



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 VEERPAL K. GILL
Mailing Address 4895 McKEE PLACE
City/Town BURNABY Postal Code V5J 2T3
Phone Number(s) (H) 604-200-0639 (C) 778-847-6287
Email Sidhu7veerpal@yahoo.ca

Property

Name of Owner NAGINDER S. GILL, BALVIR K. GILL
AJAIB S. GILL, VEERPAL K. GILL
Civic Address of Property 4880 PORTLAND STREET
BURNABY B.C.

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.

DEC. 12 - 2017

Date

Veerpal Kaur Gill

Applicant Signature

Office Use Only

Appeal Date 2018 FEB. 01 Appeal Number BV# 6318

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

December 12, 2017

Burnaby Board of Variance

Burnaby City hall

4949 Canada Way, Burnaby BC

RE: 4880 PORTLAND STREET

Dear Members of the Board,

I am requesting for a relaxation in the height of the building from the maximum allowable height of 29.5' to 30.97'

The reason being that the Architectural drawings were at one point revised to show 8' floor to ceiling height of the upper floor, where as the structural drawings were never revised to reflect the change and thus showed a 9' floor to ceiling height.

It was an error on the part of the framers that went un noticed and they constructed the upper floor to 9' as per the structural drawings.

There was a further error of 6" in the truss manufacturing height which went un noticed.

We are not familiar with drawing reading and relied on the trades' men who happened to be just as savvy as we are in reading drawings.

Now that the roof is completely finished, the building inspector noted the mistake.

It will be very costly to rip it all apart and bring it down by 1'-6" and put us in a great monetary hardship.

It was un intentional, a mistake on the part of the framers and the truss manufacturers.

Under the circumstances we will appreciate if you could save us, our family home, from considerable monetary hardship.

Hoping for a favorable consideration. Thank You

Yours Truly,

Veerpal Kaur Gill

Veerpal Kaur Gill



BOARD OF VARIANCE REFERRAL LETTER

DATE: November 23, 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: January 9, 2018 for the February 01, 2018 hearing.			
APPLICANT NAME: Veerpal Kaur Gill			
APPLICANT ADDRESS: 4895 Mckee Pl Burnaby, V5J 2T3			
TELEPHONE: 778-847-6287			
PROJECT			
DESCRIPTION: New single family dwelling with secondary suite and detached garage			
ADDRESS: 4880 Portland Street			
LEGAL DESCRIPTION:	LOT: 6	DL: 157	PLAN: 1828

Building Permit application BLD16-01135 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / Sections 102.6(1)(a)

COMMENTS:

The applicant has constructed a new single family dwelling with a 9' clear ceiling height on the upper floor instead of the approved 8' ceiling height. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

- 1) 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 30.97 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 27.77 feet.

Notes:

1. The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.
2. 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

[illegible]

