



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 Chen Fan
Mailing Address #1100 - 1200 West 73rd Ave.
City/Town Vancouver Postal Code ~~V6G 6P5~~ V6P 6G5
Phone Number(s) (H) _____ (C) 778-829-5717
Email office @ pwa architecture . com

Property

Name of Owner Daniel Yang & Helena Chen
Civic Address of Property 4636 Northview Court. Burnaby, BC.

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.

Oct 4, 2018

Date

Chen Fan

Applicant Signature

Office Use Only

Appeal Date Nov 1st 2018 Appeal Number BV# 6340

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



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Planning and Building Department

City of Burnaby

October 2, 2018

Hardship Letter

To whom it may concern,

We apply for the variance for relaxation of Burnaby Zoning Bylaw #4742 in regards to the following sections.

A. Section 104.9. In regards to the front yard setback

“A front yard shall be provided of not less than 7.5 m (24.6 ft.) in depth, except that on a lot where the average front yard depth of the two adjacent lots on each side is more than the required front yard by at least 1.5 m (4.9 ft.), then the front yard shall be not less than that average, subject to section 6.12 (2.1)”

In calculating the average yard depth required to be aligned with the above mentioned section, the following measurements were taken into consideration:

Adjacent House	Depth of Front
4622	44.82'
4628	41.75'
4642	26.78'
4650	39.67'
Average:	38.26'

Proposed front yard setback: 25'-8" > 7.5m (24.6 ft)

B. Section 104.8. (1) Depth of principal building

“(1) The depth of a principal building, other than a two-family dwelling with an attached garage, shall not exceed the lesser of 50 percent of the lot depth or 18.3 m (60 ft.).

Proposed building depth: 38'-0" < 50 percent of the lot (46'-4") depth or 18.3 m (60 ft.).

If we use average front yard setback 38.26', then our building depth will be only 38' - (38'3"-25'8") = 38'-12'7" = 25'-5". Then the building footprint and total



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floor area will be dramatically reduced, which does not match the conditions of the neighbourhood context.

With the understanding and respect to the whole context and streetscape, we would like to apply the variance above. Please consider relaxing the front yard setback from average setback 38.26' to 25'8" (7.5m) and building depths from 25'5" to 38' 0".

Best Regards,

Patrick Yang

Architect.AIBC LEED®AP

Principal Architect



BOARD OF VARIANCE REFERRAL LETTER

DATE: October 02, 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: October 09, 2018 for the November 01, 2018 hearing.			
APPLICANT NAME: Xu Yang			
APPLICANT ADDRESS: Unit 1120 – 1200 West 73 rd Avenue, Vancouver, B.C., V6P 6G5			
TELEPHONE: 604-267-7072			
PROJECT			
DESCRIPTION: New single family dwelling and detached garage			
ADDRESS: 4636 Northview Court			
LEGAL DESCRIPTION:	LOT: 36	DL: 33	PLAN: NWP15118

Building Permit application BLD18-00581 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R4 / Section 104.9

COMMENTS:

The applicant proposes to build a new single family dwelling and 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 104.9 – “Front Yard” of the Zoning Bylaw requirement for the minimum front yard depth from 38.26 feet (based on front yard averaging) to 25.67 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, 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.
4. Fences and retaining walls will conform to the requirements of Section 6.14.

