

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	VIKRAM TIKU
Mailing Address	190. 2250 BOUNDAY ROAD.
City/Town	Postal Code V54323
Phone Number(s)	(H) (C) 604 8389 093
Email	VIKRAMTIKU@TDSTUMO.CA.
Property	
Name of Owner	LEO DIAN
Civic Address of Prop	erty 6695 EAGUES TOUVE-
best of my knowledge, tr	information submitted in support of this application is, to the ue and correct in all aspects, and further that my plans have no plans other than those applied for with in this application.
Date	Applicant Signature
	Office Use Only
Appeal Date 207	DEC. 07 Appeal Number BV# 63/0
□ Bu	e Application Receipt ilding Department Referral Letter ordship Letter from Applicant se Plan of Subject Property

Any documents submitted in support of this Board of Variance Appeal will be made available to the Public



MEMORANDUM

Single Family Dwelling	November 06, 2017
Project Name	date
6695 Eagles Drive, Burnaby, BC	T1608
Project address	Project Number
to	
Board of Variance, City of Burnaby	Secretary
City	attention
Avtar Basra	
Client representative / Project manager	attention
from	
TD Studio Inc.	Vikram Tiku
Designer	from

The owners are proposing to build a new single family dwelling on the subject lot and would like to request the Board to allow for a variance with reference to proposed overall height of the building. The minor amendment to the building depth is due to the City's interpretation of how the depth is measured and if required, the proposal can be reduced in depth to comply.

The subject lot observes a steep slope from the front lot line towards the rear lot line of more than 25'. As the subject lot has no lane access and steep grades, the only viable location for a garage seems to be the front portion of the lot. In consideration of the fact that older people may eventually occupy the house, the owner wanted to avoid having a steep driveway or many steps between the garage/parking and the main floor of the house. This has been a critical consideration for the design. The driveway has been proposed as relatively flat to allow for pedestrian access as well, and the garage has followed that grade. The main floor has been located just a step above the garage.

Please note that the proposed building observes a one storey expression towards the front lot line which is similar to its many neighbors.

The rear portion of the upper floor has been stepped back away from the adjacent neighbor to address impact of the increased height. There is an unopened road right of way with a pedestrian path towards the other side p/l and no adjacent neighbor which is impacted.

In consideration of the steep grade of the subject lot and the bylaw provision which measures height from the lower rear side, I hope that the members of the Board will give consideration to allow our appeal. We have explored various design options and tried our best to develop a site appropriate design which addresses any massing impact on adjacent properties.

Yours truly.

Vikram Tiku B. Arch MUP



BOARD OF VARIANCE REFERRAL LETTER

DATE: November 7, 2017			
DEADLINE: November 7, 2	017 for the Decem	ber 7, 2017 hearing.	This is <u>not</u> an application
APPLICANT NAME: Vikra	am Tiku		Please submit this letter to the Clerk's office
APPLICANT ADDRESS: U BC, V5M 3Z3	nit 180 – 2250 Bou	ndary Road, Burnaby,	(ground floor) when you make your Board of
TELEPHONE: 604-838-9093	3		Variance application.
PROJECT			
DESCRIPTION: New Single	Family Dwelling a	nd Attached Garage	
ADDRESS: 6695 Eagles Dri	ve		
LEGAL DESCRIPTION:	LOT: 151	DL: 85	PLAN: 36335

Building Permit application BLD17-01106 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); 101.7(b)

COMMENTS:

The applicant proposes to build a new single family dwelling and an attached garage. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

- 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 33.71 feet measured from the rear average grade for the proposed single family dwelling with a sloping roof. The principal building height measured from the front average grade will be 24.67 feet
- 2) To vary Section 101.7(b) "Depth of principal building" of the Zoning Bylaw requirement for the maximum building depth from 60 feet to 60.67 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 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.

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

LM

Peter Kushhir

Deputy Chief Building Inspector



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