



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 Parkat Lehal
Mailing Address 5913 Earles Street
City/Town Vancouver BC Postal Code V5R 3S7
Phone Number(s) (H) _____ (C) 604-438-5871
Email ParkatLehal@hotmail.com

Property

Name of Owner Parkat Lehal
Civic Address of Property 3819 Marine Drive
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.

FEB. 5. 2018

Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2018 March 01 Appeal Number BV# 10324

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

Office of the city clerk,

4949 Canada way

Burnaby BC

V5G 1M2

604 294 7290

Re: Board of variance appeal for 3819 Marine Drive.

Dear Board of Variance,

It has been brought to our attention that in the process of planning 3819 Marine Drive that both front and rear accesses will be treated as roads and both yards will be considered front yards.

We are requesting a variance because complying with the zoning bylaw requirements causes an undue hardship for the following reasons:

1. The slope of the lot does not allow for an attached garage with the house. The slope of the driveway exceeds the permissible limit.
2. If we ask for slope of driveway relaxation it becomes a safety issue.
3. We do not get any parking other than the sought garage because of the terrain as an extremely sloping driveway will be dangerous during the winter months with potential for heavy snowfall, freezing rain and ice buildups.
4. It was our understanding that the property lines are offset to create the front yard and the side yards. The same formula should be applied for calculating the building depth.
5. We planned the building as per the normal planning processes to keep the building depth within the prescribed zoning stipulations and did not anticipate a different method of building depth calculation.

Thank you for taking the time to consider our application. Upon review, please do not hesitate to contact me with questions at 604 438 5871/ 604 441 1910.

Respectfully

Parkat Lehel





BOARD OF VARIANCE REFERRAL LETTER

DATE: February 2, 2018		<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: February 06, 2018 for the March 01, 2018 hearing.			
APPLICANT NAME: Parkat Lehal			
APPLICANT ADDRESS: 5913 Earles St., Vancouver, V5R 3S7			
TELEPHONE: 604-438-5871			
PROJECT			
DESCRIPTION: New single family dwelling with secondary suite and detached garage			
ADDRESS: 3819 Marine Drive			
LEGAL DESCRIPTION:	LOT: 133	DL: 175	PLAN: 11579

Building Permit application BLD17-10102 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / Sections 102.7(b), and 6.2(2)

COMMENTS:

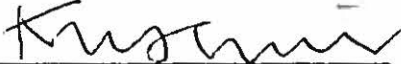
The applicant proposes to build a new single family dwelling with a secondary suite and detached garage. The property is a through lot with two front yards. It faces Marine Drive and Maple Tree Lane. In order to allow the Building Permit to proceed, the applicant requests that the following variances be granted:

- 1) To vary Section 102.7(b) – “Depth of Principal Building” of the Zoning bylaw requirement for the maximum building depth from 60.00 feet to 74.50 feet.
- 2) To vary Section 6.2(2) – “Location and Siting of Buildings” of the Zoning Bylaw which, if permitted would allow for the construction of a new single family home with an accessory building in a required front yard, where no accessory building can be located in a required front yard. The proposed accessory building is 85.5 feet from the front (Marine Drive) property line and 8.0 feet from the north (Maple Tree Lane) property line.

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 these variances, if granted, are limited to the scope of the proposal shown on the attached plans.
3. All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.

MS


Peter Kushnir
Deputy Chief Building Inspector

**SURVEY PLAN OF LOT 133
DISTRICT LOT 175, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN 11579**

SCALE 1" = 18'

All distances are in feet.

Applicable Adjacent House	Depth of Front Yard
3807 Marine Drive	52.10 ft
3819 Marine Drive	43.40 ft
3831 Marine Drive	36.24 ft
Total	131.74 ft
Average	43.91 ft