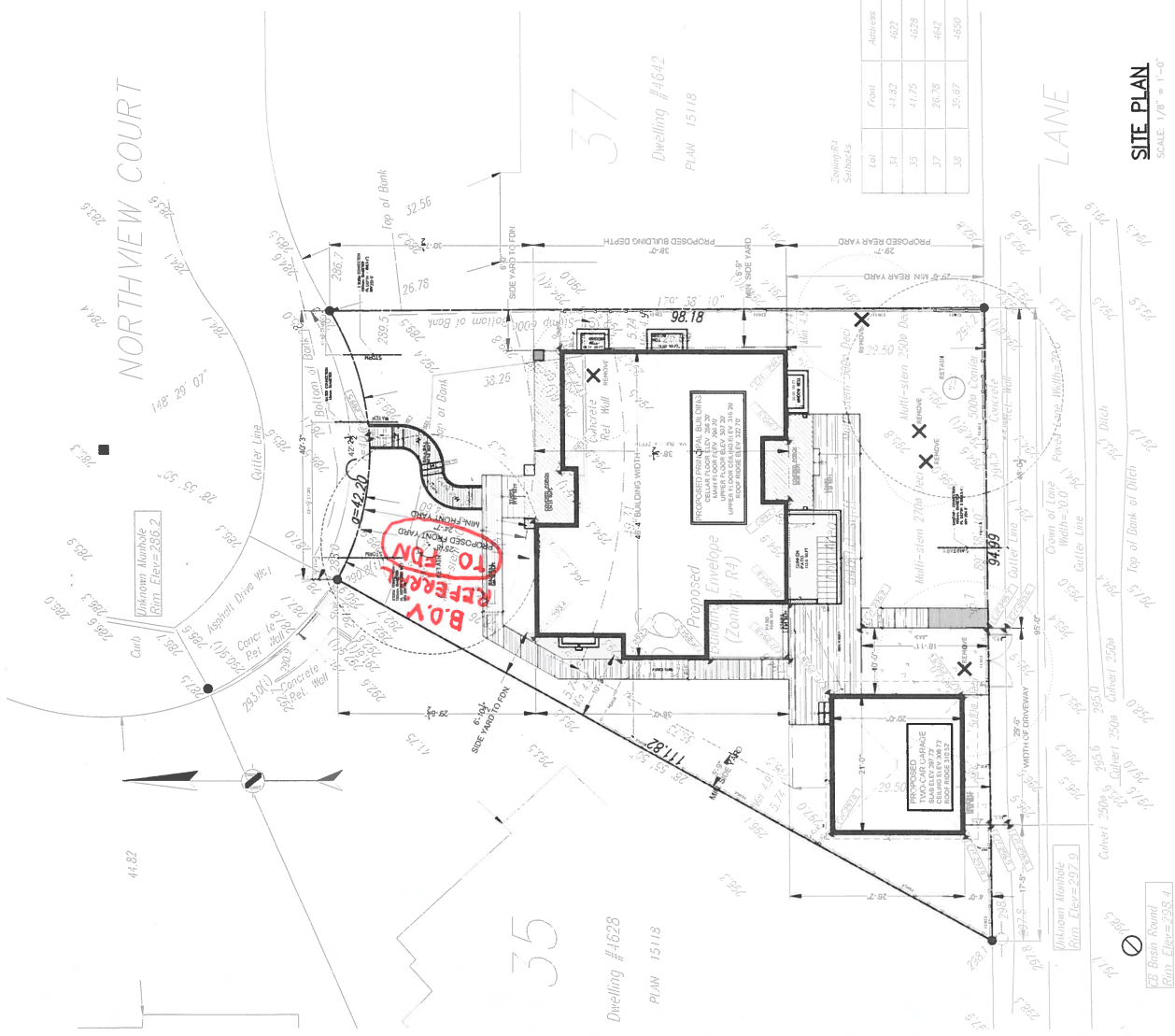
LM

Peter Kushnir
Deputy Chief Building Inspector

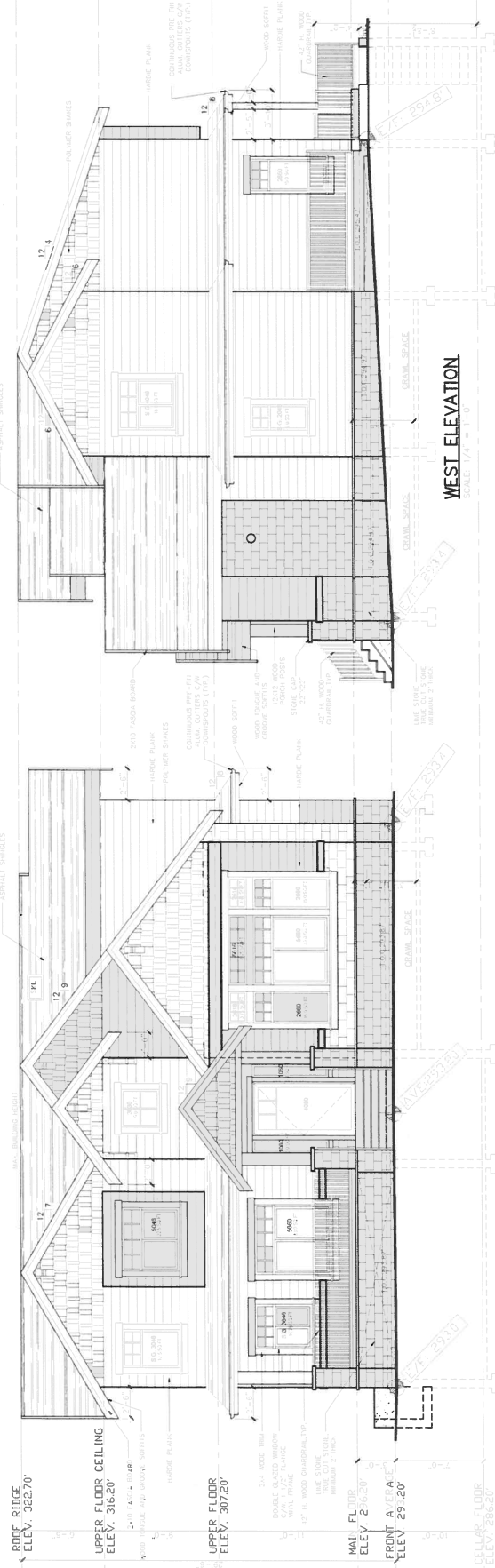
PROJECT
 4636 NORTHVIEW COURT,
 BURNABY, B.C.

SITE PLAN

A1



SITE PLAN
 SCALE: 1/8" = 1'-0"



