



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 GRACE YUEN
Mailing Address #602-4603 HAZEL ST. BURNABY
City/Town BURNABY Postal Code V5H 4N1
Phone Number(s) (H) 604 649 8698 (C) 604 649 8698
Email gracelyuen@hotmail.com

Property

Name of Owner GRACE YUEN
Civic Address of Property 290 HOWARD AVE N.
BURNABY BC. V5B 1J7

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 5, 2018
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date _____ Appeal Number BV# _____

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

October 5th, 2018

Burnaby City Hall
4949 Canada Way
Burnaby, B.C.
V5G 1M2

Attn: Board of Variance

Dear Members,

Re: 290 Howard Road North, Burnaby V5B 1J7

Please accept this as my application for a variance with respect to the necessary roof replacement for my home at the above address.

Attached for your information are the following materials:

- Site Plan from 1986 showing the house location and BOV approval for the garage/sundeck addition carried out back then
- Current site plan from 2017
- Architectural Drawings by Kallweit Graham Architecture showing the existing roof and the proposed new roof
- Photos of the existing roof

I purchased this property in 2016 and am in the process of renovating the house. I have an active Building Permit from the City of Burnaby dated March 2017.

It was not anticipated that the roof would be upgraded or replaced as part of this ongoing project. However, during the course of construction it has become apparent that it **must** be replaced. Its original construction was inadequate even by the standards of the day (1959). It consists of a waterproof membrane on 2x6 interlocking cedar boards spanning approximately 10' from the ridge beam to the exterior walls. There are no rafters and no insulation. My Structural Engineer informs me that the existing roof is completely inadequate structurally. My Builder informs me that the cedar boards are rotting in any case.

I am also very concerned about the safety of my family in the event of one of the many large trees surrounding my house falling and crushing us. The 1.5" of cedar would offer zero protection. (My Easterly neighbour speaks of the adjacent lane being covered by tree trunks after a bad wind storm.)

The Variance I'm requesting for the necessary replacement roof for my house has similar overhangs to the existing roof. It has a similar eave line and is only moderately steeper. The main difference between the proposed roof and the existing roof is that the proposed roof

has structural rafters, it will be insulated and built in conformance to current codes. My house is sited on a very narrow triangular lot, and parts of the existing roof are within current allowable setback ("non-conforming"). The Building Dept. maintains that the change in the form of the roof due to the depth of the rafters and the slightly increased slope is "**worsening the non-conformity**" and therefore needs BOV approval to be permitted. I am asking for your approval so that I and my children can be safe in moving into my house and sleeping under its roof.

