



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 Miguel Suarez / Regeneration Design Studio.
Mailing Address 1625 West 5th Av.
City/Town Vancouver. Postal Code V6J 1N5
Phone Number(s) (H) 778.668.3043 (C) _____
Email office@regendesign.ca.

Property

Name of Owner Tony Chen.
Civic Address of Property 2678 Chippendale Rd. 4679 Alpha Dr.
West Vancouver BC. V7S 3E5.

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 September 5th/2017.

Applicant Signature [Signature]

Office Use Only

Appeal Date October 5/2017 Appeal Number BV# 6305

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 5th, 2017

To,

Board of Variance
Burnaby City Hall
4949 Canada Way,
Burnaby, B.C
V5G1M2



Subject: Letter of Appeal to Board of Variance for hardship @ 4679 Alpha Drive.

Dear Sir / Madam

REgeneration Design inc. is applying for variance to the Burnaby Zoning Bylaw on behalf of the owner of the property at 4679 Alpha Drive, Burnaby B.C. We are requesting the outlined variances due to the the irregular lot shape, excessive slope on site and site conditions that present a hardships in conforming to the R-10 Burnaby Zoning Bylaw.

In addition to the variances granted for this project on August 5th, 2016, site conditions dictate that we add a retaining wall along the rear property line, to retain the grade difference from the lane to the at grade patio on the east side of the house.

Retaining wall along the lane (in line with the rear yard setback)

We originally proposed to slope the grade from the lane down to the patio on the east side of the house, but during the construction process, it was noticed that the soil wasn't stable with the provided slope, as the lane is quite active with traffic. As per original design the space is limited on site for an appropriate angle of burn so a retaining wall was introduced to avoid further hazard.

Fence along the rear property line.

As noted, this is an irregular lot and the in this case, the property is exposed completely from the lane without a visual barrier, i.e a fence. Hence a fence has been introduced along the lane to screen off traffic, garbage collection services and foot traffic to see into the property. This is to preserve our clients privacy.

We appreciate your consideration of our proposal in light of the hardship we face in designing a livable home for our clients.

Sincerely,

Hitesh Neb,
B.Tech Arch.Sci

BOARD OF VARIANCE REFERRAL LETTER

DATE: September 1, 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: Hitesh Neb		
APPLICANT ADDRESS: 1625 West 5 th Avenue, Vancouver, BC		
TELEPHONE: 778-388-0129		
PROJECT		
DESCRIPTION: New single family dwelling with secondary suite and detached garage		
ADDRESS: 4679 Alpha Drive		
LEGAL DESCRIPTION:	LOT: 39	DL: 123
		PLAN: 16792

The proposed revision for the issued Building Permit BLD16-00408 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R10 Section 110.12 (2) and Section 6.13 (1)(b)

COMMENTS:

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

- 1) To vary Section 110.12(2) – “Fences” of the Zoning Bylaw requirement to allow the already built 6 feet high fence along the North property line in the required front yard, where no fence or other structure are permitted in front of the face of the principle building facing the front yard.
- 2) To vary Section 110.12(2) – “Fences” of the Zoning Bylaw requirement to allow the already built retaining wall 4 feet high along the North property line in the required front yard, where no fence or other structure or structure, are permitted in front of the face of the principal building facing the front yard.
- 3) To vary Section 6.13(1)(b) – “Vision Clearance at Intersections” of the Zoning Bylaw to allow the already built of a 6 feet high fence along the North property line where the fence cannot exceed 1 m (3.51 ft.) within 6.0 m (19.69 ft.) from the point of intersection of a lane and a street.

Note: A previous Board of Variance appeal (B.V.6241, August 5, 2016) seeking relaxation for the distance between principal building and detach garage from minimum 14.8 feet to 5.60 feet was approved.



City of Burnaby

Note: A previous Board of Variance appeal (B.V.6241, August 5 2016) seeking relaxation for the principal building height from 19.0 feet to 21.04 feet was approved.

Note: A previous Board of Variance appeal (B.V.6241, August 5 2016) seeking relaxation for the depth of the principal building from maximum 38.23 feet to 57.02 feet was approved.

Note: A previous Board of Variance appeal (B.V.6241, August 5 2016) seeking relaxation of the front yard setback requirement from 24.9 feet to 16.55 feet was approved.

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.

AB

Peter Kushnir
Deputy Chief Building Inspector

CONTRACT MEMO
 The plan and specifications are made up of three sections. The sections are: 1. General Notes, 2. Specifications, and 3. Drawings. The sections are to be read in the order in which they are numbered. The sections are to be read in the order in which they are numbered. The sections are to be read in the order in which they are numbered.

