City of Burnaby

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: SUKHDEV SANDHU

Mailing Address: 5228- 157 Street

City/Town: Surrey . B.C Postal Code: V3Z 1G2

Phone Number(s): (H) _____ (C) 604. 306 5442

Email: sukhdev.sandhu@me.com

Property

Name of Owner: Kawaldeep Dhaliwal

Civic Address of Property: 7028 Mawhinney Close

LOT B DL 78 PLAN 39700

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.

June 4th 2018
Date

Applicant Signature

Office Use Only

Appeal Date: July 5 2018 Appeal Number BV#: 6330

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

June 4th, 2018

Subject: 7028 Mawhinney Close, Burnaby, BC

Dear Board of Variance members,

We are constructing a house on 7028 Mawhinney Close for the special needs of our client Mr. Kawaldeep Singh Dhaliwal and his family.

This lot is a quite challenging as of easements on the south side and creek on the west side of the house.

Due to above restrictions, building envelope sits on a steep slope, in one corner of approximately 22,000 square feet property. Easy accessible driveway is not possible without grade manipulation.

We are requesting a maximum possible reduction in driveway slope to meet our client's family needs. If variance is allowed the family will not suffer the hardship of easy accessibility.

Yours sincerely,

Sukhdev Sandhu
Arrive Home Corp.
On client: Kawaldeep S. Dhaliwal's behalf

City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: June 1, 2018	*This is **not** an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.*
DEADLINE: June 12, 2018 for the July 08, 2018 hearing.	
APPLICANT NAME: Sukhdev Sandhu	
APPLICANT ADDRESS: 5228 157 St, Surrey, B.C., V3Z 1G2	
TELEPHONE: 604-306-5442	

PROJECT			
DESCRIPTION: New single family dwelling with secondary suite and attached garage			
ADDRESS: 7028 Mawhinney Close			
LEGAL DESCRIPTION:	**LOT: B**	**DL: 78**	**PLAN: 39700**

Building Permit application BLD18-00183 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / Section 6.14(5)(a); 102.6(1)(a)

COMMENTS:

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

1) To vary Section 6.14(5)(a) – "Fences" of the Zoning Bylaw from 3.51 feet to a maximum of 4.62 feet for heights of constructed fences located in the required front yard

2) 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 35.54 feet measured from the rear average grade for the proposed single family dwelling with a sloped roof.

3) 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 30.95 feet measured from the front average grade for the proposed single family dwelling with a sloped roof.

4) To vary section 102.6 (1)(a) – "Height of Principal Building" of the Zoning Bylaw from 2 ½ storey to 3 storey in order to allow the construction of a single family dwelling

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.*

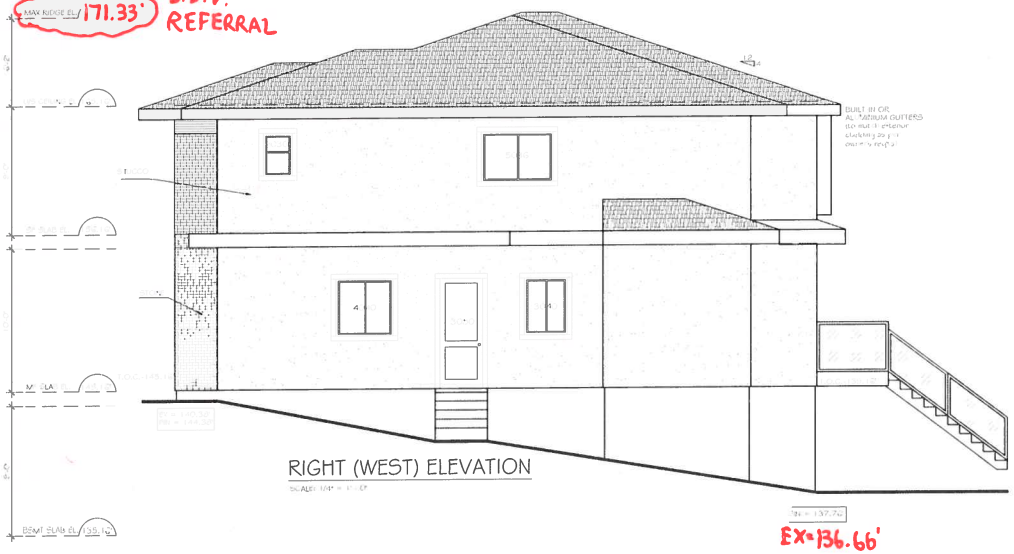
3. *All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.*