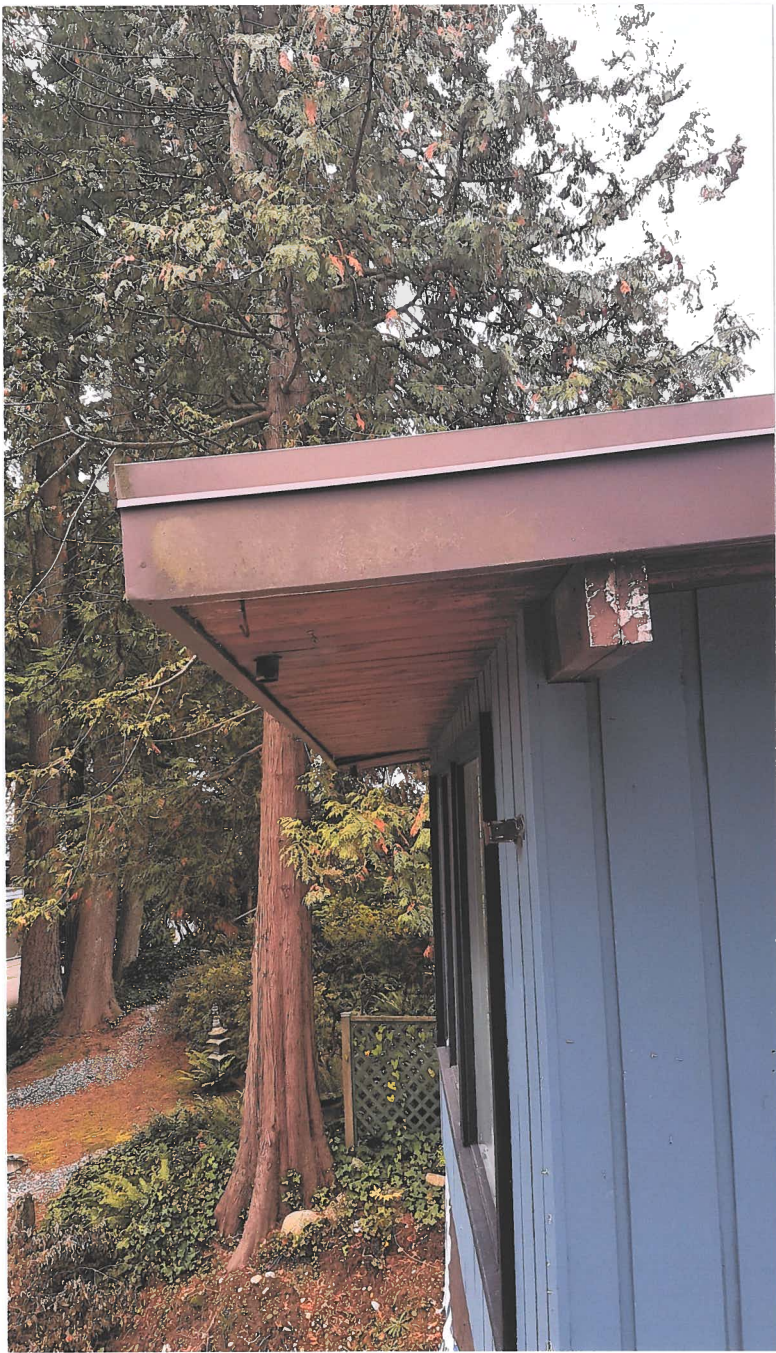
Thank you for your time considering this application.

Sincerely,

A handwritten signature in blue ink, consisting of a large, stylized 'G' followed by a horizontal line and a small flourish.

Grace Yuen









BOARD OF VARIANCE REFERRAL LETTER

DATE: October 3, 2018		<i>This is not 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: Grace Yuen			
APPLICANT ADDRESS: 290 Howard Ave N			
TELEPHONE: 604-649-8698			
PROJECT			
DESCRIPTION: Exterior alteration and new secondary suite to basement only to existing single family dwelling			
ADDRESS: 290 Howard Ave N			
LEGAL DESCRIPTION:	LOT: 37146	DL: 189	PLAN: 4953

Building Permit application BLD16-01581 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / Sections 102.8 (1) 102.10

COMMENTS:

The applicant proposes to replace existing roof with a new sloped roof on an existing single family dwelling. In order to allow the Building Permit application to proceed, the applicant requests that the following variances be granted:

- 1) To vary Section 102.8 (1) – “Front Yard” of the Zoning Bylaw requirement for the minimum front yard depth from 24.6 feet (based on minimum front yard depth) to 18.25 feet.
- 2) To vary Section 102.10 – “Rear Yard” of the Zoning Bylaw requirement for the minimum rear yard depth from 29.5 feet to 15.83 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.
3. All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.

AB

Peter Kushnir
Deputy Chief Building Inspector

PLAN SHOWING LOCATION OF DWELLING AS ERECTED ON LOT 2,
BLOCK 44 OF L 189 PLAN 4953

Scale: 1 inch - 20 feet.

