



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 100-2250 BURNABY ROAD.
City/Town BURNABY Postal Code V5H 3Z3
Phone Number(s) (H) _____ (C) 604 8389093
Email VIKRAMTIKU@TDSUNO.CA.

Property

Name of Owner LEO DAN
Civic Address of Property 6695 EAGLES DRIVE.

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.

NOV 07, 2017
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2017 DEC. 07 Appeal Number BV# 6310

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

MEMORANDUM

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

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			<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: November 7, 2017 for the December 7, 2017 hearing.			
APPLICANT NAME: Vikram Tiku			
APPLICANT ADDRESS: Unit 180 – 2250 Boundary Road, Burnaby, BC, V5M 3Z3			
TELEPHONE: 604-838-9093			
PROJECT			
DESCRIPTION: New Single Family Dwelling and Attached Garage			
ADDRESS: 6695 Eagles Drive			
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:

- 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 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 Kushnir
Deputy Chief Building Inspector

