



2018 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 PETER SMITH

Mailing Address 1106 - 305 W 12TH AVE

City/Town VANCOUVER Postal Code V6H 1M3

Phone Number(s) (H) 604 779-7673 (C) 604 779 7673

Email kittycho77@gmail.com

Property

Name of Owner Kitty Kit-Yu Cho

Civic Address of Property 8008 13TH AVE

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.

April 10, 2018
Date

Kitty Cho
Applicant Signature

Office Use Only

Appeal Date May 03 2018 Appeal Number BV# BV 6327

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

Kitty Cho
8008 13th Avenue
Burnaby, BC
V3N 2G2

April 3, 2018

Dear City of Burnaby:

This letter is to request and substantiate the granting of a setback Variance for a residence at 8008 13th Avenue in Burnaby. The Variance requested is relatively minor and as shown below clearly meets all of the parameters and, I think is not only in our best interest but in the best interest of our neighbours. Furthermore, if granted, this Variance would not conflict with any other aspect of the City of Burnaby Zoning Bylaw. If granted, our request, would make our setback consistent with the average front yard setback of our neighbourhood.

Other homes on our block, and in our neighbourhood generally, were constructed with an average of 20 feet front setback (Please see diagram 1). I am requesting a similar front yard setback as our original house so that it is reasonably consistent with other homes in the vicinity and same zone.

We are in the exceptional circumstance where our neighbour directly to the East is the only house on the block that has an unusually large setback of approximate 70 feet, while virtually every other house on the block has a setback of about 20 feet. For a new house, zoning requires our front yard setback to be according to the front yard average with near neighbours resulting in a setback of 39.6 feet back from our front property line. Because my proposed house has only one house to the West of it set-back calculation is biased towards a larger setback than if it was further along the block.

My understanding is that the set-back by-law is intended to make the neighbourhood as uniform as possible by having neighbouring houses not appear to deviate significantly from surrounding houses. Because the aberrant house has such an extensive setback, adherence to the by-law would effectively create two houses with anomalously large setbacks and appear to be "out of place", rather than making the neighbourhood appear to be more uniform. My street would look considerably less uniform with the two adjacent houses having excessively large setbacks, than having one with a large setback.

I would expect that, if at some point, the neighbour with the large setback rebuilds, the setback for their house would be re-situated 40 or more feet closer to the street than it is now, leaving our house as the only one on the block with an anomalously large setback.

Furthermore, I consider the ~~setback~~ mandated by the city's bylaws to be an undue hardship and inappropriate because it ~~will~~ ~~have~~ a negative impact on the health and well-being of us and our two young children. This mandated ~~setback~~ would significantly increase our front yard, which will take away square footage available for a ~~back yard~~ where our children could play more safely. Using a larger front yard, rather than the rear yard, as a space for children to play, is less safe for our children to play since, 13th Avenue is unregulated (has no speed bumps), and since cars regularly cruise through the nearby "Stop" sign without stopping. Using the front yard as a play area is also problematic due to the lack of privacy and risks associated with added exposure of our children to pedestrian and car traffic.

Thank you for your consideration of this requested variance.

Sincerely,



2ND STREET

8013
8087
8081
8017
8015
809

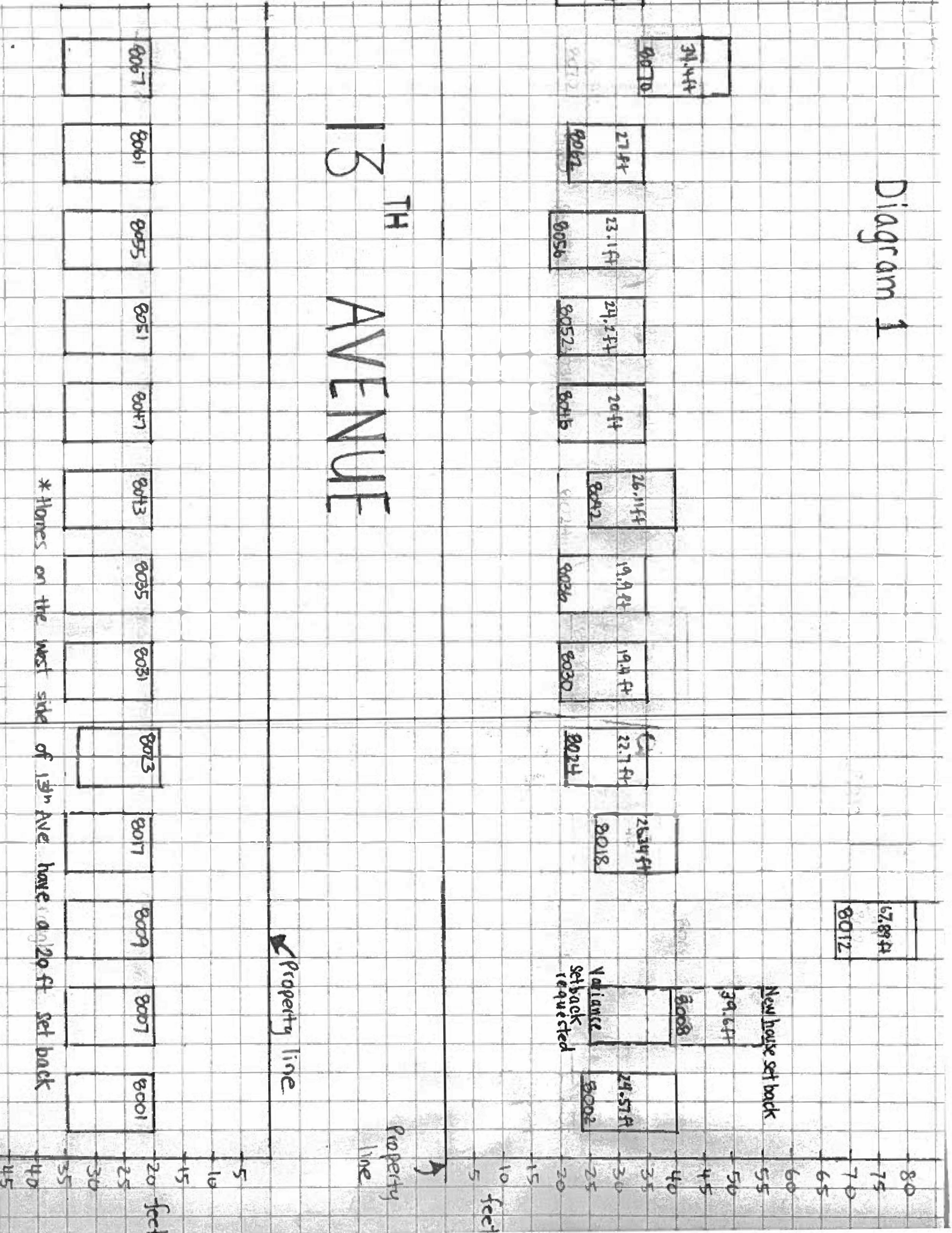
property line

16.7 ft
20.8 ft
24 ft
20.7 ft
20.1 ft
8014

31

Diagram 1

13TH AVENUE





BOARD OF VARIANCE REFERRAL LETTER

DATE: April 5, 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: April 10, 2018 for the May 03, 2018 hearing.			
APPLICANT NAME: Peter Smith			
APPLICANT ADDRESS: 1106-1305 W 12 th Avenue, Vancouver, V6H 1M3			
TELEPHONE: 604-506-0699			
PROJECT			
DESCRIPTION: New single family dwelling with secondary suite and existing detached garage.			
ADDRESS: 8008 13 th Avenue			
LEGAL DESCRIPTION:	LOT: 2	DL: 27	PLAN: 697

Building Permit application BLD17-10248 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

COMMENTS:

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

- 1) To vary Section 105.9 – “Front yard” of the Zoning Bylaw requirement for the minimum front yard depth from 39.6 feet (based on front yard averaging) to 20.67 feet.


Note: 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.

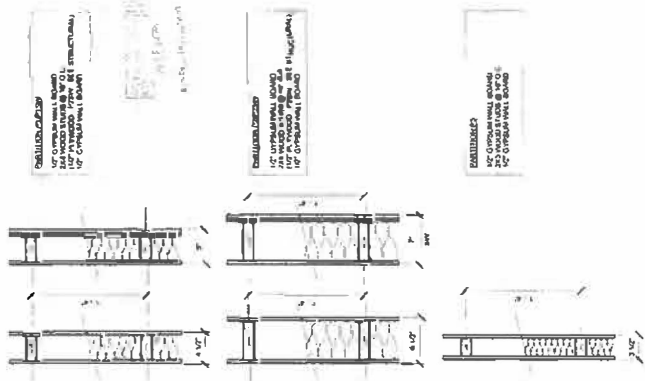
3. All principal building projections into the resulting front yard will conform to the requirements of Section 6.12.

