



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 111-42 Faucett Road
City/Town Coguitan BC Postal Code V5K 6X9
Phone Number(s) (H) _____ (C) 604-618-1885
Email Citidesignelive.ca

Property

Name of Owner Yang Ji
Civic Address of Property 4892 Carson Place
Burnaby, B.C.

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.

Date December 5, 2018

Applicant Signature [Signature]

Office Use Only

Appeal Date January 10 2019 Appeal Number BV# 6348
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

Board of Variance Letter of Hardship for 4958 Portland St, Burnaby

From: Gary Gao (Designer)

Owner: Hong Ji

Date: December 05, 2018

Re: 4892 Carson Place, Burnaby

To Board of Variance,

My name is Gary Gao, and this is a letter of hardship regarding a new single-family development at 4892 Carson Place. The owner is proposing to build a single family dwelling on this property, but I have encountered some issues. The following is what we are proposing:

Increase building height from 29.5' to 31.88' (increase by 2.38')

Reasons for increasing of building height by 2.38'

1. From Owner's health and safety perspective

The owner, Ms Ji's mother has been a teacher before she retired. She developed knee problems due to her profession. Both of her menisci was replaced by surgery. It is very difficult for her to climb stairs. She has to rely on a crutch to walk around. As she has to walk in and out of the house almost daily to stay healthy, it is important to keep the main floor and outside ground to the street as flat as possible and stair-free.

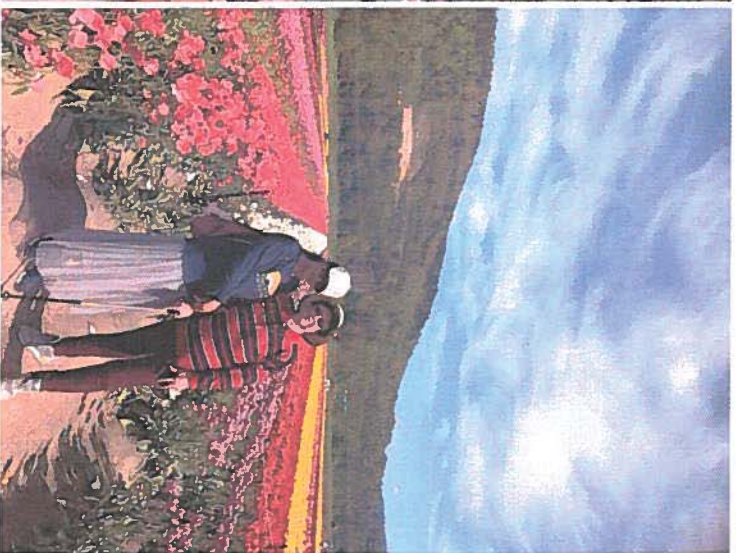
2. From Design perspective

The property is located at the lower (south) side of Carson Street, in the Burnaby South Slope area. In order to reduce stairs and slopes to make the main floor accessible for the owner's mother, I try to keep the existing outside ground levels at the front. It is calculated that the lowest possible elevation of the main floor is 176.5': around the same level as ground elevation at the front property line. The main floor interior ceiling height is proposed as 10' and upper floor ceiling height is 8.5'. The slope of the roof is 4/12, which is the minimum for sloped roof defined by Burnaby Zoning Bylaw. As a result, the proposed roof pitch height works out to be 20'1" at the minimum. However, the proposed dwelling would observe a height of 25.33' when viewed from Carson Street (front) property line, which is still 4.17' lower than the Zoning Bylaw height requirement of 29.5 ft. On the technical perspective, it is unwise to build the house lower than the existing ground level or make a portion of the roof flat considering the great number of rainy days of Vancouver. New houses that built with main floor lower than outside ground level may create unnecessary drainage problems and a combination of flat and sloped roofs may leak when the house settles. Compare to the mere 2.38' height increase that we requested, it is worthwhile to keep the sloped roof and existing main floor height.

The proposed increase in building height is 2.38'. Please consider our proposal.

Sincerely,


Gary Gao





BOARD OF VARIANCE REFERRAL LETTER

DATE: December 06, 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: December 11, 2018 for the January 10, 2019 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 detached garage			
ADDRESS: 4892 Carson Place			
LEGAL DESCRIPTION:	LOT: 40	DL: 157	PLAN: NWP20303

Building Permit application BLD18-00939 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / Sections 102.6(1)(a)

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:

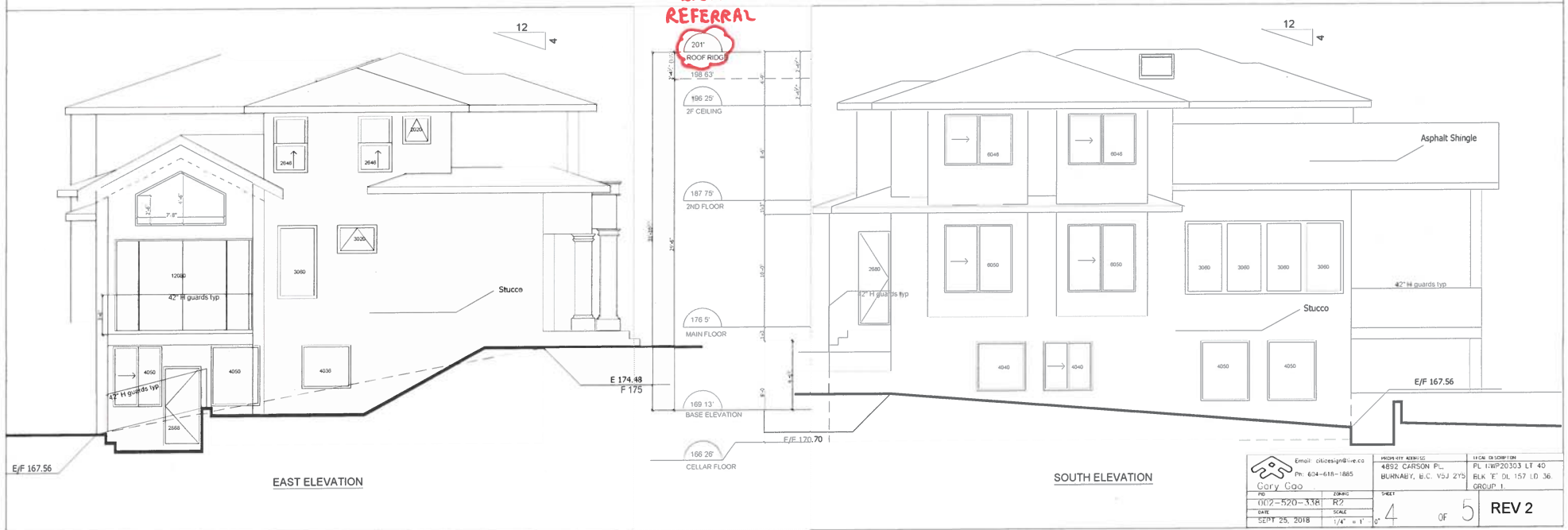
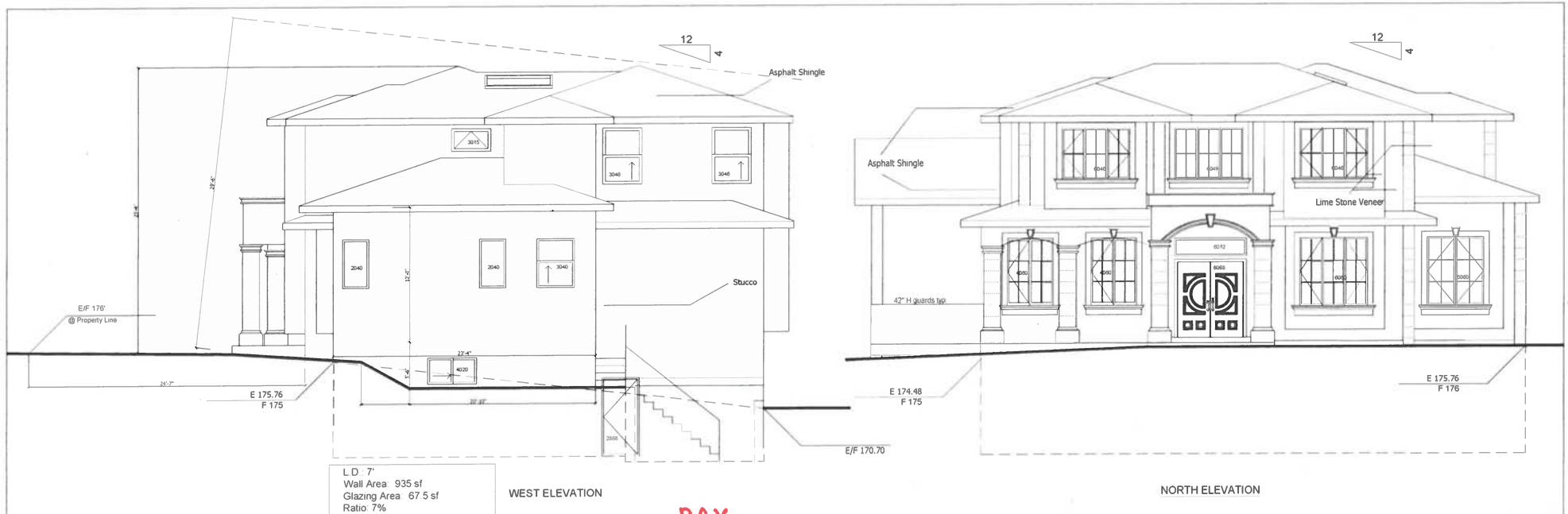
- 1) To vary Section 102.6(1)(a) – “Height of Principal Building” of the Zoning Bylaw requirement for the maximum building height from 29.50 feet to 31.99 feet as measured from the rear average grade for the proposed single family dwelling with a sloping roof.

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



		Email: godesign@me.com PH: 604-618-1885		PROJECT ADDRESS: 4892 CARSON PL. BURNABY, B.C. V5J 2Y5		11 CM. DESCRIPTION: PL. IWP20303 LT. 40 BLK. T. DL. 157 LD. 36 GROUP. 1	
DATE	01/25/2018	WORK	R2	SHEET	4	OF	5
SCALE	1/4" = 1'-0"	SCALE					
REV 2							