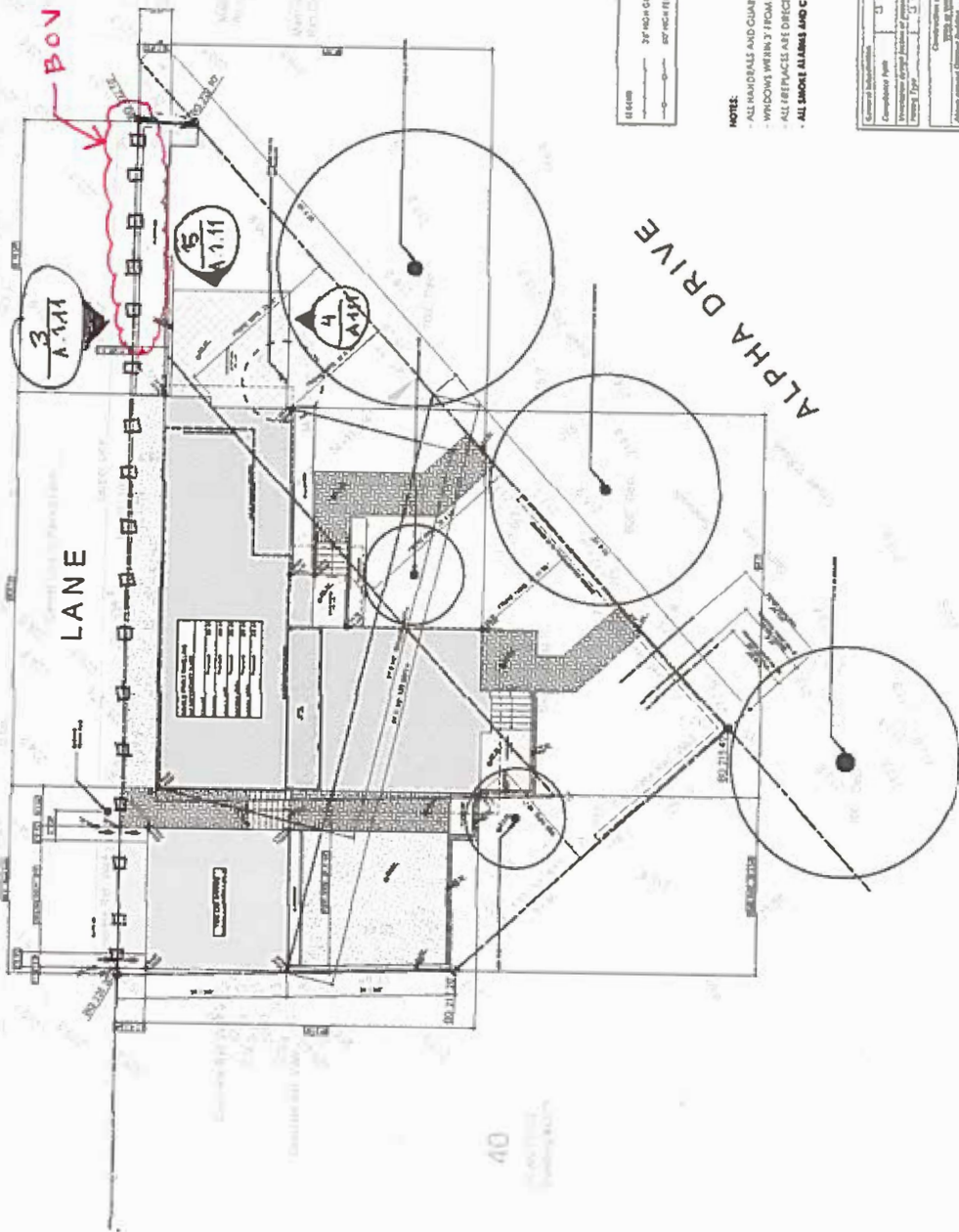
REVISIONS
 1. 10/10/00 10/10/00
 2. 10/10/00 10/10/00
 3. 10/10/00 10/10/00