4. Fences and retaining walls will conform to the requirements of Section 6.14.

CN


Peter Kushnir
Deputy Chief Building Inspector

TYPICAL INTERIOR WALL TYPES



EXTERIOR WALL TYPE AND FINISHES TO EXTERIOR	EFFECTIVE RSI (R _{si})	FRAMEWORK (%)	CAVITY (%)
EXTERIOR WOOD SHINGLES 1/2\"/>			
EXTERIOR WOOD SHINGLES 1/2\"/>			
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EXTERIOR WOOD SHINGLES 1/2\"/>			
EXTERIOR WOOD SHINGLES 1/2\"/>			
TOTAL EFFECTIVE RSI (R_{si}) VALUE:	0.17	25%	75%

EXTERIOR WALL TYPE AND FINISHES TO EXTERIOR	EFFECTIVE RSI (R _{si})	FRAMEWORK (%)	CAVITY (%)
EXTERIOR WOOD SHINGLES 1/2\"/>			
EXTERIOR WOOD SHINGLES 1/2\"/>			
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EXTERIOR WOOD SHINGLES 1/2\"/>			
TOTAL EFFECTIVE RSI (R_{si}) VALUE:	0.17	25%	75%

TYPICAL EXTERIOR WALL TYPES



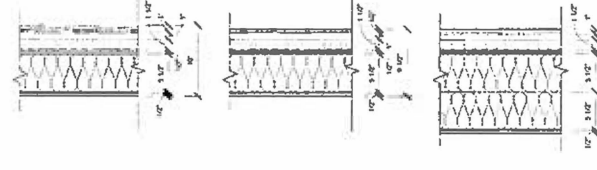
EXTERIOR WALL TYPE AND FINISHES TO EXTERIOR	EFFECTIVE RSI (R _{si})	FRAMEWORK (%)	CAVITY (%)
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TYPICAL EXTERIOR WALL TYPES



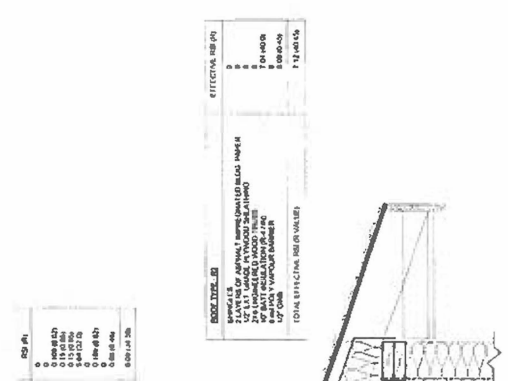
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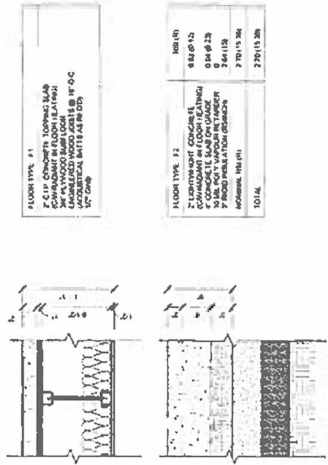
TYPICAL ROOF TYPES



EXTERIOR WALL TYPE AND FINISHES TO EXTERIOR	EFFECTIVE RSI (R _{si})	FRAMEWORK (%)	CAVITY (%)
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EXTERIOR WOOD SHINGLES 1/2\"/>			
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EXTERIOR WOOD SHINGLES 1/2\"/>			
EXTERIOR WOOD SHINGLES 1/2\"/>			
TOTAL EFFECTIVE RSI (R_{si}) VALUE:	0.17	25%	75%

EXTERIOR WALL TYPE AND FINISHES TO EXTERIOR	EFFECTIVE RSI (R _{si})	FRAMEWORK (%)	CAVITY (%)
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EXTERIOR WOOD SHINGLES 1/2\"/>			
EXTERIOR WOOD SHINGLES 1/2\"/>			
TOTAL EFFECTIVE RSI (R_{si}) VALUE:	0.17	25%	75%

TYPICAL FLOOR TYPES



EXTERIOR WALL TYPE AND FINISHES TO EXTERIOR	EFFECTIVE RSI (R _{si})	FRAMEWORK (%)	CAVITY (%)
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EXTERIOR WOOD SHINGLES 1/2\"/>			
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EXTERIOR WOOD SHINGLES 1/2\"/>			
TOTAL EFFECTIVE RSI (R_{si}) VALUE:	0.17	25%	75%

EXTERIOR WALL TYPE AND FINISHES TO EXTERIOR	EFFECTIVE RSI (R _{si})	FRAMEWORK (%)	CAVITY (%)
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EXTERIOR WOOD SHINGLES 1/2\"/>			
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EXTERIOR WOOD SHINGLES 1/2\"/>			
EXTERIOR WOOD SHINGLES 1/2\"/>			
TOTAL EFFECTIVE RSI (R_{si}) VALUE:	0.17	25%	75%



DATE: 2018.01.10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 20180110

ANYONE
 ARCHITECTURE + DESIGN

1105 - 1300 West 12th Avenue
 Vancouver, BC V6H 1A3 Canada
 www.anyone.ca
 info@anyone.ca

CHO / AITKEN HOUSE
 8008 13TH AVENUE
 BURNABY BC

SITE PLAN

PROJECT NO: 20180110

DATE: 2018.01.10

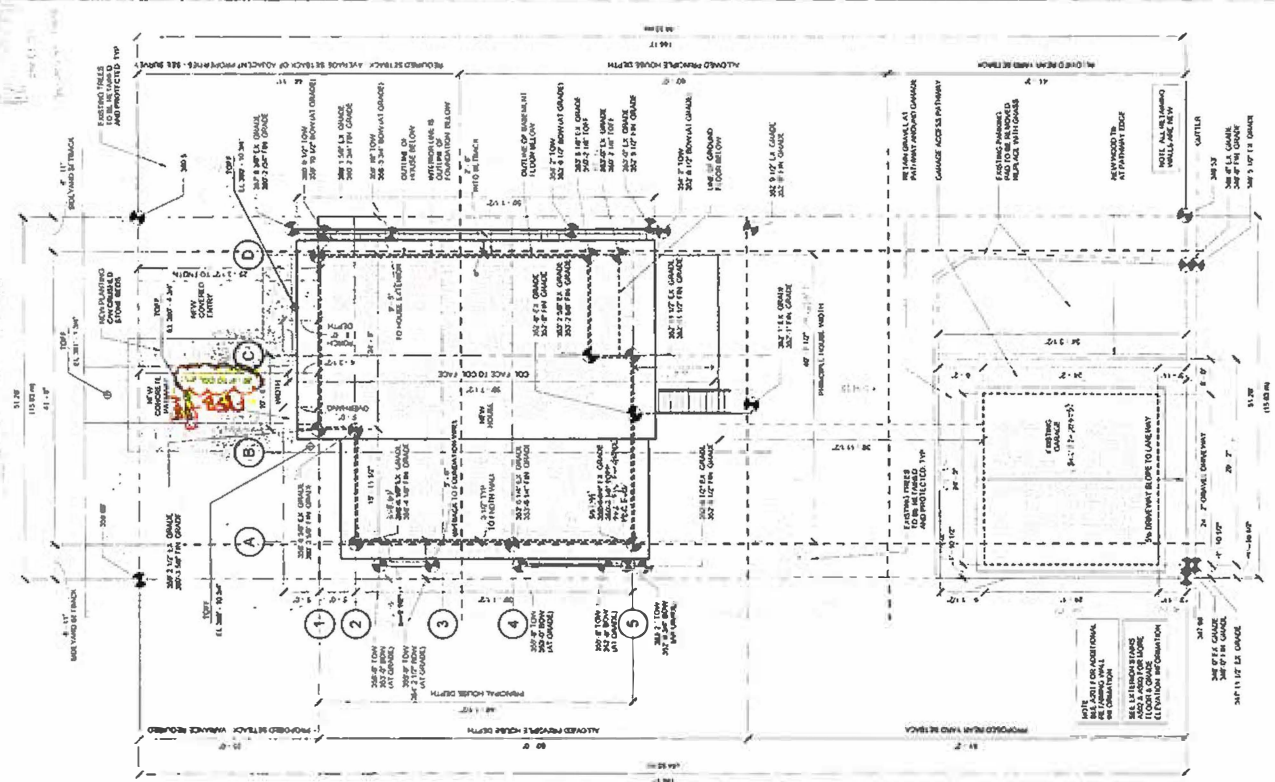
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DATE: 2018.01.10

PROJECT NO: 20180110

PROJECT NO: 20180110

A101





DATE: 11/08/17
 DRAWN BY: R. S. ARORA
 CHECKED BY: R. S. ARORA
 PROJECT NO: 20181112

ANYONE
 AN ARCHITECTURE + DESIGN FIRM
 1105 - 1305 West 79th Avenue
 Burnaby, BC V5N 1M2 Canada
 www.anyone.ca