4880 HORTLAND STREET
SUITE 100
18" x 1'-0"
LEGAL LOT 4, DL 157 PLAN 1828
PID 012-364-585

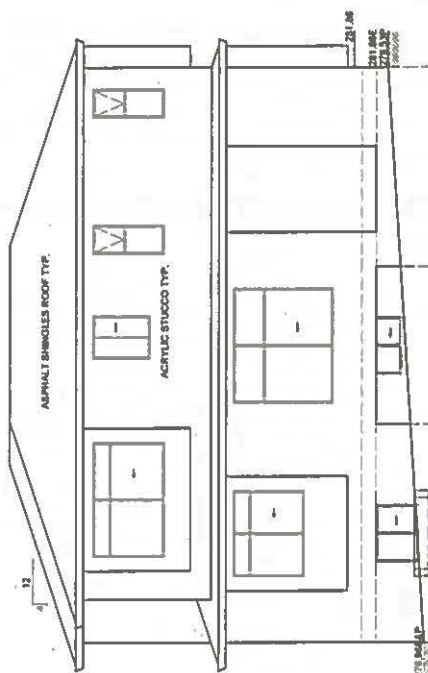
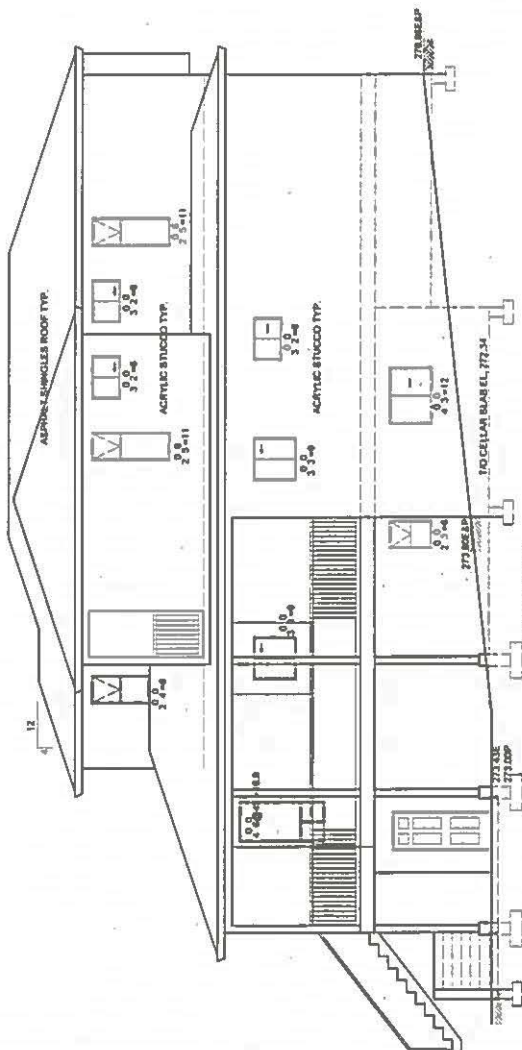
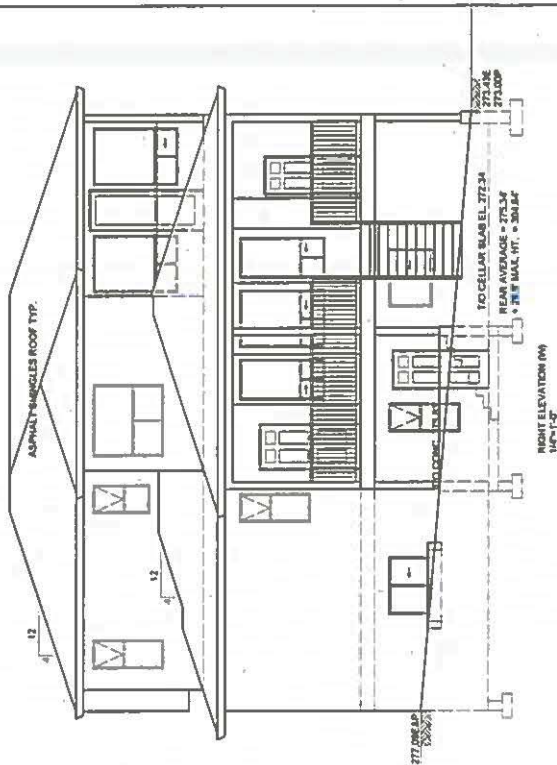
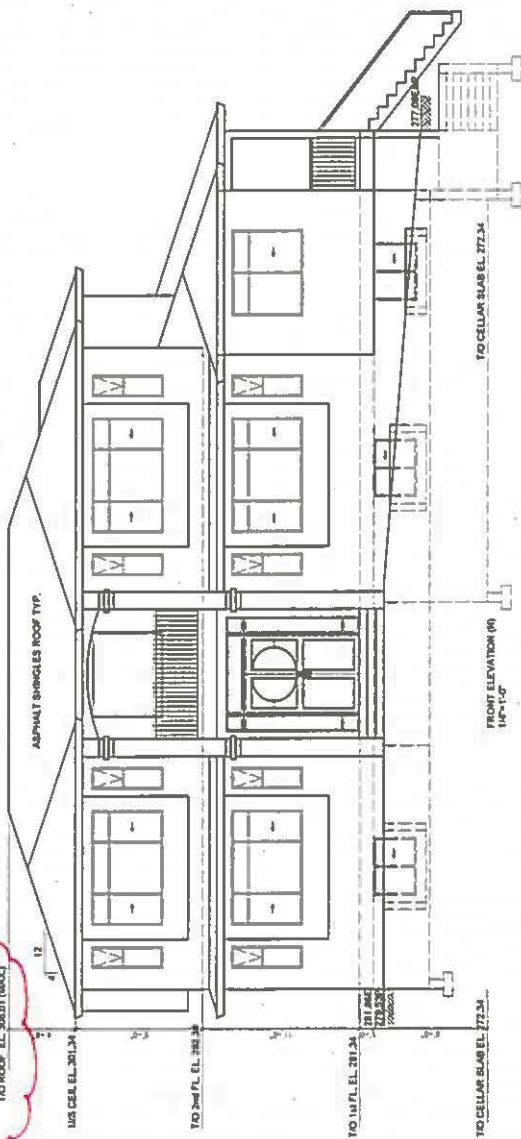
IMPERMEABLE AREA CALC.
COMPUTER GENERATED
IMPERMEABLE AREA
= 4194.80 SQ. FT. = 43.8%

FLOOR AREA CALCULATIONS

LOT AREA	18750 SQ. FT.	PERCENT	PROF.
LOT COVERAGE	40%	3670.0	2445.9
CELLAR FL. AREA		1171.0	1171.0
FIRST STOREY AREA		1187.0	1187.0
SECOND STOREY AREA		1363.0	1363.0
G.F.A.		4720.3	4720.3
AG.F.A. 40%		3279.0	3268.0
DECK AREA 10% OF G.F.A.		371.9	371.9
PORCH AREA		38.8	38.8
GARAGE AREA		452.1	452.1

SITE: 4880 PORTLAND ST. BBY. BC
 NAGINDER GILL RESIDENCE
 JULY 2016 DRN. G.B
 BHOGAL DESIGNS, 7270-15 AVE. BBY.
 TEL 604-527-4078 SHT. 1 OF 6

TO ROOF EL. 308.01 (MAX.)



SITE: 4880 PORTLAND ST. BBY. BC
NAGINDER GILL RESIDENCE
JULY 2016 | DRN. C.B
BHOGAL DESIGNS, 7270-15 AVE. BBY.
TEL: 604-527-4078 | SHT. 5 OF 6

EXPOS. BLDG. FACE = 1200.0 SQ. FT.
ALLOW. OPENING = 101.0 SQ. FT. (8% @ 0.56)
PROP. OPENING = 94.9 SQ. FT. 1.0 @ 0.91