LM

Peter Kushnir
Deputy Chief Building Inspector

MAX RIDGE EL. 171.33'

B.D.V. REFERRAL

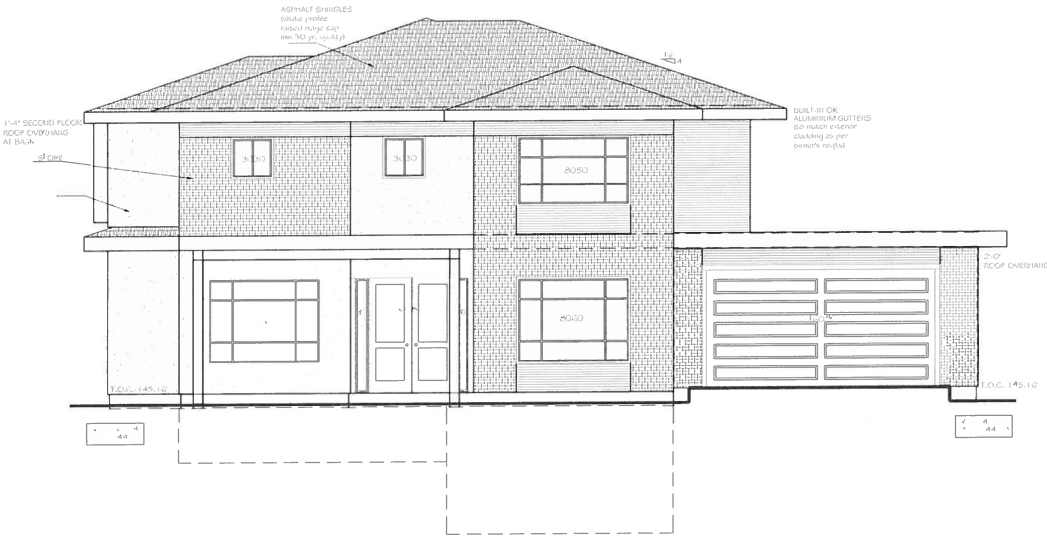


RIGHT (WEST) ELEVATION

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

EX=136.66'

UNPROTECTED OPENINGS CALCULATION				
	FRONT	RIGHT	REAR	LEFT
TOTAL WALL AREA	1057.00 SF	827.00 SF	1173.00 SF	950.00 SF
LIMITING DISTANCE	N/A	77.71' (23.42M)	N/A	5.45'-11.78M
% PERMITTED	N/A	100%	N/A	7.00%
AREA PERMITTED	N/A	827.00 SF	N/A	67.71 SF
AREA PROPOSED	528.00 SF	63.50 SF	200.00 SF	52.00 SF