CHO / AITKEN HOUSE
 8008 13TH AVENUE
 BURNABY BC

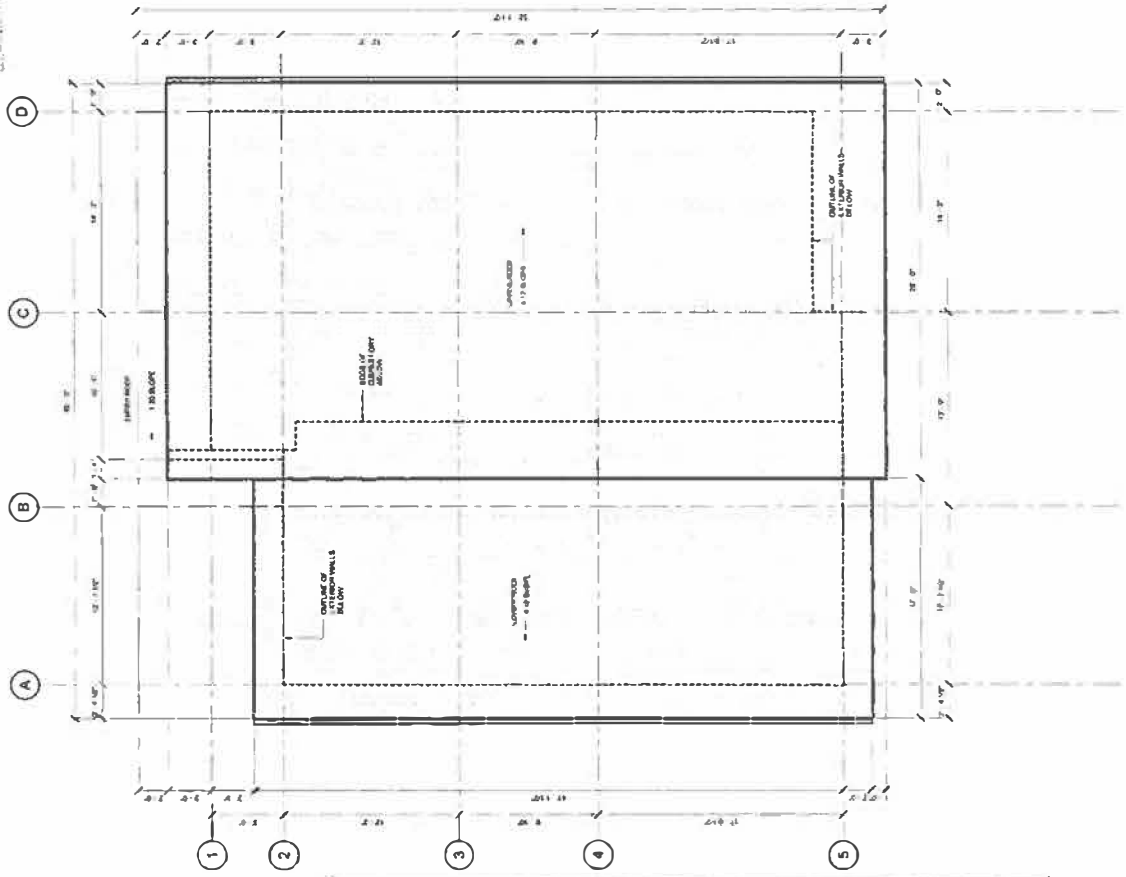
PROPOSED ROOF PLAN

DATE: 11/08/17
 DRAWN BY: R. S. ARORA
 CHECKED BY: R. S. ARORA
 PROJECT NO: 20181112

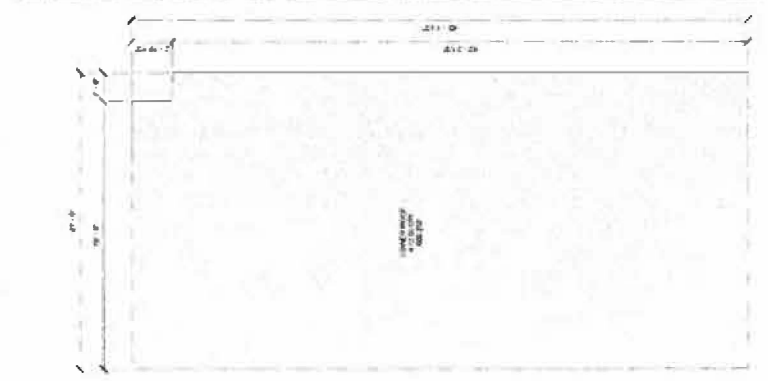
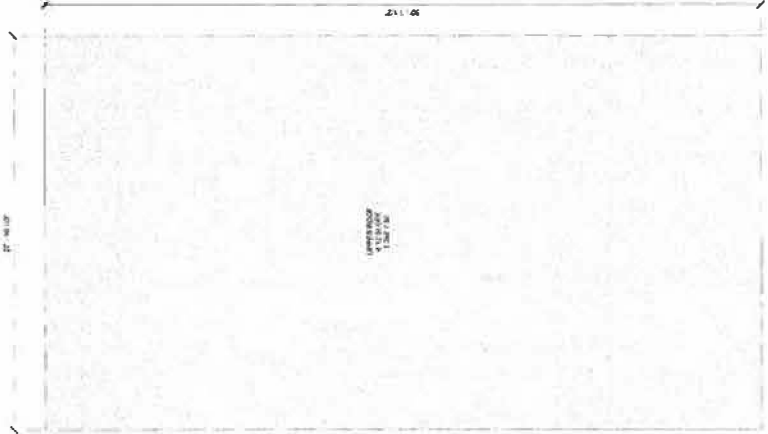
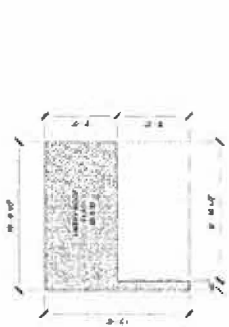
SCALE: 1/4" = 1'-0"

A202

11/08/17
 11/08/17
 11/08/17



TOTAL ROOF AREA = 2,403.18
 FLAT ROOF = 978.87
 PERCENTAGE OF AREA = 40.72% (978.87 / 2,403.18)



1 ROOF PLAN - PROPOSED
 1/4" = 1'-0"

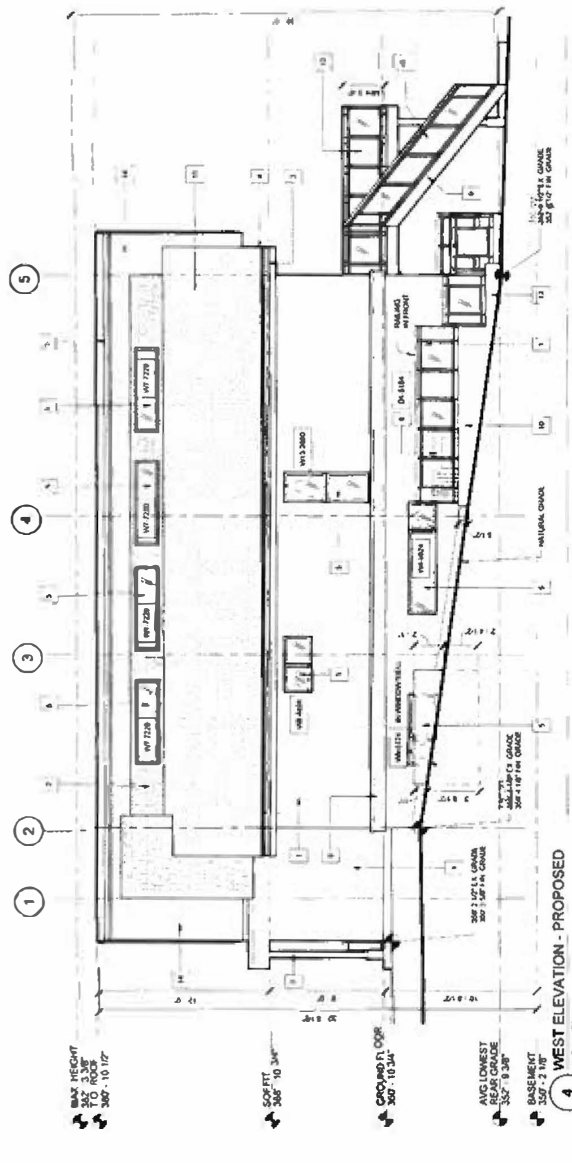


DATE: 04/11/2018
PROJECT: CHO / AITKEN HOUSE
CLIENT: CHO / AITKEN HOUSE
DESIGNER: ANYONE ARCHITECTURE + DESIGN
SCALE: 1/8" = 1'-0"

ANYONE
 ARCHITECTURE + DESIGN
 108 1205 West 12th Avenue
 Vancouver BC
 V6H 1S6 Canada
 TEL: 604.681.1111
 FAX: 604.681.1112
 WWW.ANYONEARCHITECTURE.COM

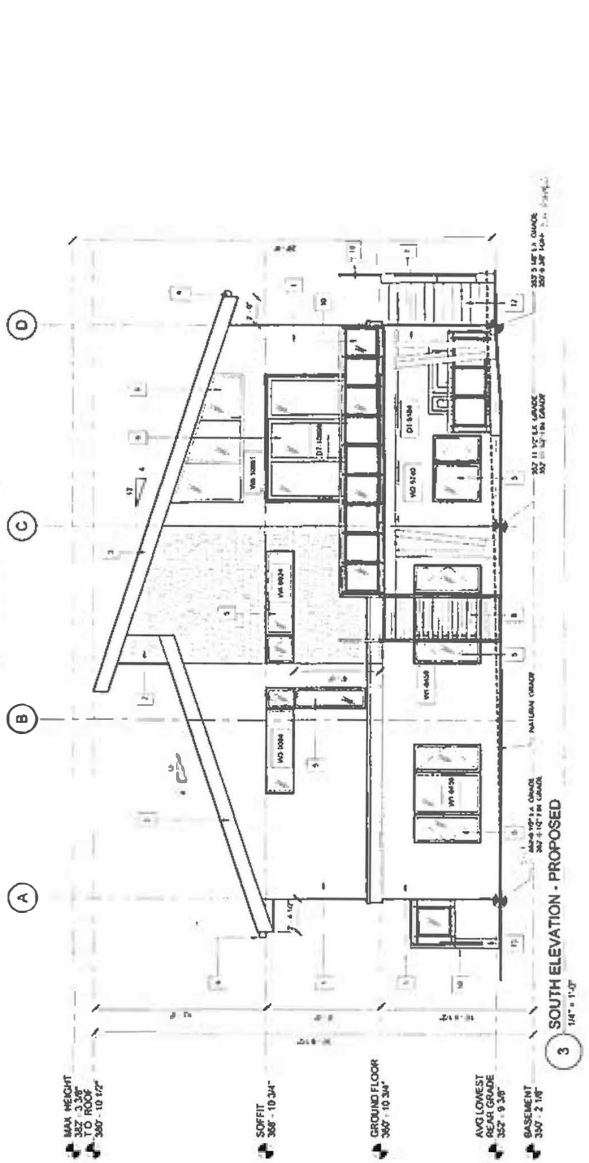
PROJECT NO: 2018-1116
CLIENT: CHO / AITKEN HOUSE
ADDRESS: 8008 13TH AVENUE
 BURMABY BC