SITE PLAN

R-2

290 N. HOWARD AVE.

DISTRICT LOT 189 GP1

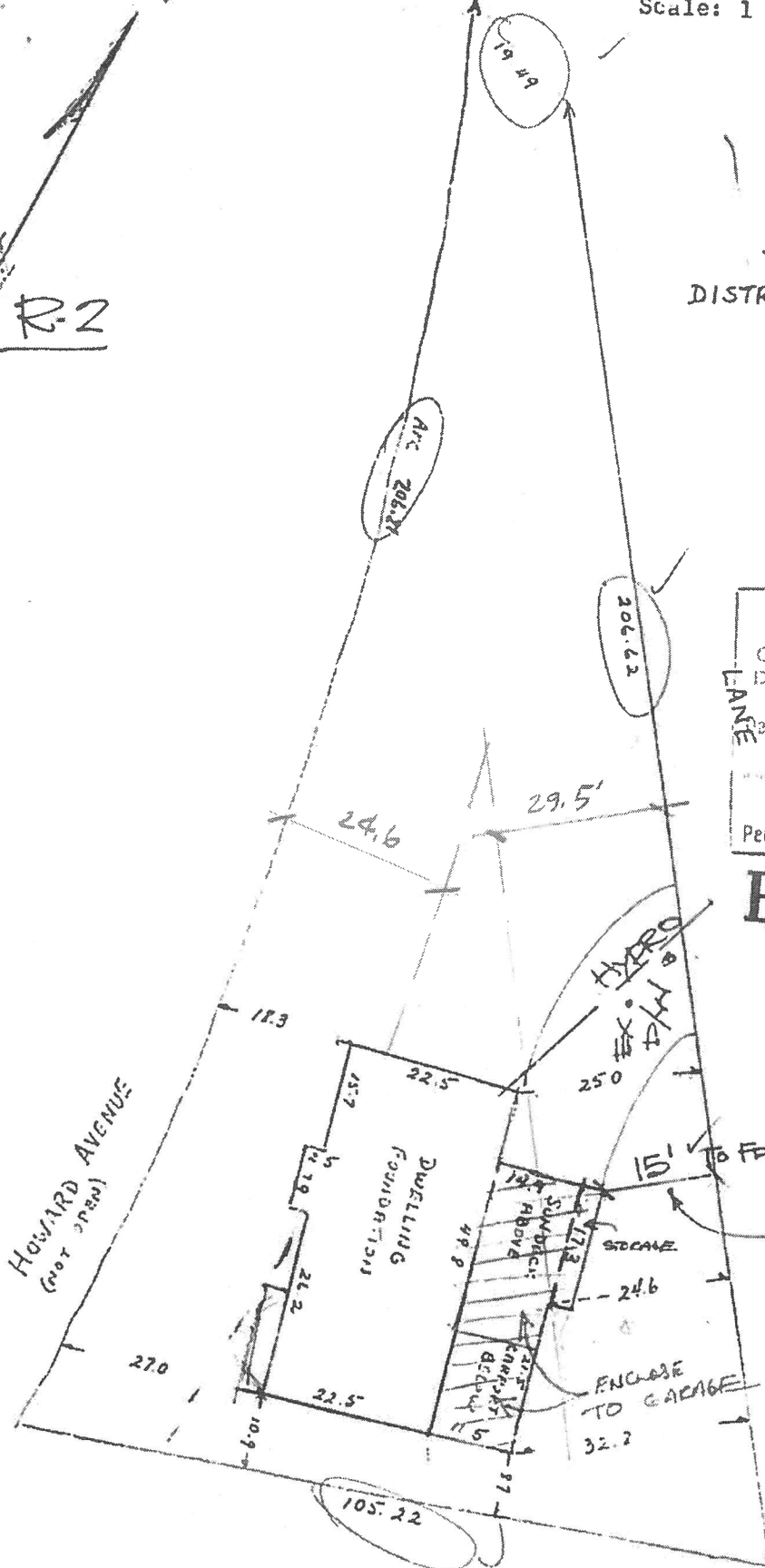
SCALE: 1" = 20'