**4679 ALPHA DRIVE
 BURNABY, B.C.**

SITE PLAN

SCALE
 1" = 10'-0"
DATE
 10/10/00
BY
 10/10/00



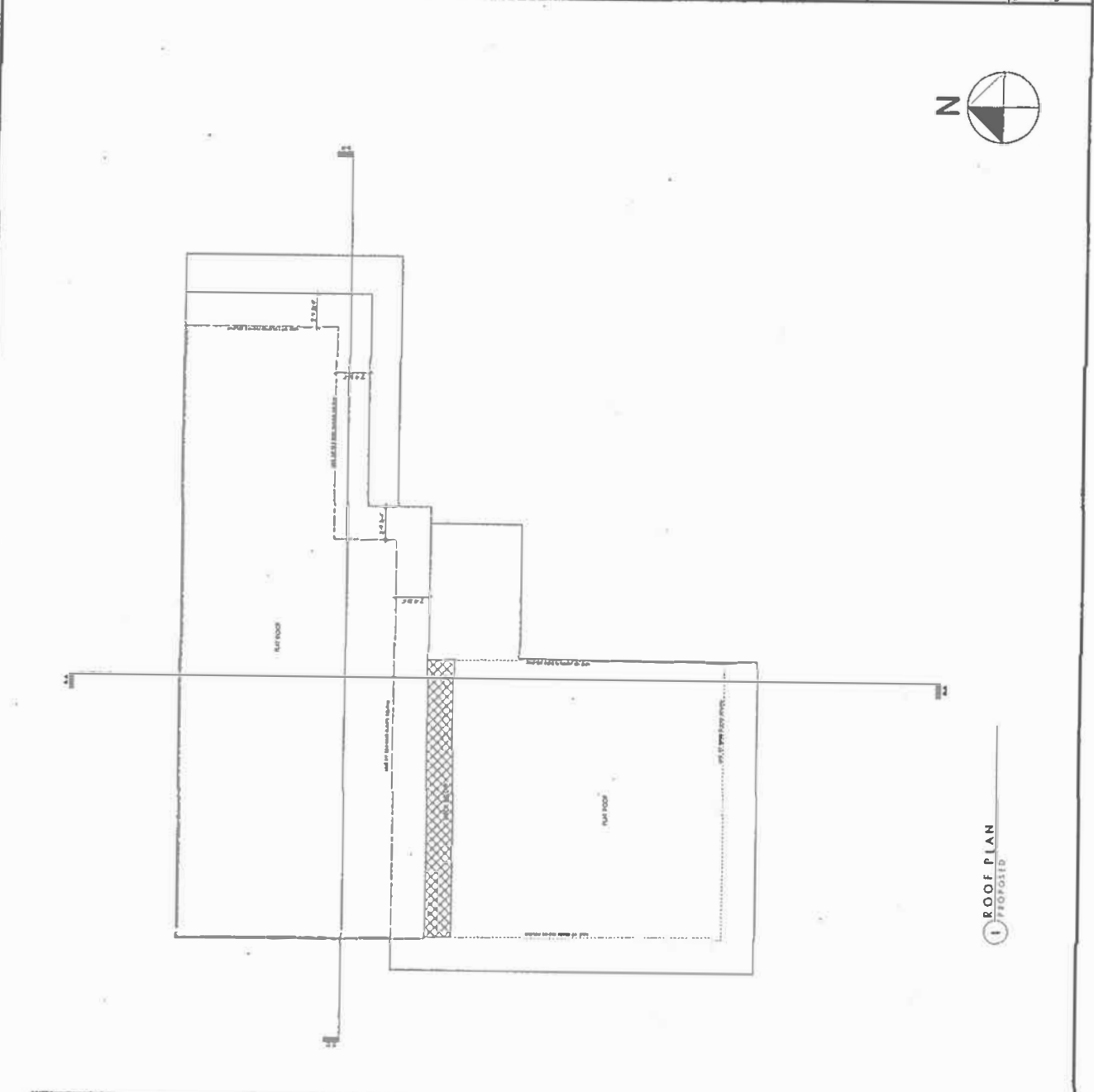
PROJECT DATA

OWNER	4679 Alpha Drive
DESIGNER	generation design inc.
DATE	10/10/00
PROJECT NO.	10/10/00
PROJECT NAME	4679 Alpha Drive
PROJECT ADDRESS	4679 Alpha Drive
PROJECT CITY	Burnaby, B.C.
PROJECT PROVINCE	B.C.
PROJECT COUNTRY	Canada
PROJECT PHONE	604-291-1111
PROJECT FAX	604-291-1111
PROJECT E-MAIL	info@generationdesign.com
PROJECT WEBSITE	www.generationdesign.com
PROJECT ARCHITECT	4679 Alpha Drive
PROJECT ENGINEER	4679 Alpha Drive
PROJECT LANDSCAPE ARCHITECT	4679 Alpha Drive
PROJECT CIVIL ENGINEER	4679 Alpha Drive
PROJECT ELECTRICAL ENGINEER	4679 Alpha Drive
PROJECT MECHANICAL ENGINEER	4679 Alpha Drive
PROJECT PLUMBING ENGINEER	4679 Alpha Drive
PROJECT FIRE ENGINEER	4679 Alpha Drive
PROJECT ENVIRONMENTAL ENGINEER	4679 Alpha Drive
PROJECT HISTORIC PRESERVATION	4679 Alpha Drive
PROJECT TRANSPORTATION ENGINEER	4679 Alpha Drive
PROJECT SPECIALTIES	4679 Alpha Drive