ELEVATION'S
 SCALE: 1/8" = 1'-0"
 DATE: 04/11/2018
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
A301



SPATIAL SEPARATION CALCULATIONS (S. 11) - NOT APPLICABLE

LIMITING DISTANCE	EXISTING ELEVATION	WEST ELEVATION	NORTH ELEVATION (TO THE SOUTH)	SOUTH ELEVATION
3' - 0" (1.8 M)	11' 11.5 (3.4)	4' 11" (1.3 M)	22' 11" (7.0 M)	61' 2" (18.7 M)
EXPOSED WALL AREA	721.5 SF (67.4 SQ M)	632.2 SF (58.8 SQ M)	42.8 SF (4.0 SQ M)	688.5 SF (63.8 SQ M)
PERMITTED OPENINGS	0%	0%	0%	100%
PROPOSED OPENINGS	57.7 SF (5.3 SQ M)	68.0 SF (6.3 SQ M)	55.8 SF (5.2 SQ M)	600.7 SF (55.8 SQ M)
	463.8 SF (43.0 SQ M)	66.2 SF (6.1 SQ M)	138.3 SF (12.8 SQ M)	247.8 SF (22.8 SQ M)



- FINISHES & LEGEND:**
- SMOOTH BLUCCO DARK GRAY
 - CLIENT CHOOSE BRICKS PINKISH OR LUDOVY COLOURED
 - WOOD PANEL PAINTED
 - VERT. GUTTER/FLAT GUMS & DOWNPOUTS BLACK
 - WALL WINDOW BLACK FRAME
 - WALL WINDOW BLACK FRAME
 - WOOD COLUMN/PIN/DOOR (BRITE) CONNECTION STAINLESS
 - WOOD WATERFALL PANELS
 - WOOD STAIR AND FLOORING PAINTED
 - TIPTOPPED QUARRZ SLABING
 - APRONS / DAMERS: WOOD DARK GRAY
 - C.P. CONCRETE STAIRS
 - CONCRETE W/ LAMBO STAIR
 - 150 WOOD ROOF II



DATE: 01/11/2018
 SCALE: AS SHOWN
 PROJECT: 8008 13TH AVENUE
 SHEET NO: A302

PROJECT: 8008 13TH AVENUE
 SHEET NO: A302



PROJECT: 8008 13TH AVENUE
 SHEET NO: A302

ANYONE
 ARCHITECTURE + DESIGN

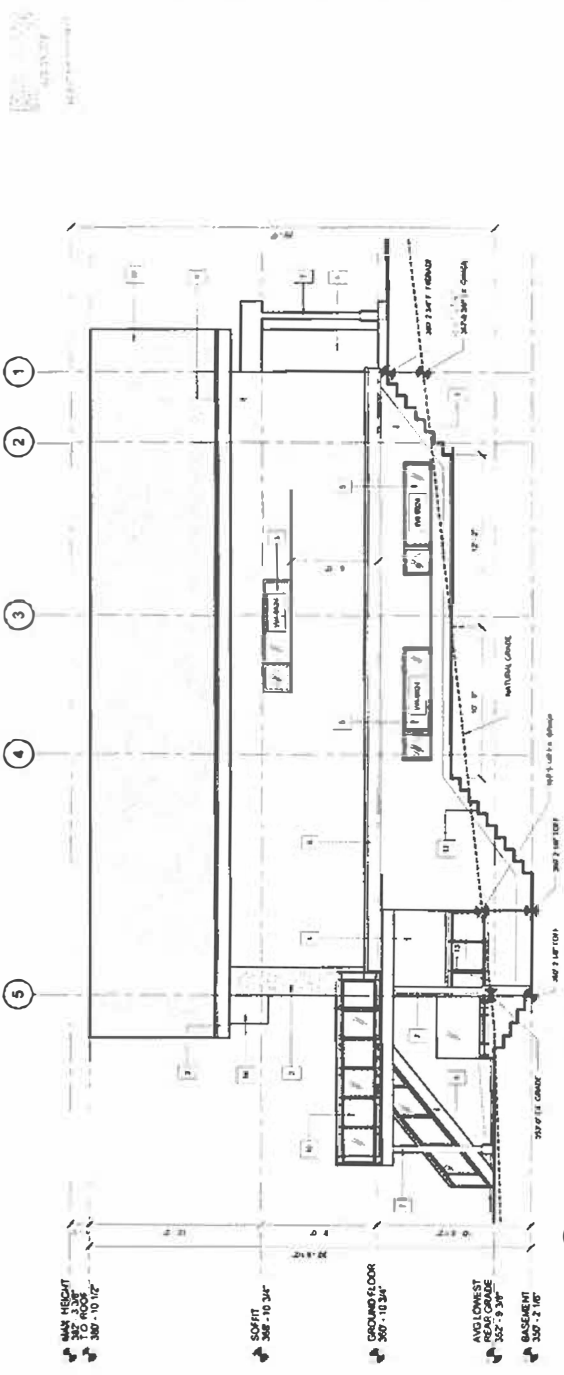
1108 - 1305 West 129th Avenue
 Burnaby, BC
 V4H 1M2 Canada
 604 436-3000
 www.anyone.ca
 PROJECT NO: 20181110

CHO / AITKEN HOUSE
 8008 13TH AVENUE
 BURNABY BC

ELEVATIONS

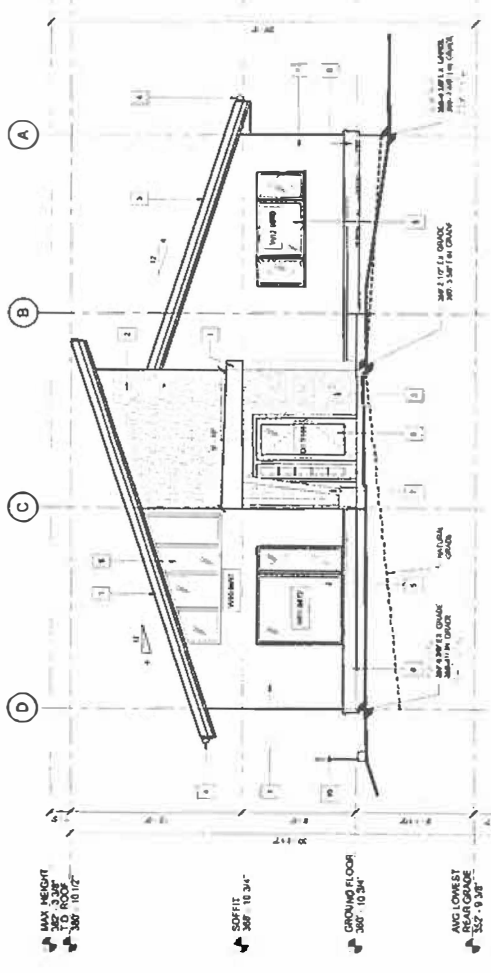
DATE: 01/11/2018
 SCALE: AS SHOWN
 PROJECT: 8008 13TH AVENUE
 SHEET NO: A302

A302



1 EAST ELEVATION - PROPOSED
 1/4\"/>

SPATH	SEPARATION/CALCULATOR'S 49 IN. NON-SPRAWLED	EAST ELEVATION	NORTH ELEVATION	NORTH (FINITION)	SOUTH ELEVATION
LANDING DISTANCE	8'-11 1/8\"/>				
EXPANDED WALL AREA	721.43 SF (171.84 sqm)	572.59 SF (53.04 sqm)	47.11 SF (4.38 sqm)	40.07 SF (3.71 sqm)	81' - 7.073 M
PERMITTED OPTIMIZATION	177.28 SF (16.43 sqm)	86.89 SF (8.02 sqm)	88.23 SF (8.14 sqm)	306.69 SF (28.39 sqm)	286.89 SF (26.65 sqm)
PERMITTED CHANGES	89.28 SF (8.25 sqm)	88.23 SF (8.14 sqm)	88.23 SF (8.14 sqm)	129.39 SF (11.98 sqm)	281.99 SF (26.24 sqm)



