



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 JONATHAN EHLING ARCHITECT
Mailing Address 200 - 829 W. 15th ST
City/Town N. VAN. Postal Code V7P 1M5
Phone Number(s) (H) 604 770 1380 (C) _____
Email jearch@axio.net.com

Property

Name of Owner Joy DELLA-TINA & STEFANO DE BEL
Civic Address of Property 465 SPRINGER AVE N.

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. 6/18
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date Dec 6 2018 Appeal Number BV# 6347

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

Jonathan Ehling Architect Inc.

200 – 829 W. 15th Street, North Vancouver, B.C. V7P 1M5

November 06, 2018

Burnaby City Hall
City Clerk's Office
4949 Canada Way,
Burnaby, B.C.
V5G 1M2

Attn: Ms. Eva Prior Administrative Officer

Re: 465 Springer Ave North – application for Variance.

Dear Ms. Prior,

In the process of applying for a building permit for 465 Springer Avenue North we have now been directed to the Board of Variance to seek relaxations owing to hardships based on the configuration of our lot. The scope of work encompasses the demolition to the existing one storey plus basement home in order to construct a new two storey plus cellar residence with detached garage. In the process of designing this new home we were faced with certain conditions unique to some lots in this area: namely building on a steep slope that also fronts onto two streets. The result is a triangular lot with a 125' depth flanking a neighbour's lot on the west boundary and then converging to 0' as the two street frontages meet along the eastern boundary. (Note: Harbourview Road is the north boundary and Springer Ave on the south boundary).

For context it is impotent to understand that the north and east boundaries of the lot front against an existing green belt that has to this day remained undeveloped.

The hardship presents itself when we try to comply with the existing front and rear yard setbacks due to these conditions. The result is a 9,546 sq ft lot with an original allowable building area of less than 1,580 sq ft. The proposed building concept was to comply with the zoning envelope along the western boundary where we have existing residential development and then seek relaxations to setbacks and building depth on the eastern portion of the lot where we have no residential development. We then designed for the massing of the house to follow the existing topography to better fit into the landscape. When we build to the east, however, we encounter a narrowing lot and this is where we are seeking relaxations based on the site constraints owing to the unique configuration and setbacks along the eastern half of the lot. The intention was to follow a hypothetical front yard setback similar to one used by the municipality for cul-de-sacs' as this is the current condition for Harborview Road as it ends right along the north and western boundary of our lot.

Initially we were also looking at seeking a relaxation along Springer Ave North but after further consultation with the planning department this has now been interpreted as a side yard to which we now conform.

With regards to the building depth we will also be seeking a relaxation based on the hardship owing to the triangular nature of the lot and where the line for determining this value was taken. With respect to our only directly flanking neighbor, we meet with the concept of building depth along the western boundary. The only other neighbours are to the south across Springer Ave North and uphill from our property and building depth is less an issue since we face them head on and have the building sited so as to keep the height down to where the top of the roof is downhill and only 6' above the crest of the road.

Lastly we are also asking for a relaxation to the minimum distance between the house and the proposed detached garage. This condition became apparent when, after discussions with the engineering department, we had to modify the position the garage to ensure there was enough distance of driveway in order to meet city standards for allowable gradients. Our case of hardship was based on dealing with these existing site grades and our need for approval of the engineering department which has now been granted.

In summation; after discussions with the Planning Department and Building Department, we are seeking these relaxations due to the hardships encountered on site and for reasons referred to above. We ask for your support and in recognition of the ongoing involvement and co-operation with the Building Department.

Please feel free to contact me should you have any questions or comments.