R-2

LANE	APPROVED
	CORPORATION OF THE DISTRICT OF BURNABY
	Date DEC 12 1986
	BUILDING INSPECTOR
	Per. <i>Sy</i>

B61779

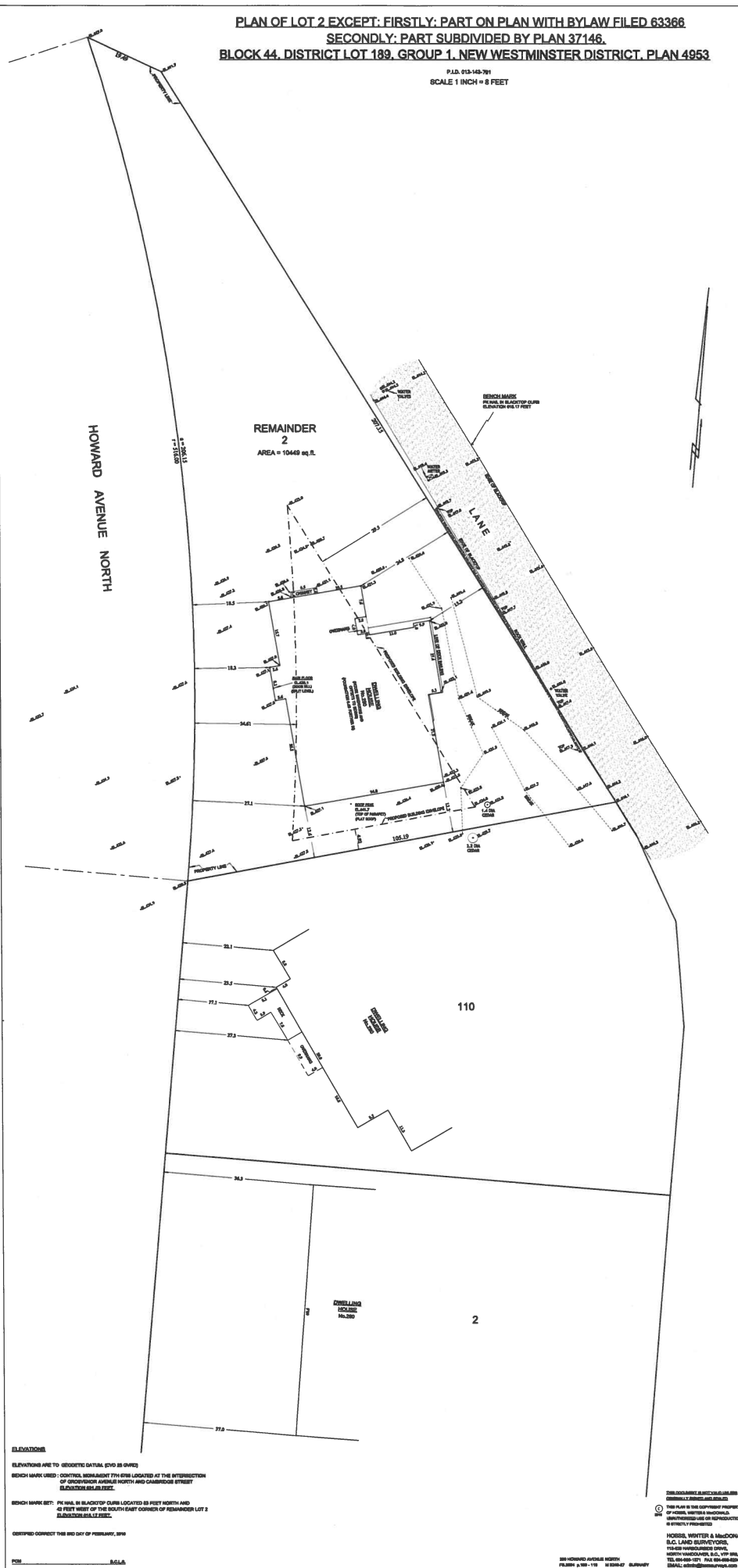
HOWARD AVENUE
(not new)



B.O.F.V.
APPROVAL #3176

PLAN OF LOT 2 EXCEPT: FIRSTLY: PART ON PLAN WITH BYLAW FILED 63366
SECONDLY: PART SUBDIVIDED BY PLAN 37146.
BLOCK 44, DISTRICT LOT 189, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 4953

P.L.D. 013-143-791
SCALE 1 INCH = 8 FEET



ELEVATIONS

ELEVATIONS ARE TO GEODETIC DATUM (GDA 83) AS SHOWN

BENCH MARK USED: CONTROL MONUMENT FTM ONE LOCATED AT THE INTERSECTION OF JORDAN AVENUE NORTH AND CAMBRIDGE STREET ELEVATION 84.100

BENCH MARK SET: FTM ONE IN BLACKTOP CURB LOCATED 83 FEET NORTH AND 42 FEET WEST OF THE SOUTH EAST CORNER OF REMAINDER LOT 2 ELEVATION 84.100