2 NORTH ELEVATION - PROPOSED
 1/4\"/>

NO.	DESCRIPTION
1	INTERIOR WALLS - WHITE GYPSUM BOARD
2	CEILING - GYPSUM BOARD
3	FLOORING - CERAMIC TILE
4	WOOD FLOORING - BUCKLEBOARD
5	WOOD FLOORING - BUCKLEBOARD
6	WOOD FLOORING - BUCKLEBOARD
7	WOOD FLOORING - BUCKLEBOARD
8	WOOD FLOORING - BUCKLEBOARD
9	WOOD FLOORING - BUCKLEBOARD
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12	WOOD FLOORING - BUCKLEBOARD
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17	WOOD FLOORING - BUCKLEBOARD
18	WOOD FLOORING - BUCKLEBOARD
19	WOOD FLOORING - BUCKLEBOARD
20	WOOD FLOORING - BUCKLEBOARD



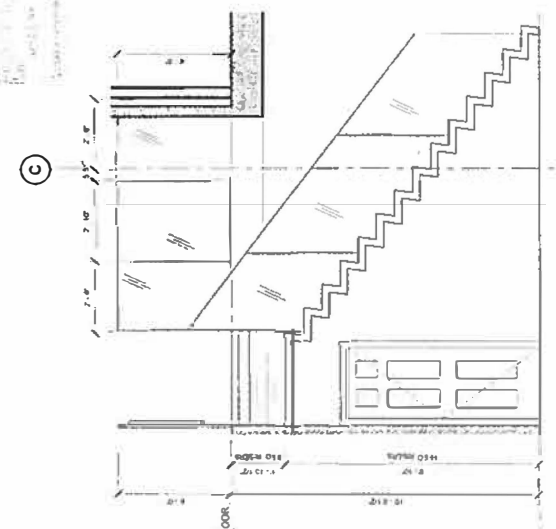
PROFESSIONAL ENGINEER
 R. J. J. INC.
 REG. NO. 123456789
 1100 - 1305 West 12th Avenue
 Vancouver, BC
 V6H 1M3 Canada
 www.rjj.com
 604 681-1111
 2011110

ANYONE
 ARCHITECTURE + DESIGN
 1100 - 1305 West 12th Avenue
 Vancouver, BC
 V6H 1M3 Canada
 www.anyone.ca
 604 681-1111
 2011110

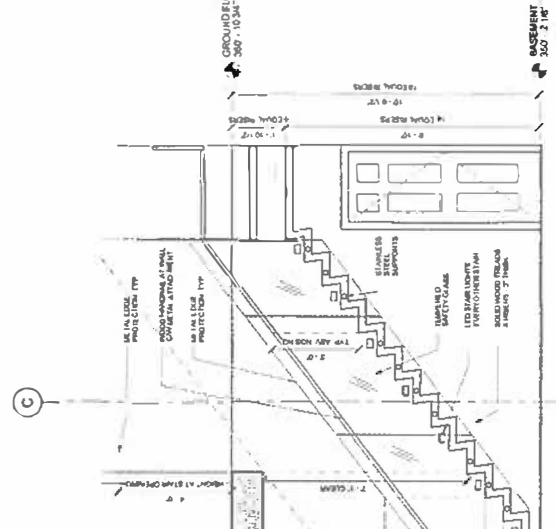
CHO /AITKEN HOUSE
 8008 13TH AVENUE
 BURNABY BC

MAIN STAIR PLANS, SECTIONS & DETAILS
 SCALE: 1/2" = 1'-0"
 DATE: 11/11/10

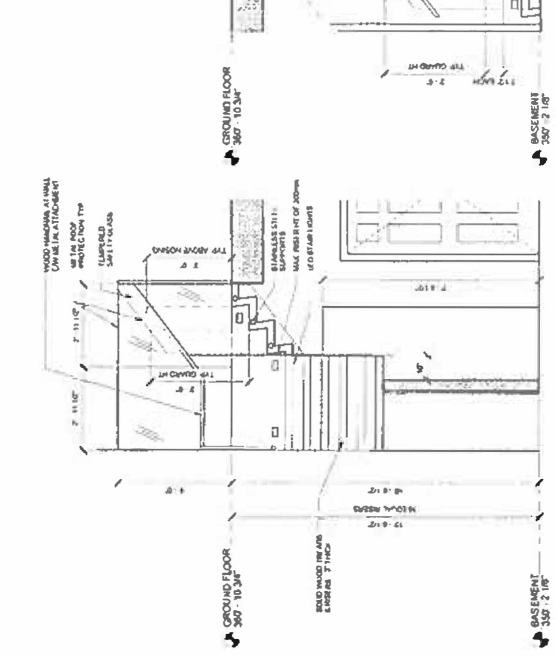
A501



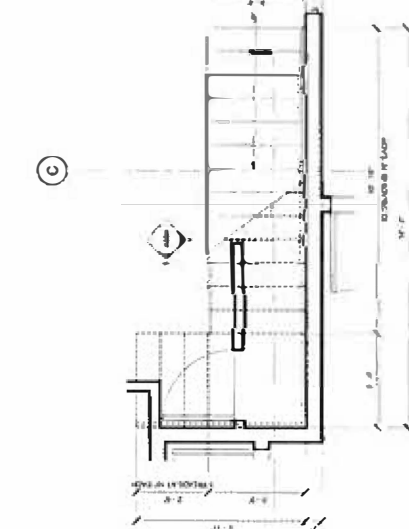
5 UPPER MAIN STAIR ELEVATION
 1/2" = 1'-0"



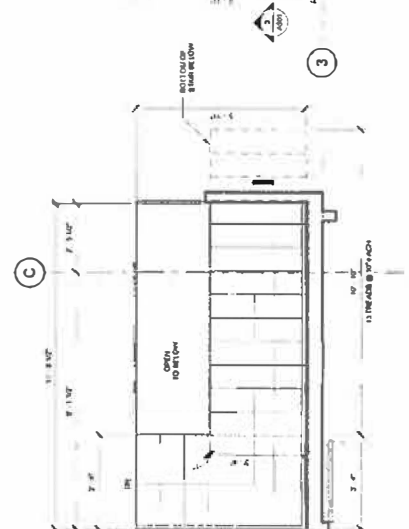
4 LOWER MAIN STAIR ELEVATION
 1/2" = 1'-0"



3 MAIN STAIR SECTION
 1/2" = 1'-0"



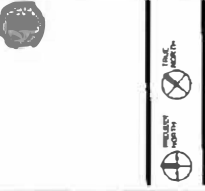
2 ENLARGED MAIN STAIR PLAN - GROUND FLOOR
 1/2" = 1'-0"



