



BOARD OF VARIANCE REFERRAL LETTER

DATE: October 3, 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: October 10, 2017 for the November 2, 2017 hearing.			
APPLICANT NAME: Dee Spencer			
APPLICANT ADDRESS: 5620 Eagle Court, North Vancouver, V7R 4I9			
TELEPHONE: 604-250-7078			
PROJECT			
DESCRIPTION: New two family dwelling with detached garage.			
ADDRESS: 5307 / 5309 Schou Street			
LEGAL DESCRIPTION:	LOT: 3	DL: 74	PLAN: BCP47211

Building Permit application BLD17-00875 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R5 / Section 105.9, 105.11, 105.8 (1), 105.7 (2) (b)

COMMENTS:

The applicant proposes to build a new two family dwelling with 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 105.9 – “Front yard” of the Zoning Bylaw requirement for the minimum front yard depth from 19.7 feet (based on minimum front yard depth) to 8.64 feet.
- 2) To vary Section 105.11 – “Rear yard” of the Zoning Bylaw requirement for the minimum rear yard depth from 24.6 feet to 8.56 feet.
- 3) To vary Section 105.8 (1) – “Depth of Principal Building” of the Zoning Bylaw requirement for the maximum building depth from 41.14 feet (based on 50 percent of the lot depth) to 65 feet.
- 4) To vary Section 105.7 (2) (b) – “Height of Principal Building. Two Family Dwellings” of the Zoning Bylaw requirement for the maximum building height from 25.0 feet to 25.51 feet measured from the front average grade for the proposed two family dwelling with a sloped roof. The principal building height measured from the rear average grade will be 22.81 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.

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Peter Kushnir
Deputy Chief Building Inspector