RECEIVED

OCT 31 2011

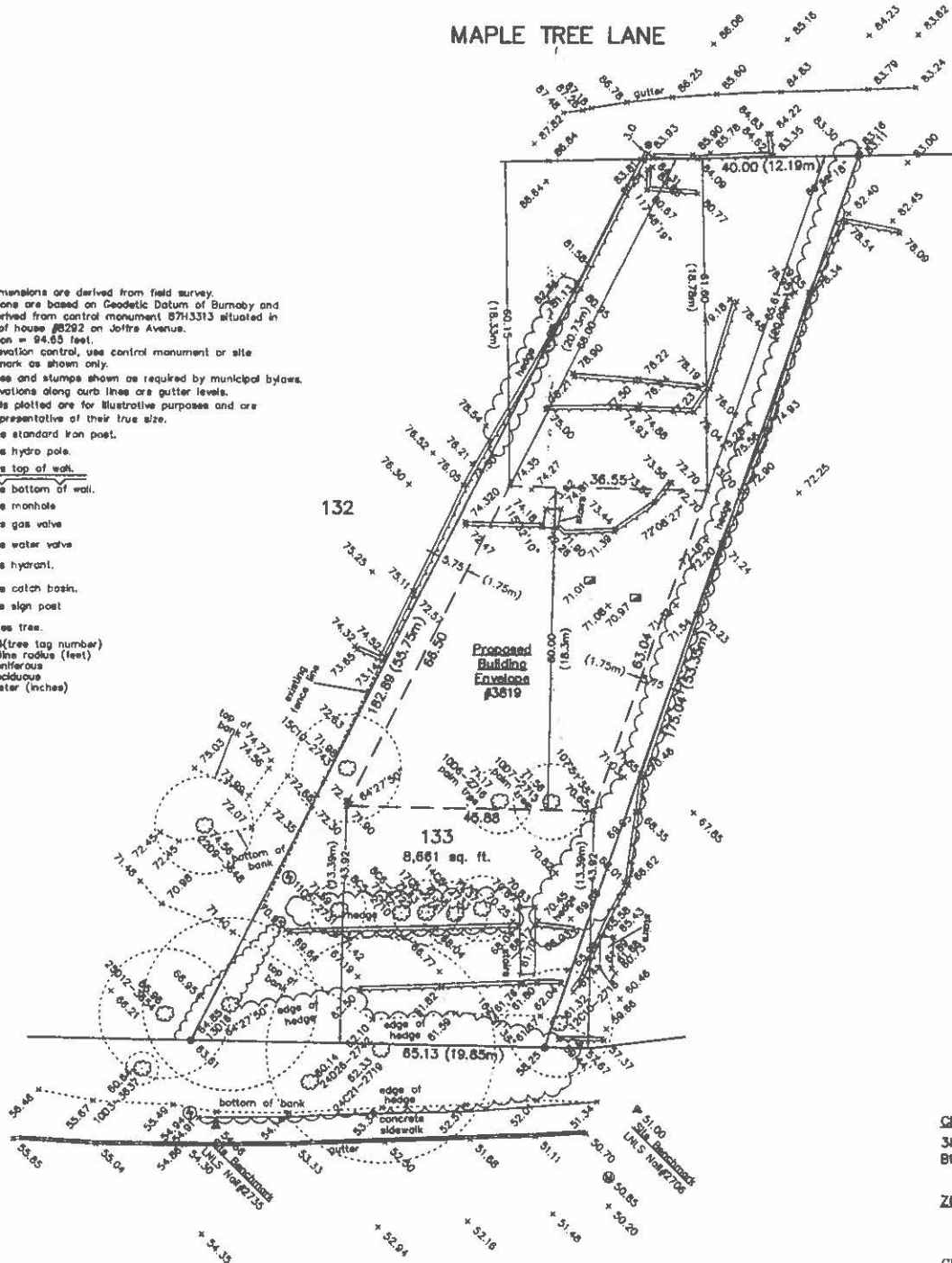
BUILDING DEPARTMENT



MAPLE TREE LANE

NOTES:

- Lot dimensions are derived from field survey.
- Elevations are based on Geodetic Datum of Burnaby and are derived from control monument 87H3313 situated in front of house #8292 on Joffre Avenue. Elevation = 94.65 feet.
- For elevation control, use control monument or site benchmark as shown only.
- All trees and stumps shown as required by municipal bylaws.
- All elevations along curb lines are gutter levels.
- Symbols plotted are for illustrative purposes and are not representative of their true size.
- denotes standard iron post.
- ⊕ denotes hydro pole.
- tw denotes top of wall.
- tb denotes bottom of wall.
- ⊗ denotes manhole.
- ⊕ denotes gas valve.
- ⊕ denotes water valve.
- ⊕ denotes hydrant.
- ⊕ denotes catch basin.
- ⊕ denotes sign post.
- ⊕ denotes tree.
- BC10-1234 (tree tag number)
- drip line radius (feet)
- C=coniferous
- D=deciduous
- diameter (inches)