Yours truly,



Jonathan Ehling Architect AIBC

cc. Ms Joy Dalla-Tina/Mr Stefano De Bei



BOARD OF VARIANCE REFERRAL LETTER

DATE: November 5, 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: November 6, 2018 for the December 6, 2018 hearing.			
APPLICANT NAME: Jonathan Ehling			
APPLICANT ADDRESS: #200 - 829 W. 15 th Street, North Vancouver			
TELEPHONE: 604-770-1380			
PROJECT			
DESCRIPTION: New single family dwelling with a secondary suite and detached garage			
ADDRESS: 465 North Springer Avenue			
LEGAL DESCRIPTION:	LOT: 9	DL: 189	PLAN: 4953

Building Permit application BLD17-00525 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / 6.3.1; 102.7(b); 102.8(1); 102.9(2)

COMMENTS:

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

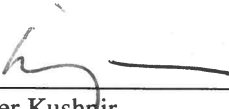
- 1) To vary Section 6.3.1 – “Distance between Buildings on the same Lot” of the Zoning Bylaw requirement for the minimum distance from 14.80 feet to 12.75 feet.
- 2) To vary Section 102.7(b) – “Depth of Principal Building” of the Zoning Bylaw requirement for the maximum building depth from 60.00 feet to 76.00 feet.
- 3) To vary Section 102.8(1) – “Front Yard” of the Zoning Bylaw requirement for the minimum front yard depth from 32.78 feet (based on front yard averaging) to 10.80 feet off of Harbourview Road.
- 4) To vary Section 102.9(2) – “Side Yards” of the Zoning Bylaw requirement for the side yard adjoining the flanking street from 11.50 feet to 4.17 feet to accommodate an accessory building (detached garage).


Notes: The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.

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

The applicability of these variances, if granted, are limited to the scope of the proposal shown on the attached plans.

MS



 Peter Kushnir
Deputy Chief Building Inspector

TOPOGRAPHIC PLAN OF PARCEL "A" (REFERENCE PLAN 13737),
 LOT 9, BLOCK 40, DISTRICT LOT 189, GROUP 1,
 NEW WESTMINSTER DISTRICT,
 PLAN 4953

