsboro Drive and Holden Avenue North. Elevation = 507.50 feet.
- For additional control, use control monument or site benchmark only.
- All existing easements are 33' wide, approximately 100' from center of right of way.
- All easements must be approved by Planning Department for final building envelopes is required.
- All trees have been plotted as required by municipal bylaws.

- All elevations along curb line.

☒ denotes standard kerf post.	
☒ denotes lead plug.	
☒ denotes hydro pole.	
☒ denotes top of wall.	
☒ denotes bottom of wall.	
☒ denotes manhole	
☒ denotes water valve	
☒ denotes hydrant.	
☒ denotes tree.	

C10-1234 (use log number)

C=concrete
 T=tree
 D=diameter (inches)

CIVIC ADDRESS
5661 BESSEBOROUGH DRIVE
BURNABY, B.C.

ZONING: R2

CERTIFIED CORRECT.
DATED THIS 20TH DAY OF FEB., 2017

IVAN NGAN **B.C.L.S.**

L N L S
METRO VANCOUVER
LAND SURVEYORS

PID 012-151-840
 TEL 116211P7
 4932 VICTORIA DRIVE, VANCOUVER, BC, V5P 3T6
 T 604.327.1535 WEB WWW.JNLS.CA

LOUIS NEAU LAND SURVEYING INC., 2017