CIVIC ADDRESS

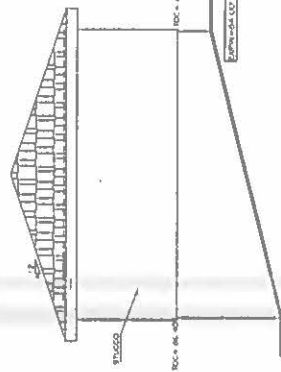
3819 MARINE DRIVE
BURNABY, B.C.

ZONING: R2

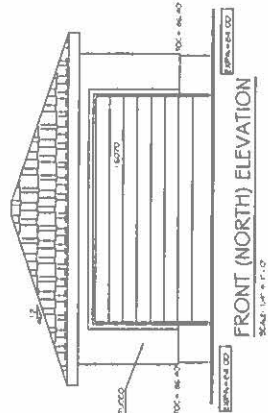
CERTIFIED CORRECT
DATED THIS 17TH DAY OF JULY, 2017

LOUIS NGAN, B.C.L.S.

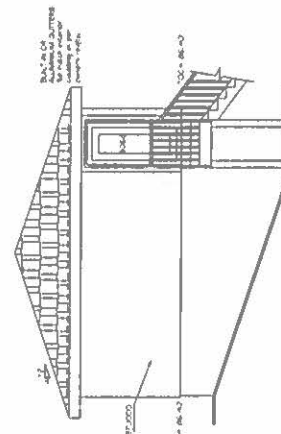
LNLS METRO VANCOUVER
LAND SURVEYORS



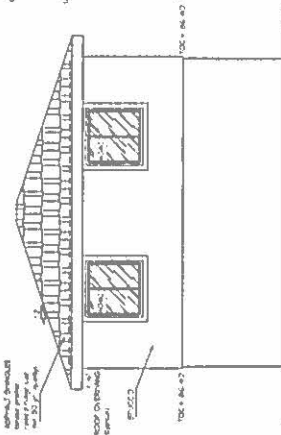
LEFT (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



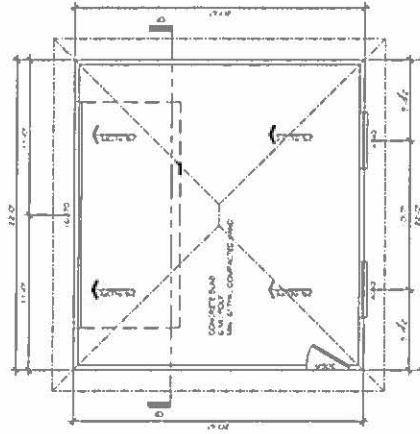
FRONT (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



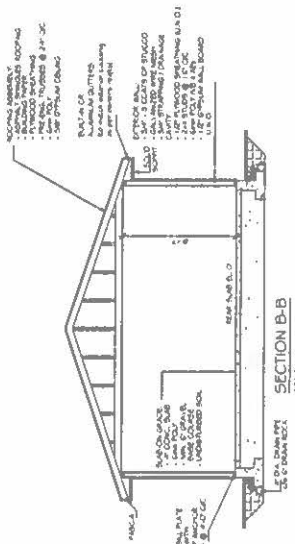
RIGHT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



REAR (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



2 CAR GARAGE PLAN
SCALE: 1/4" = 1'-0"



SECTION B-B
SCALE: 1/4" = 1'-0"

PROPOSED DWELLING ON
3815 MARINE DRIVE,
BURNABY, BC

DESIGNER	B. BROWN
PROJECT NO.	001-11-1989
ISSUE DATE	10/20/97
SCALE	AS SHOWN
APPROVED BY	B. BROWN
CHECKED BY	B. BROWN
DRAWN BY	B. BROWN
DATE	10/20/97
PROJECT NAME	DRAWING NAME GARAGE
DRAWING NO.	A5