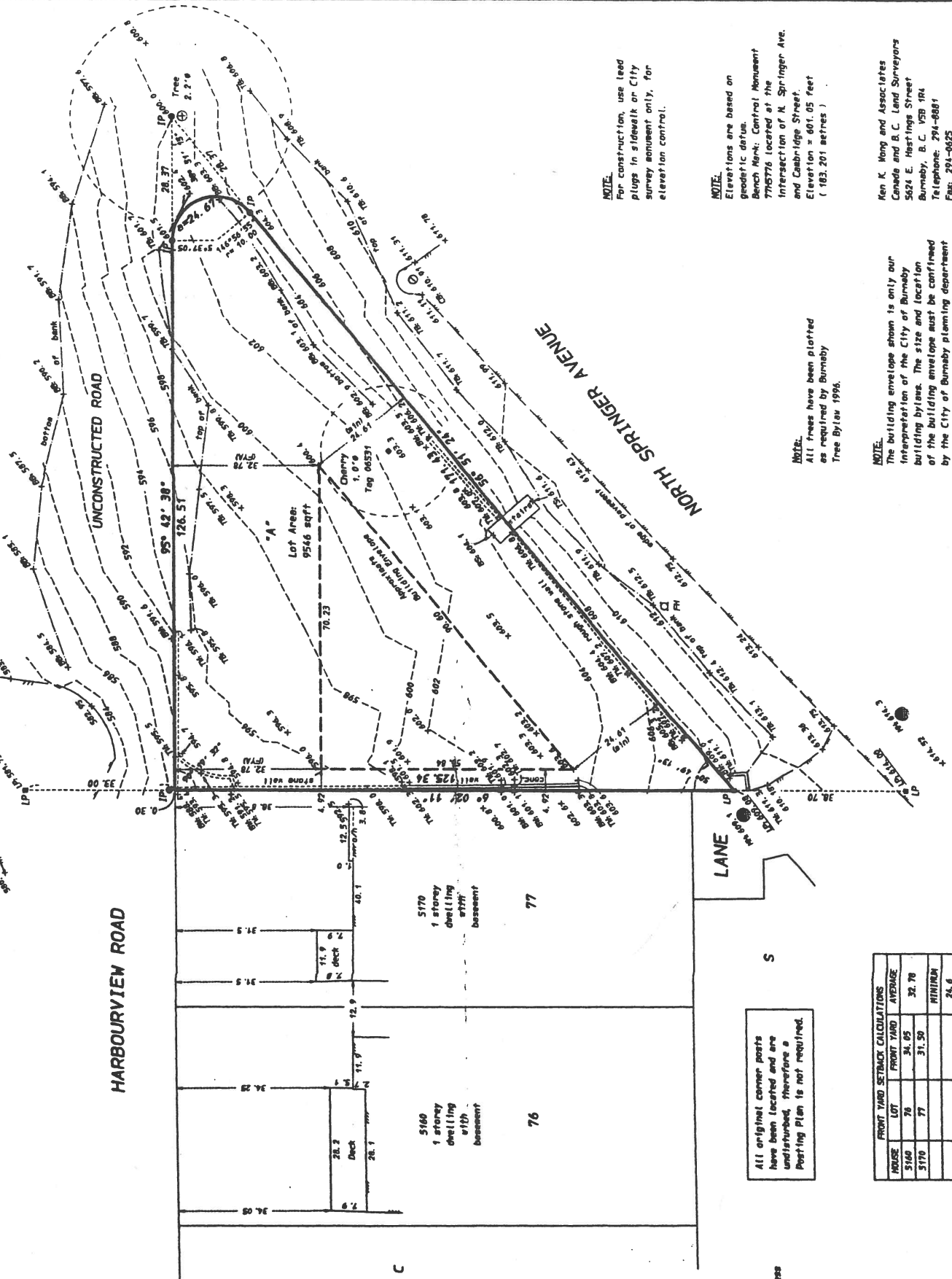
465 North Springer Avenue
 Burnaby, BC

ZONING: R2

RECEIVED
 APR 04 2017
 BUILDING DEPARTMENT

SCALE: 1 INCH = 16 FEET

All dimensions are in feet and decimals
 thereof unless otherwise indicated.
 Contour interval: 2 feet



- LEGEND:
- IP Iron post
 - LP Lead plug
 - CB Catch basin
 - FW Fire hydrant
 - WH Wellhead
 - WH Overhang
 - TH Top of wall
 - BN Bottom of wall
 - TS Top step
 - BS Bottom step
 - BS Square feet
 - TS Top of bank
 - BN Bottom of bank
 - FYA Front yard average

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 originally signed and sealed.

CERTIFIED CORRECT:
 Lot dimensions are based on
 ground survey results.

March 10, 2017

All original corner posts
 have been located and are
 undisturbed, therefore a
 Posting Plan is not required.

FRONT YARD SETBACK CALCULATIONS			
HOUSE	LOT	FRONT YARD	AVERAGE
5160	76	34.05	32.70
5170	77	31.50	MINIMUM
	TOTAL:	65.55	24.6 17.50

NOTE:
 For construction, use lead
 plugs in sidewalk or City
 survey monument only, for
 elevation control.

NOTE:
 Elevations are based on
 geodetic datum.
 Bench Mark: Control Monument
 775776 located at the
 intersection of N. Springer Ave.
 and Cambridge Street.
 Elevation = 601.05 feet
 (183.201 metres)

NOTE:
 All trees have been plotted
 as required by Burnaby
 Tree Bylaw 1996.

NOTE:
 The building envelope shown is only our
 interpretation of the City of Burnaby
 building bylaws. The size and location
 of the building envelope must be confirmed
 by the City of Burnaby planning department
 prior to any design work. Failure to do so
 places responsibility for the design onto
 the house designer.