FRONT (NORTH) ELEVATION

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

Raj Home Design

7028
MAWHINNEY CLOSE
BURNABY BC

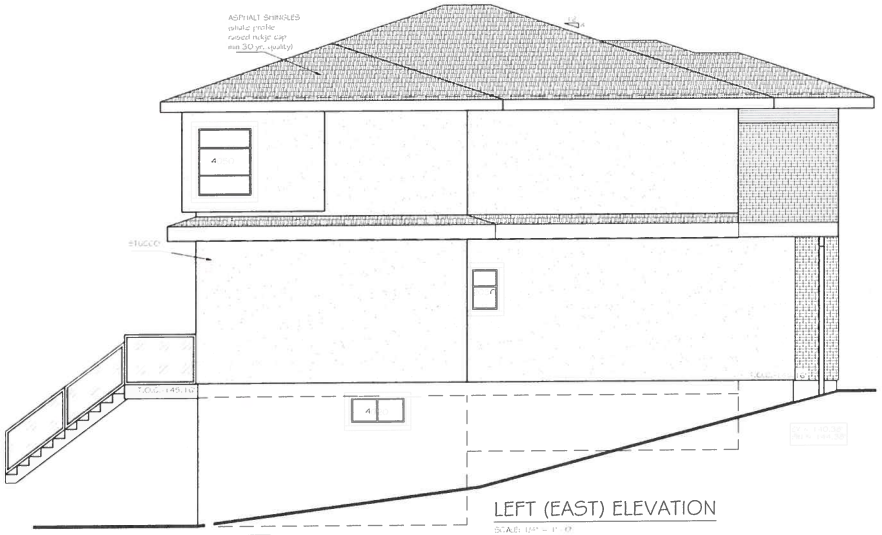
DESIGNER	RAJ
PHONE	604 441 1910
DATE	10/07/17
SCALE	AS SHOWN
APPROVED BY	
CHECKED BY	
REV. NUMBER	

DRAWING NAME.

ELEVATIONS

DRAWING NO.

A5



LEFT (EAST) ELEVATION

EX= 134.92'

REAR (SOUTH) ELEVATION

Ex=136.66'

Ex=134.92'

Raj Home Design

7028
MAWHINNEY CLOSE
BURNABY BC

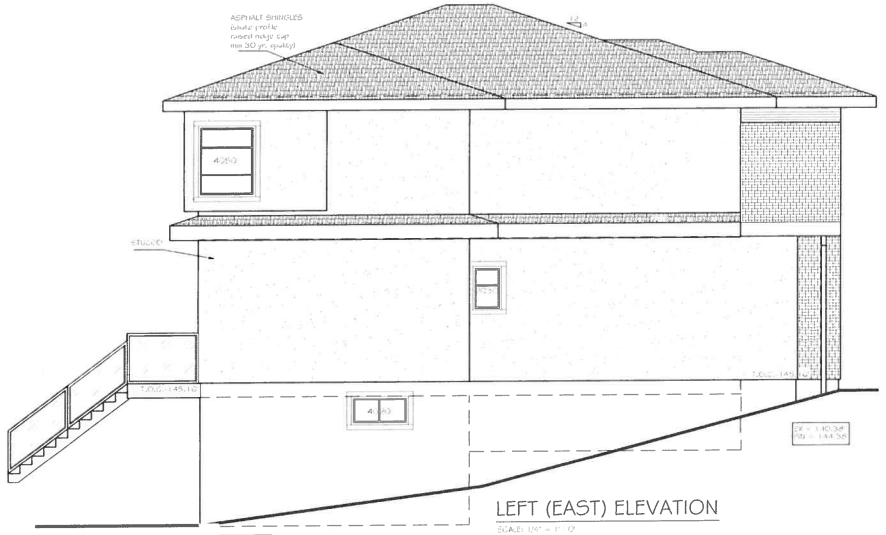
DESIGNER	RAJ
PHONE	604 441 1810
DATE	02/07/17
SCALE	AS SHOWN
APPROVED BY	
CHECKED BY	
REV. NUMBER	

DRAWING NAME.

ELEVATIONS

DRAWING NO.

A6



LEFT (EAST) ELEVATION

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

EX= 134.92'

REAR (SOUTH) ELEVATION

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

EX= 136.66'

EX= 134.92'

Rajneire Design

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MAWHINNEY CLOSE
BURNABY BC

DESIGNER	RAJ
PHONE	604 441 1910
DATE	02/07/17
SCALE	AS SHOWN
APPROVED BY	
CHECKED BY	
REV. NUMBER	

DRAWING NAME.

ELEVATIONS

DRAWING NO.

A6