NOTE:
 - ALL HANDRAILS AND GUARDRAILS TO CONFORM TO NCEC 3.8.2 & 3.8.3
 - WINDOWS WITHIN 7' FROM EXTERIOR DOOR AND BATHS INCLUDE TO BE GUATED WITH SAFETY GLASS
 - ALL ENTRANCES ARE DESIGNATED
 - ALL SMOKE ALARMS AND CARBON MONOXIDE ALARMS TO BE INTERCONNECTED.

General Information	1. Project Name	2. Project Address	3. Project City	4. Project Province	5. Project Country
Completion Date	10/10/00	10/10/00	10/10/00	10/10/00	10/10/00
Design Date	10/10/00	10/10/00	10/10/00	10/10/00	10/10/00
Construction Date	10/10/00	10/10/00	10/10/00	10/10/00	10/10/00
Project Manager	10/10/00	10/10/00	10/10/00	10/10/00	10/10/00
Project Engineer	10/10/00	10/10/00	10/10/00	10/10/00	10/10/00
Project Architect	10/10/00	10/10/00	10/10/00	10/10/00	10/10/00
Project Landscape Architect	10/10/00	10/10/00	10/10/00	10/10/00	10/10/00
Project Civil Engineer	10/10/00	10/10/00	10/10/00	10/10/00	10/10/00
Project Electrical Engineer	10/10/00	10/10/00	10/10/00	10/10/00	10/10/00
Project Mechanical Engineer	10/10/00	10/10/00	10/10/00	10/10/00	10/10/00
Project Plumbing Engineer	10/10/00	10/10/00	10/10/00	10/10/00	10/10/00
Project Fire Engineer	10/10/00	10/10/00	10/10/00	10/10/00	10/10/00
Project Environmental Engineer	10/10/00	10/10/00	10/10/00	10/10/00	10/10/00
Project Historic Preservation	10/10/00	10/10/00	10/10/00	10/10/00	10/10/00
Project Transportation Engineer	10/10/00	10/10/00	10/10/00	10/10/00	10/10/00
Project Specialties	10/10/00	10/10/00	10/10/00	10/10/00	10/10/00

WILLIAM STREET



WALL SCHEDULE	
<p>101</p> <p>102</p> <p>103</p> <p>104</p> <p>105</p>	<p>101</p> <p>102</p> <p>103</p> <p>104</p> <p>105</p>
ROOF SCHEDULE	
<p>106</p> <p>107</p> <p>108</p> <p>109</p> <p>110</p>	<p>106</p> <p>107</p> <p>108</p> <p>109</p> <p>110</p>
FLOOR SCHEDULE	
<p>111</p> <p>112</p> <p>113</p> <p>114</p> <p>115</p>	<p>111</p> <p>112</p> <p>113</p> <p>114</p> <p>115</p>

A-1.05

① SOUTH ELEVATION

2 FAST ELEVATION PROPOSED

[illegible]

4307723

- ALL HANDS AND GUARDRAILS TO CONFORM TO ENCL. TABLE 1.1.1.1
- WINDOWS WITHIN 1' FROM DECK EDGE CODED AND BARRIERS TO BE GLAZED WITH SAFETY GLASS
- ALL HULL PLACES ARE DEFECTIVE WANTED
- ALL SMOKE ALARMS AND CARBON MONOXIDE ALARMS TO BE INTERCONNECTED

The paper and program sets, each of 40 items, assess the students' knowledge of the program and the changes in the curriculum. The program sets are designed to be used in conjunction with the program sets, and the program sets are designed to be used in conjunction with the program sets.