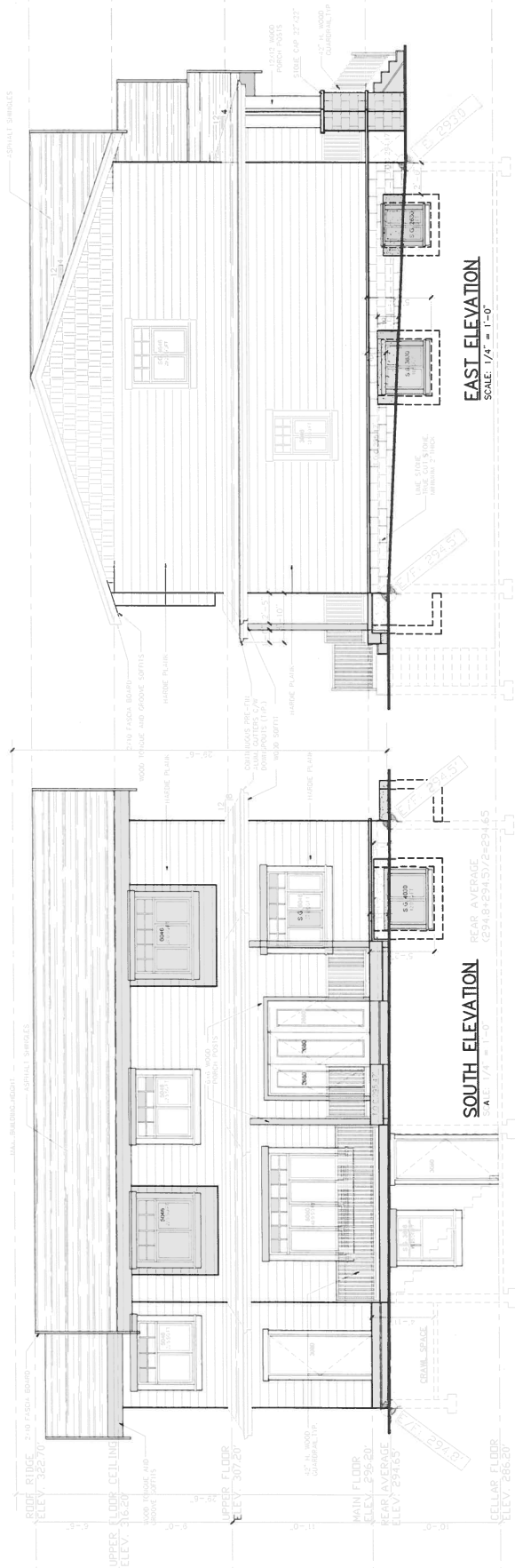
NORTH ELEVATION

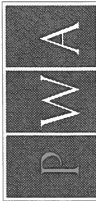
ISSUES	DATE
8	
7	
6	
5	
4	
3	
2	2004-06-05
1	2004-06-05
PROJECT ISSUES	
DATE BY	DATE
CHECKED BY	P.T.
DATE C-CHECKED	
CONSULTANT	

PROJECT 4636 NORTHVIEW COURT, BURNABY, B.C.

ELEVATIONS

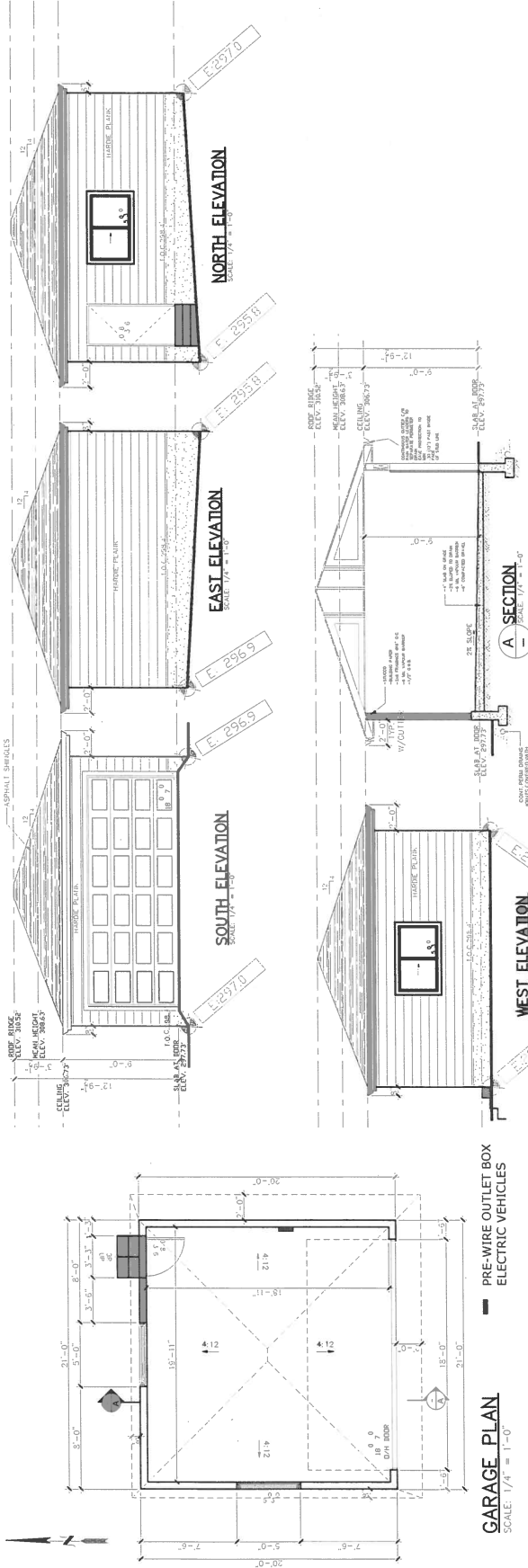
A4





**pacific
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GARAGE PLAN
SCALE: 1/4" = 1'-0"

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

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

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

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

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