1 ENLARGED MAIN STAIR PLAN - BASEMENT
 1/2" = 1'-0"



DATE: 2018/11/10
 DRAWN BY: R. S. T. Inc.
 CHECKED BY: R. S. T. Inc.
 PROJECT: EXTERIOR STAIRS



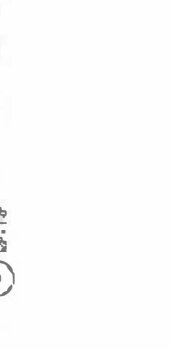
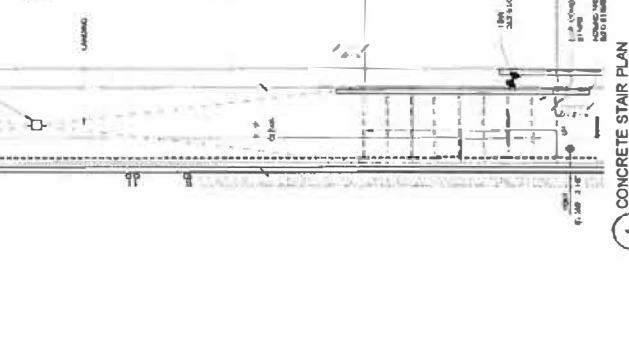
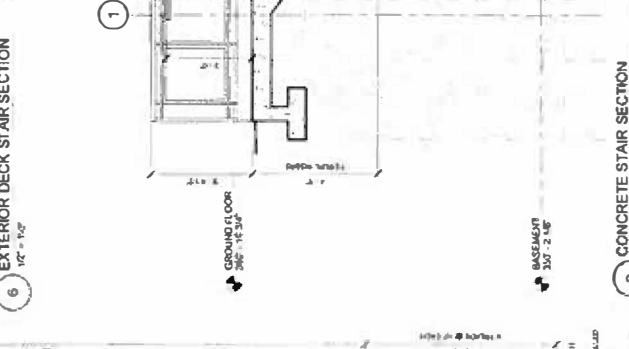
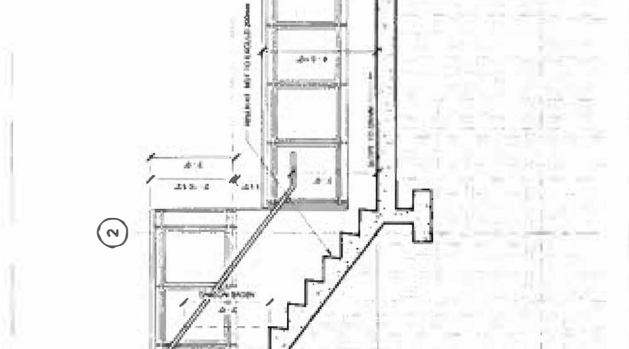
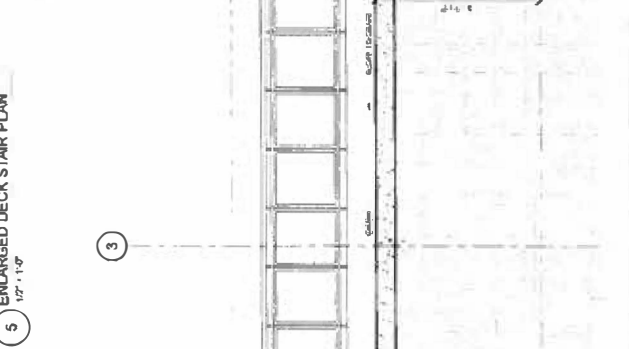
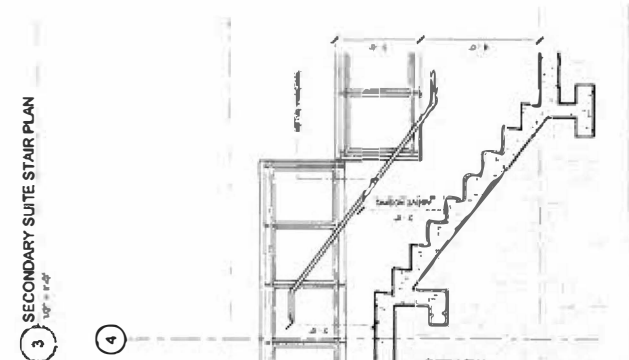
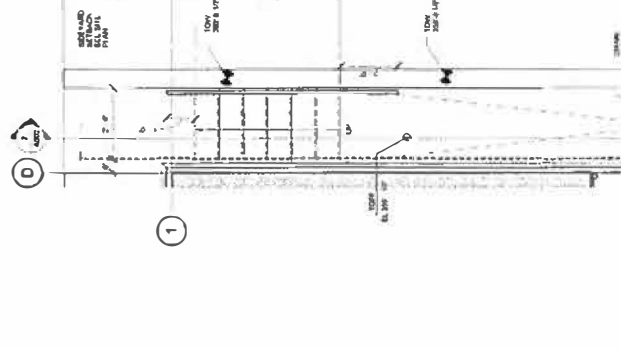
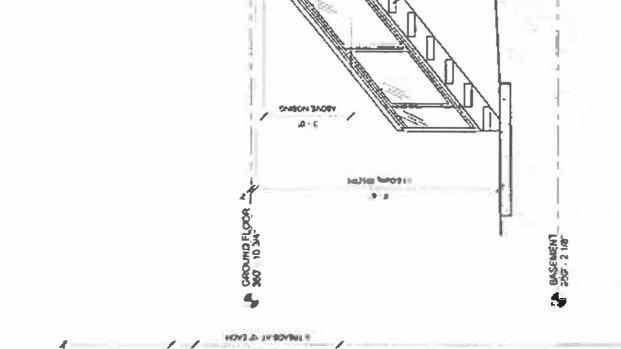
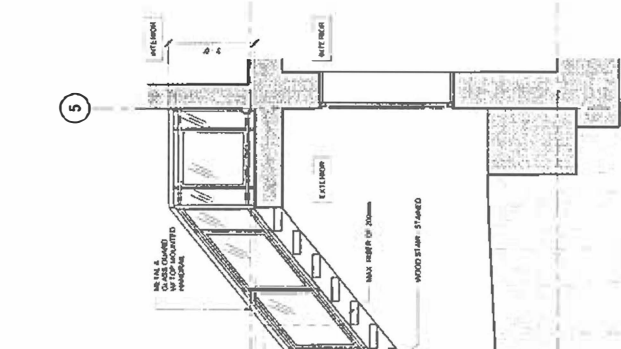
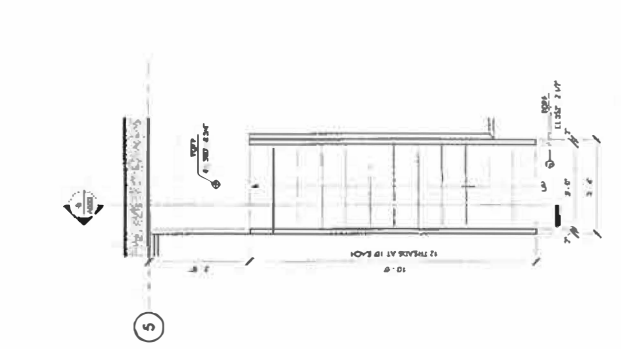
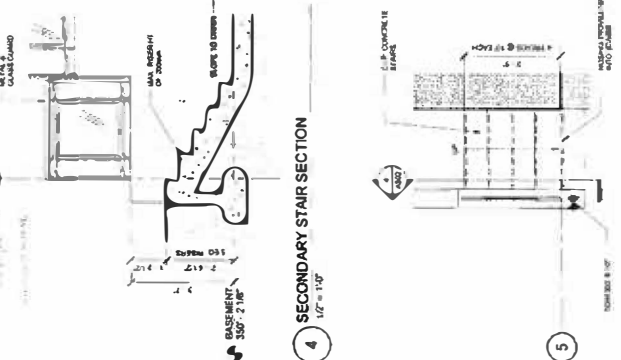
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EXTERIOR STAIRS

A502



11/15/2018
 11/15/2018
 11/15/2018

PROFESSIONAL SEAL
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BRITISH COLUMBIA
NO. 11112
ARCHITECTURE

PROJECT
 20181110

DATE
 2018.11.15

SCALE
 AS SHOWN

DESIGNER
 ARCHITECT

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BRITISH COLUMBIA
NO. 11112
ARCHITECTURE

PROJECT
 20181110

DATE
 2018.11.15

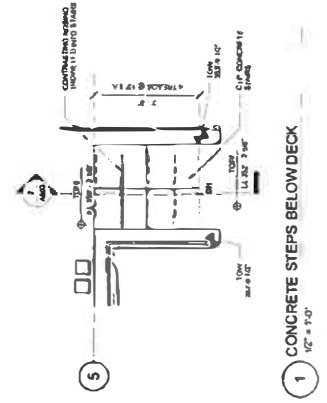
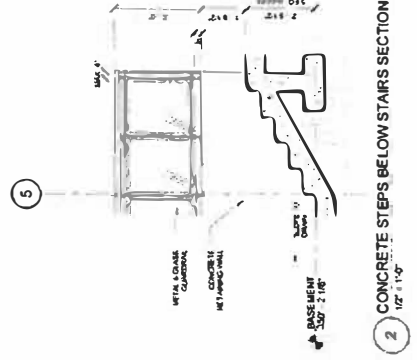
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 ARCHITECT

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ADDRESS
 8008 13TH AVENUE
 BURNABY BC

A503





DATE: 08/04/2016
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]

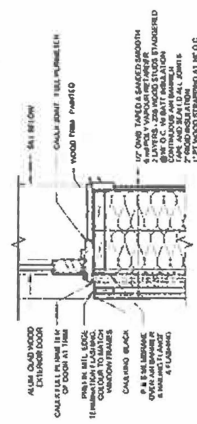
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 1300 West 12th Avenue
 Vancouver, BC
 V6H 1B3 Canada
 604 271 1111
 2016-11-10

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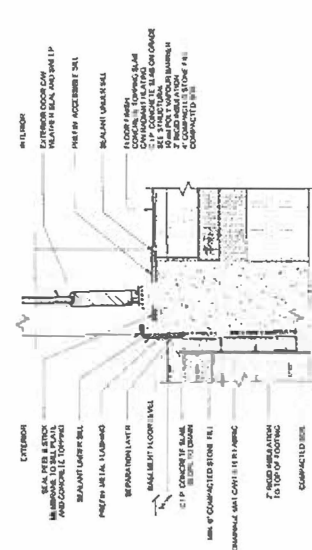
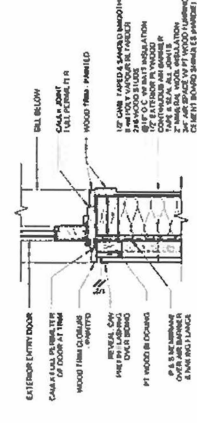
8008 13TH AVENUE
 BURNABY BC

RAINSCREEN & DETAILS

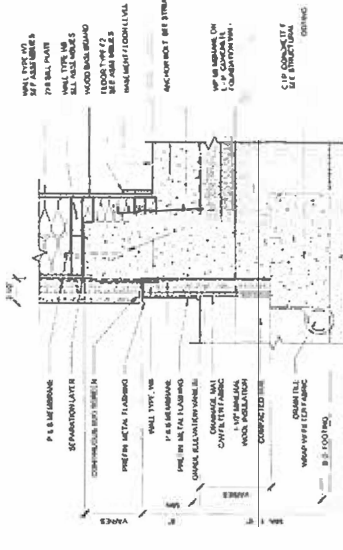
A601



7 TYPICAL DOOR JAMB DETAILS
 1 1/2" x 1 1/2"



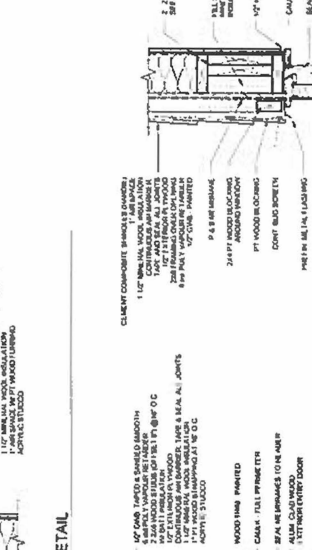
3 TYPICAL DOOR SILL AT BASEMENT
 1 1/2" x 1 1/2"