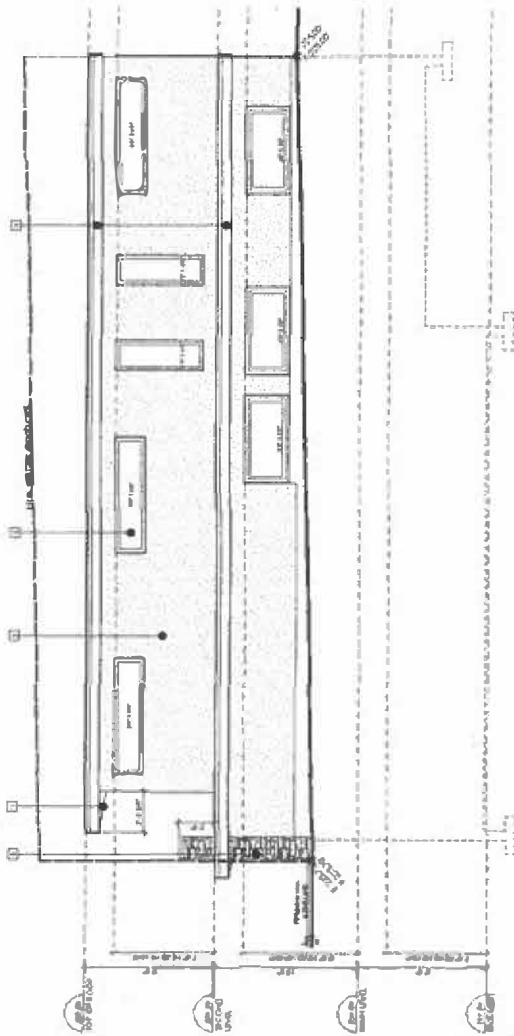
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Bentley Systems, Inc.

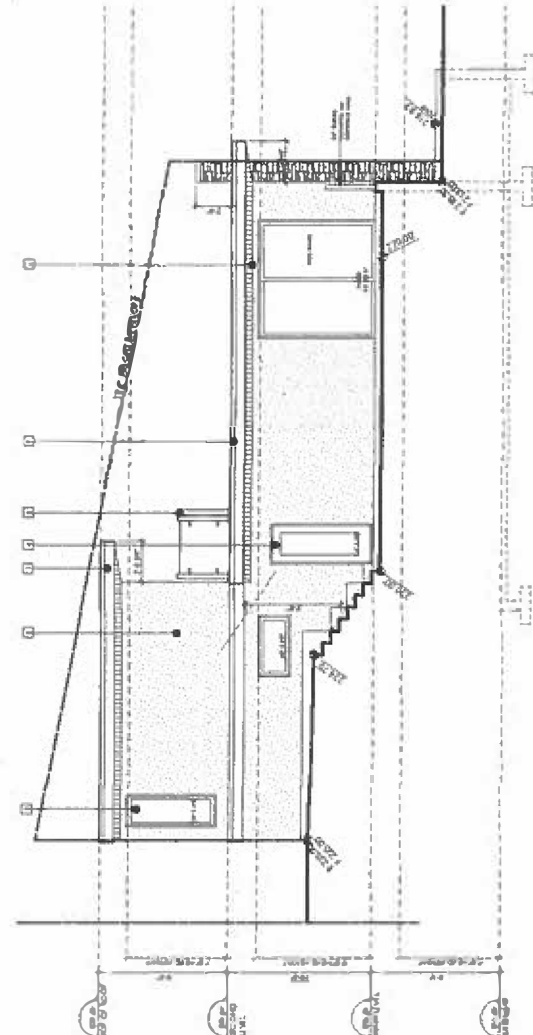
4679 ALPHA DRIVE
DUNNABY, B.C.

ELEVATIONS

日期	2016.10.10	姓名	王小明
学号	123456789	成绩	A-1.06



1 NORTH ELEVATION



2 WEST ELEVATION
PROFILES

[illegible]

111

- ALL HANDLES AND GUARDRAILS TO CONFORM TO BS EN 147 L & SLS
- WOODWORK WITH 3 PROMETHEUS SCORPION BARKHILL FINISHES TO BE GRATED WITH LAITLY GLAZE
- ALL BRIPAC II ARE GRATED VENEER
- ALL SHORE GRATING AND CUSHION BACKINGS ATTACH TO BE INTERLOCKED.

FROM THE EDITOR

- ☐ 6. acid purity
☐ 7. buffer volume
☐ 8. temperature
☐ 9. substrate velocity
☐ 10. chemical purity
☐ 11. acid velocity and acid amount

[illegible]

DATE	DESCRIPTION	AMOUNT
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10/2/88	10/2/88	10/2/88
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12/24/88		



4679 ALPHA DRIVE
DURHAM, B. C.

GARAGE

1998

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A-1.10



FINISH SCHEDULE

17	WOOD ENTRY	6	OVERHEAD CLOSET DOOR
18	PLAQUE HANG	7	CONCRETE SEAL
19	STAIRCASE HANDRAILS	8	TRIM CUTTING
20	STAIRCASE DOOR	9	WOOD MISC.
21	WOOD TRIM AND OUTLET SLEEVES		