Ken K. Wong and Associates
 Canada and B.C. Land Surveyors
 5624 E. Hastings Street
 Burnaby, B.C. V5B 1P4
 Telephone: 794-8881
 Fax: 291-6625
 1700999 R5906 P46-70
 R-9886 R-4000 R-4478
 Drawn by: TB SZ-5573

SRW PLAN LMP29187



Jonathan Eiding
Architect Inc.
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4053 - 4054,



Jonathan Filing
Architects Inc.

PROJECT: DALLA-TINADE BEI
RESIDENCE
465 N. SPRINGER AVENUE
BURNABY, B.C.

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BUILDING
ELEVATIONS

Scale: 1/4" = 1'-0"
Sheet: A 3.0
Date: 09/27/2018
Project: 465 N. SPRINGER AVENUE
Owner: Jonathan Filing Architects Inc.

RECEIVED
SEP 27 2018
BUILDING DEPARTMENT

SPATIAL SEPARATION 4.10.14
WEST ELEVATION
STORY: 1ST FLOOR
STORY: 2ND FLOOR
STORY: 3RD FLOOR
STORY: 4TH FLOOR
STORY: 5TH FLOOR
STORY: 6TH FLOOR
STORY: 7TH FLOOR
STORY: 8TH FLOOR
STORY: 9TH FLOOR
STORY: 10TH FLOOR
STORY: 11TH FLOOR
STORY: 12TH FLOOR
STORY: 13TH FLOOR
STORY: 14TH FLOOR
STORY: 15TH FLOOR
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STORY: 18TH FLOOR
STORY: 19TH FLOOR
STORY: 20TH FLOOR
STORY: 21ST FLOOR
STORY: 22ND FLOOR
STORY: 23RD FLOOR
STORY: 24TH FLOOR
STORY: 25TH FLOOR
STORY: 26TH FLOOR
STORY: 27TH FLOOR
STORY: 28TH FLOOR
STORY: 29TH FLOOR
STORY: 30TH FLOOR
STORY: 31ST FLOOR
STORY: 32ND FLOOR
STORY: 33RD FLOOR
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STORY: 92ND FLOOR
STORY: 93RD FLOOR
STORY: 94TH FLOOR
STORY: 95TH FLOOR
STORY: 96TH FLOOR
STORY: 97TH FLOOR
STORY: 98TH FLOOR
STORY: 99TH FLOOR
STORY: 100TH FLOOR

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

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





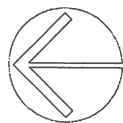
PROPOSED
DALLA-TINADE BEI
RESIDENCE
465 N. SPRINGER AVENUE
BIRMINGHAM, AL

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE. ALL MATERIALS SHALL BE NEW UNLESS NOTED OTHERWISE.

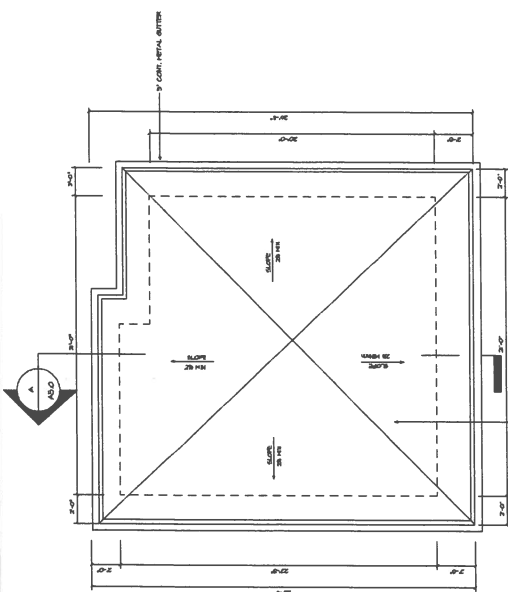
REVISIONS	DATE	BY	DESCRIPTION
1	08.11.14	JE	ISSUED FOR PERMIT
2	08.11.14	JE	ISSUED FOR PERMIT