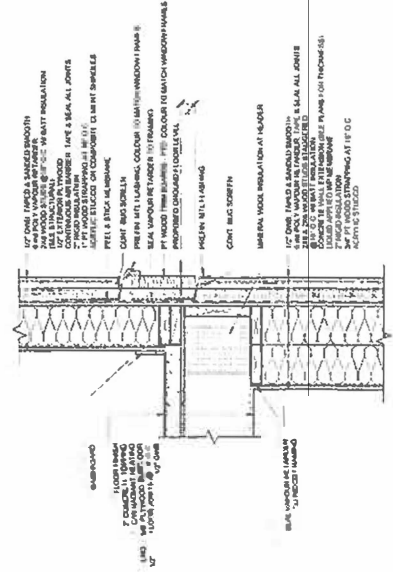
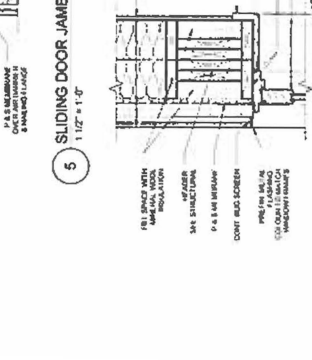
1 TYPICAL FOUNDATION DETAIL
 1 1/2" x 1 1/2"



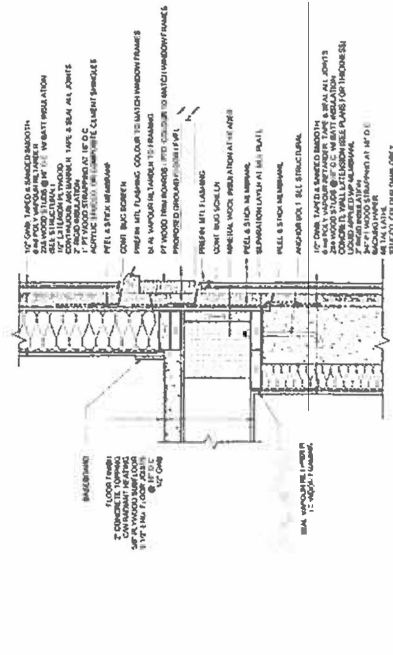
6 SLIDING DOOR HEAD DETAIL
 1 1/2" x 1 1/2"



5 SLIDING DOOR JAMB DETAIL
 1 1/2" x 1 1/2"



4 TYPICAL DOOR HEAD DETAIL
 1 1/2" x 1 1/2"



2 EXTERIOR WALL DETAILS AT GROUND FLOOR
 1 1/2" x 1 1/2"



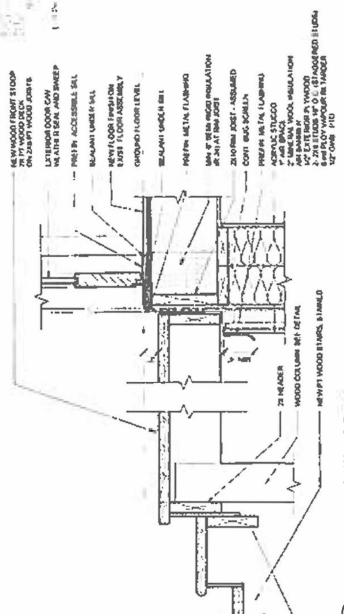
DATE: 11/01/2018
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 CHECKED BY: HESSELDEN

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 DRAWING NO: A602

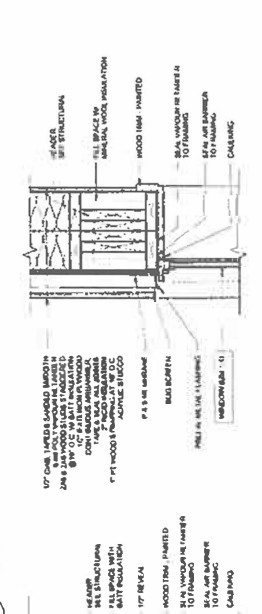
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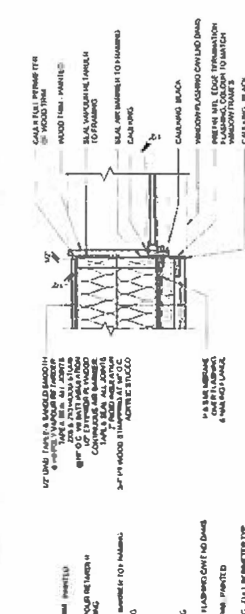
PROJECT: CHO / AITKEN HOUSE
 ADDRESS: 8008 13TH AVENUE, BURNABY BC
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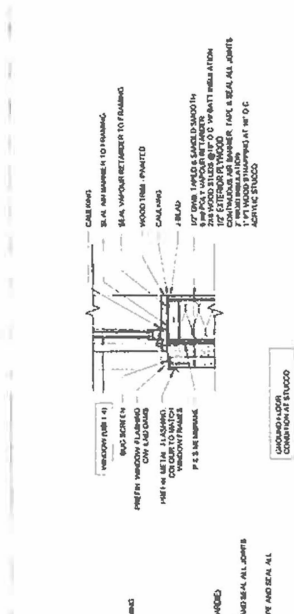
5 DOOR SILL AT ENTRY DETAIL
 1/12" = 1/4"



3 TYPICAL WINDOW HEAD DETAIL
 1/12" = 1/4"



2 TYPICAL WINDOW JAMB DETAILS
 1/12" = 1/4"



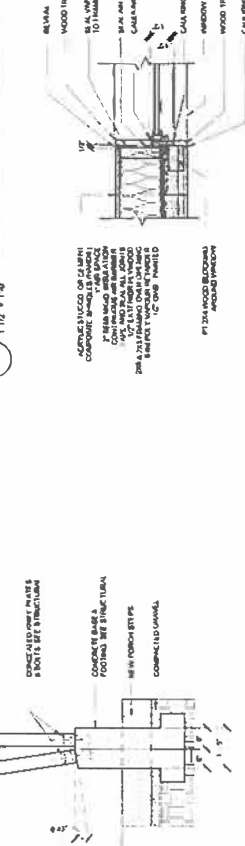
1 TYPICAL WINDOW SILL DETAILS
 1/12" = 1/4"



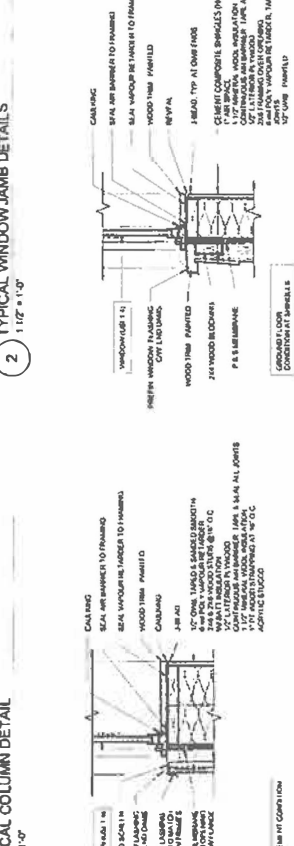
4 TYPICAL COLUMN DETAIL
 1/12" = 1/4"



1 TYPICAL WINDOW SILL DETAILS
 1/12" = 1/4"



2 TYPICAL WINDOW JAMB DETAILS
 1/12" = 1/4"



3 TYPICAL WINDOW HEAD DETAIL
 1/12" = 1/4"



1 TYPICAL WINDOW SILL DETAILS
 1/12" = 1/4"



DATE: 08/04/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]