PREPARED AND CHECKED THIS DAY OF FEBRUARY, 2019

FOR SCALE

THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR

THIS PLAN IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR

HOBBS, WINTER & McDONALD,
S.C. LAND SURVEYORS,
114-400 HARRISON AVENUE,
SUITE 100, NEW WESTMINSTER, B.C. V3M 2H2,
TEL: 604-666-1071 FAX: 604-666-1072
EMAIL: hws@hwsurveyors.com

200 HOWARD AVENUE NORTH
VANCOUVER, B.C. V6C 3E8
P.L.D. 013-143-791

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1422 Bay St. BC
V6W 2H1
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www.kga.ca

Revisions
No. Date Description By

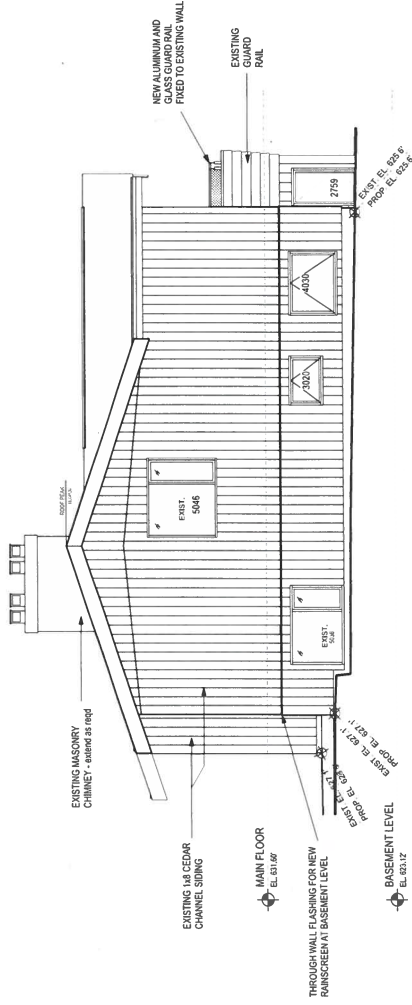
FOR BUILDING
BOV

KALLWEIT
GRAHAM
architecture
New Homes
Renovations
Interior Design

YUEN RESIDENCE
290 HUNTERS GLEN NORTH
SURREY, BC

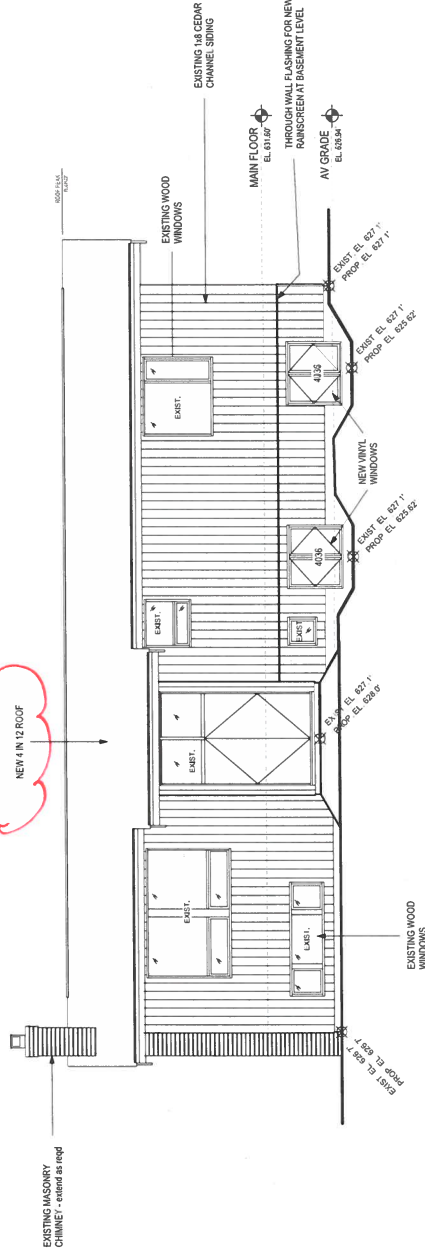
BUILDING PERMIT
DRAWINGS
SOUTH AND WEST
ELEVATIONS

Date: OCT 1, 2016
Scale: 1/8" = 1'-0"
Drawing No.: A4-2
Project No.: 1559
Drawn By: RG



SOUTH ELEVATION

BOV REFERRAL #



WEST ELEVATION