



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 Gary Gao
Mailing Address 3768 W. Broadway.
City/Town Vancouver. Postal Code V6R2C1
Phone Number(s) (H) 604.618.1885 (C) _____
Email citidesign@live.ca

Property

Name of Owner Sidi Deng / Linzhen Deng
Civic Address of Property 3162 Astor Dr.

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.

Nov 6. 2018
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date Dec 6 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

BOV Hardship Letter

November 5, 2018

From:

Sidi Deng / Liuzhen Deng
Owner of 3162 Astor Drive

Re: 3162 Astor Drive
Building Depth Relaxation

To the board of variance:

We are the owners of 3162 Astor Drive, Burnaby, and we are applying for a building permit for a new single-family home at our address 3162 Astor Drive. The lot is an irregular lot with four sides. According to the city's calculation method for irregular lots, the current building depth of our proposed plan is 63'9" but the maximum allowed building depth is $\frac{1}{2}$ of 116'5" which equals to 58'. This calculation result is a projection of two opposite corners of the building onto the "virtual" lot depth line and is not the actual building depth. The actual building depth (the perpendicular distance between the front and back exterior walls) is 44'1" which is far less than the standard maximum building depth limit of 60'. Since the lot becomes drastically narrower towards the back of the lot (i.e. the backyard), it makes it impossible to achieve the allowed floor area ratio of 0.6 if the building depth is less than 44'1".

Please allow our request for relaxation of building depth for this lot. As homeowners, we would appreciate your consideration.

邓迪 邓柳珍

Sidi Deng Liuzhen Deng



BOARD OF VARIANCE REFERRAL LETTER

DATE: November 05, 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: November 06, 2018 for the December 06, 2018 hearing.			
APPLICANT NAME: Gary Gao			
APPLICANT ADDRESS: Unit 111 – 42 Fawcett Road, Coquitlam, B.C., V3K 6X9			
TELEPHONE: 604-618-1885			
PROJECT			
DESCRIPTION: New single family dwelling with secondary suite and detached two-car garage			
ADDRESS: 3162 Astor Drive			
LEGAL DESCRIPTION:	LOT: 6	DL: 6	PLAN: NWP17068

Building Permit application BLD18-00760 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / Section 102.7(a)

COMMENTS:

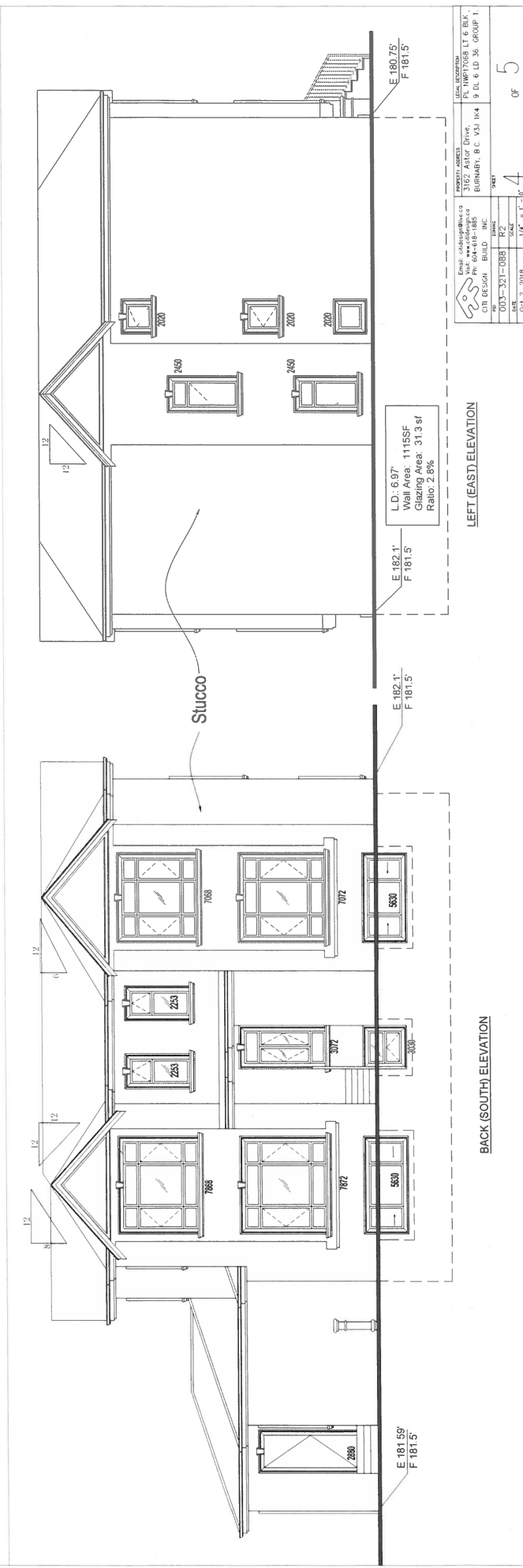
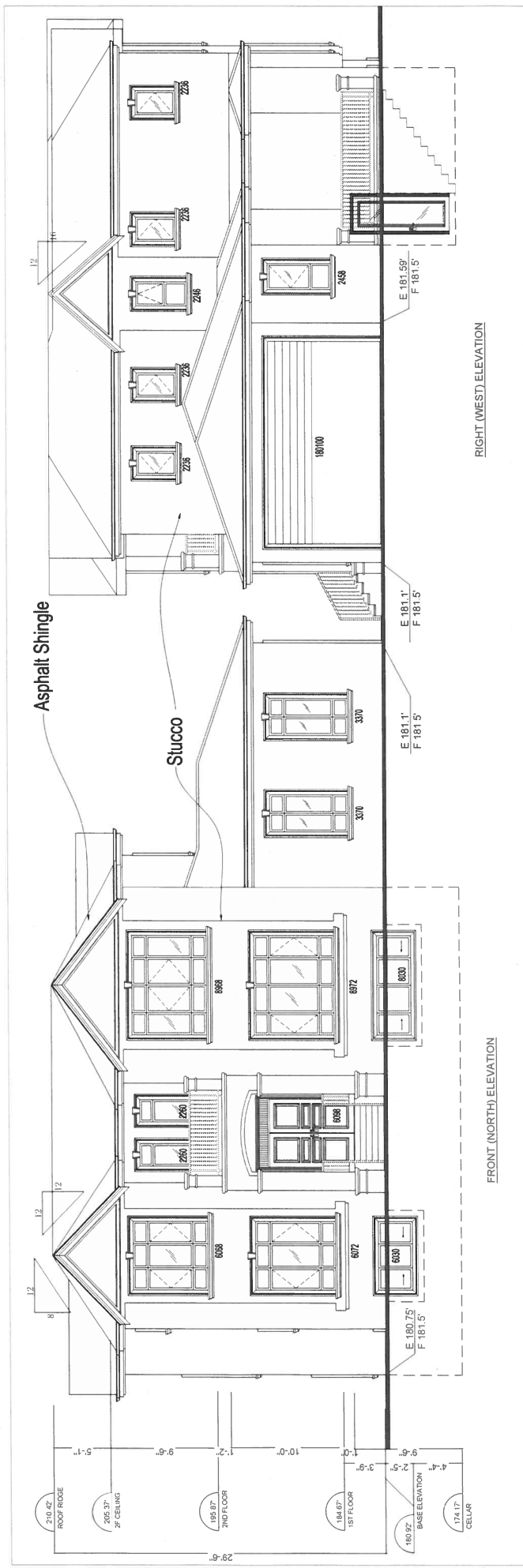
The applicant proposes to build a new single family dwelling with secondary suite and detached garage. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

- 1) To vary Section 102.7(a) – “Depth of principal building” of the Zoning Bylaw requirement for the maximum building depth from 59.16 feet to 63.75 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



LEFT (EAST) ELEVATION

L.D.: 6.97' Wall Area: 111556 Grading Area: 31.5 sf Ratio: 2.6%

E 182.1' F 181.5'

E 182.1' F 181.5'

E 180.75' F 181.5'

220.0" ROOF RIDGE

205.37" 2nd CEILING

195.87" 2nd FLOOR

184.07" 1st FLOOR

174.17" CELLAR

180.92" BASE ELEVATION

BACK (SOUTH) ELEVATION

220.0" ROOF RIDGE

205.37" 2nd CEILING

195.87" 2nd FLOOR

184.07" 1st FLOOR

174.17" CELLAR

180.92" BASE ELEVATION