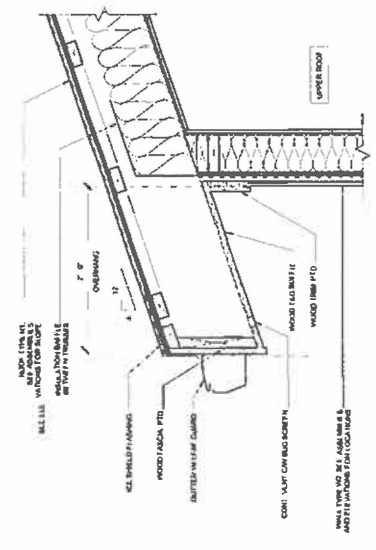
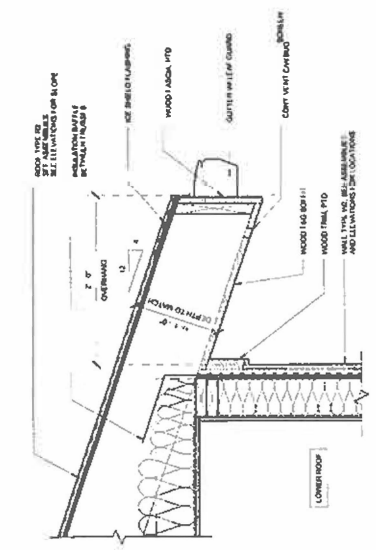
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PROJECT NO: 2018-111
 PROJECT TITLE: [Name]
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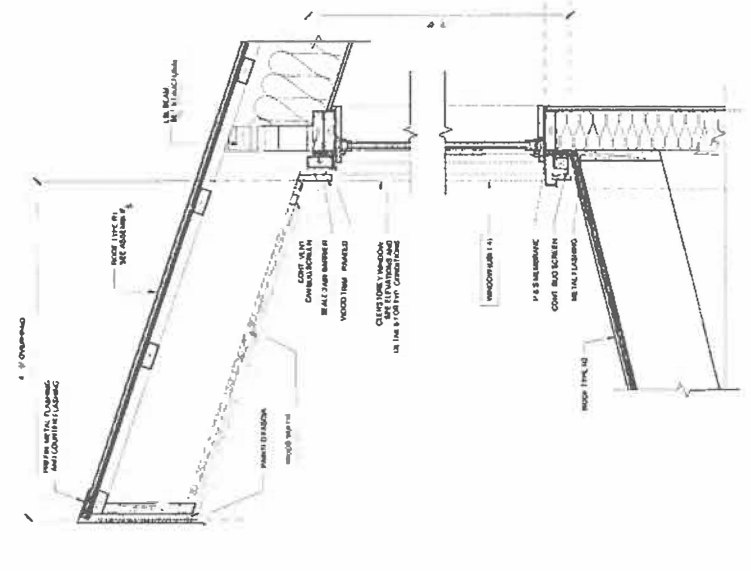
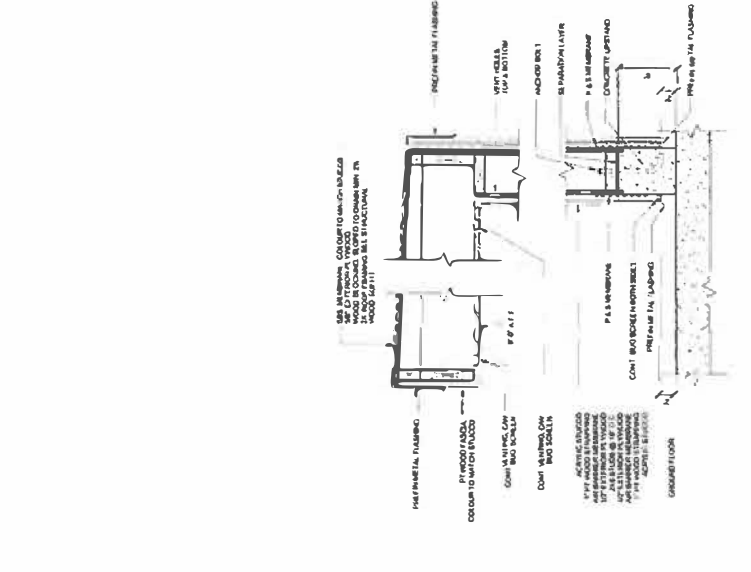
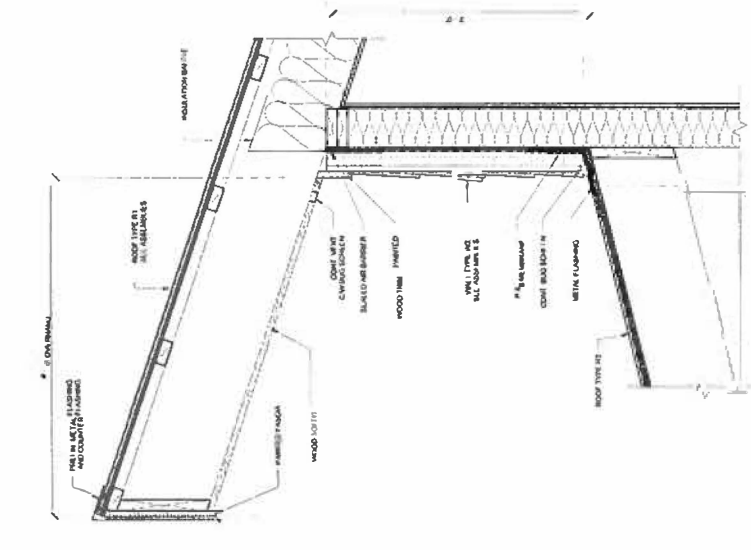
OWNER: [Name]
RAINSCREEN & DETAILS

SCALE: 1/2" = 1'-0"
 DATE: 08/04/2018

A603



2 TYPICAL SLOPED ROOF EAVE DETAILS
 1/2" = 1'-0"



1 CLERSES TORY
 1/2" = 1'-0"

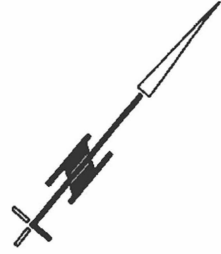
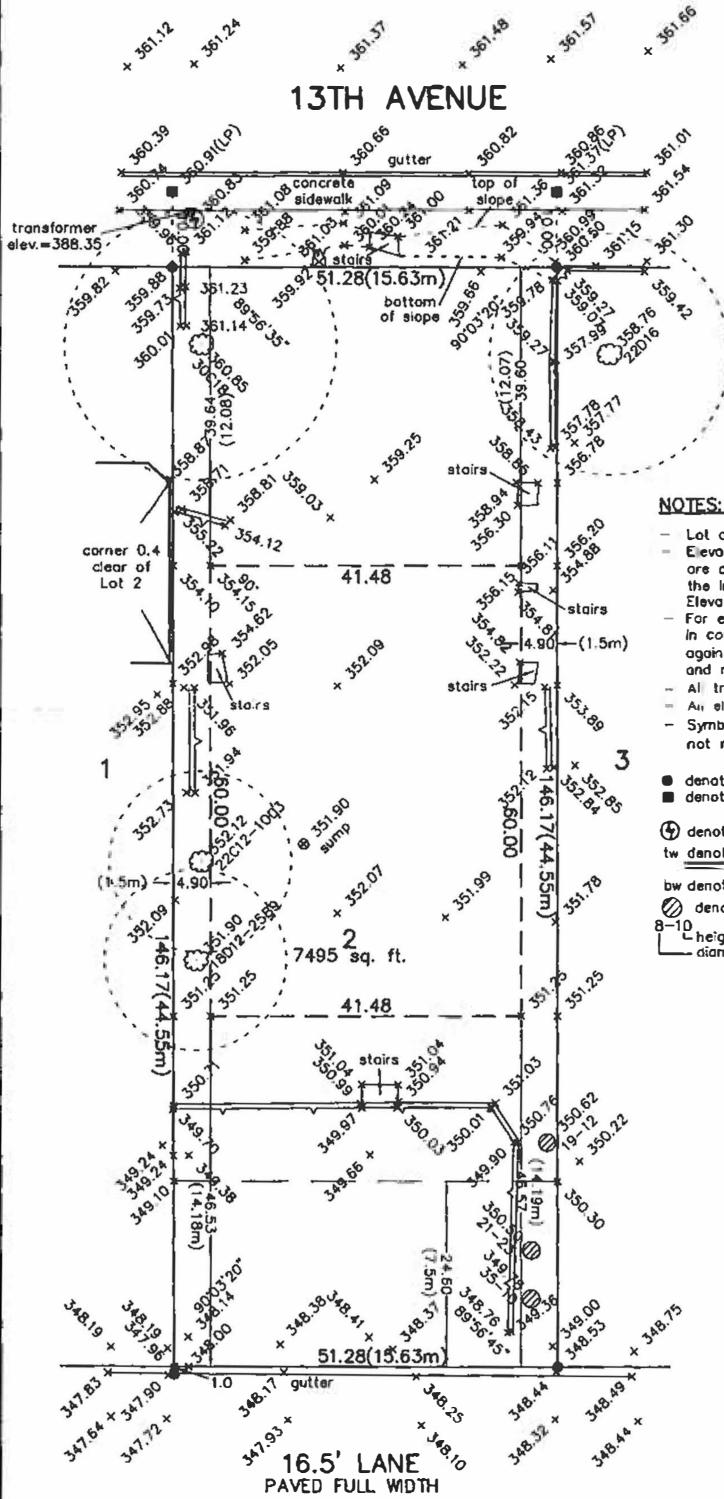
3 ENTRY CANOPY DETAIL LS
 1/2" = 1'-0"

4 CLERSESTORY AT WINDOW
 1/2" = 1'-0"

**SURVEY PLAN OF LOT 2
BLOCK 7, DISTRICT LOT 27
GROUP 1, NWD, PLAN 697**

SCALE 1" = 16'
All distances are in feet

Applicable Adjacent House	Depth of Front Yard
8002 13th Avenue	24.57 ft
8012 13th Avenue	67.89 ft
8018 13th Avenue	26.34 ft
Total	118.80 ft
Average	39.60 ft



- NOTES:**
- Lot dimensions are derived from field survey.
 - Elevations are based on Geodetic Datum of Burnaby and are derived from control monument DTS-461 situated at the intersection of 13th Avenue and 4th Street. Elevation = 360.66 feet.
 - For elevation control, use control monument or lead plugs in concrete sidewalk only. Elevation control must be checked against second source. Contractor assumes all responsibilities and risk when carrying out work using elevation control.
 - 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 (IP).
 - denotes lead plug (LP).
 - ⊕ denotes hydro pole.
 - tw denotes top of wall.
 - bw denotes bottom of wall.
 - ⊗ denotes tree stump.
 - 8-10 height (inches)
 - ⊘ diameter (inches)
 - ⊗ denotes water valve.
 - ⊙ denotes tree.
 - BC10-1234 (tree tag number)
 - ┌ drip line radius (feet)
 - └ Coniferous
 - └ Deciduous
 - └ diameter (inches)

CIVIC ADDRESS
8008 13TH AVENUE
BURNABY, B.C.

ZONING: R5

CERTIFIED CORRECT.
DATED THIS 5TH DAY OF SEPT., 2017

LOUIS NGAN B.C.L.S.