GARAGE PLAN

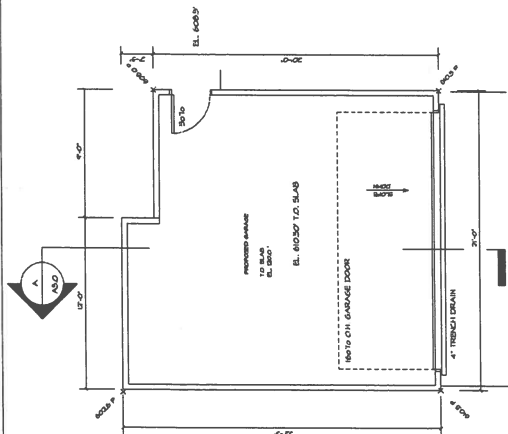
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Arch No.	Drawn: JF
Date:	Checked:



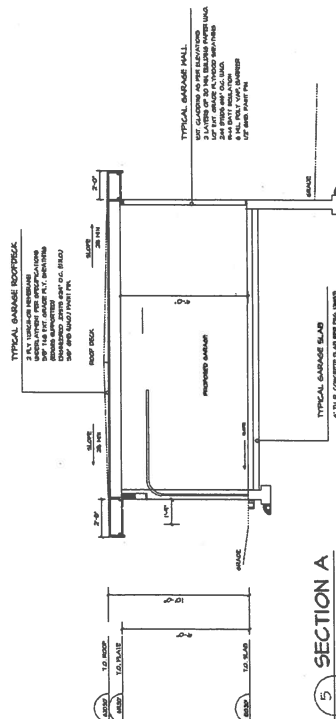
RECEIVED
SEP 27 2018
BUILDING DEPARTMENT



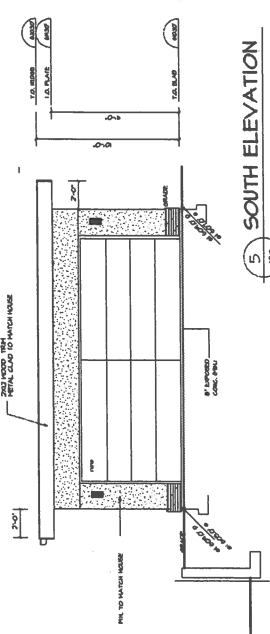
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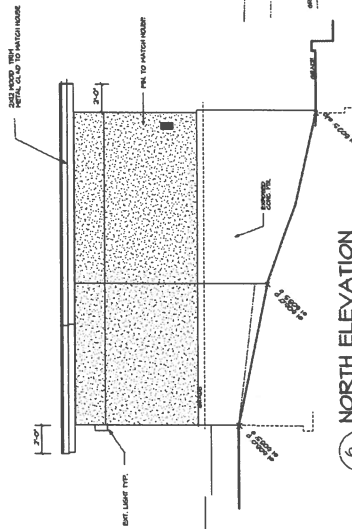
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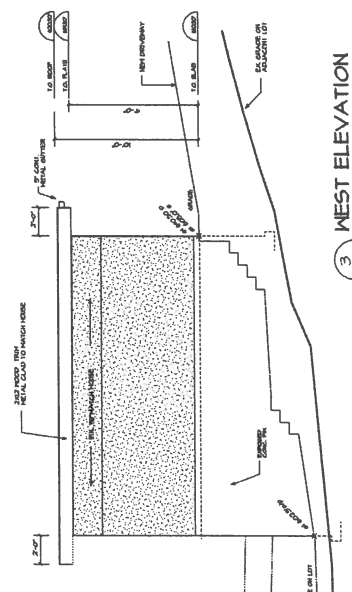
5 SECTION A
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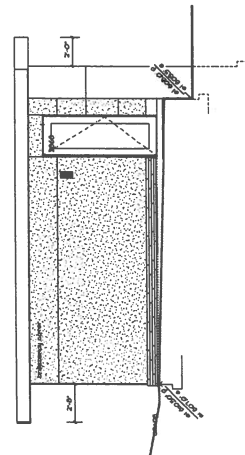
5 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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