



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) _____ (C) 604.618.1885
Email citidesign@live.ca

Property

Name of Owner Hong Ji
Civic Address of Property 4892 Carson Pl.

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.

Jan 15, 2019
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

Board of Variance Letter of Hardship for 4892 Carson Place, Burnaby

From: Gary Gao (Designer)
Owner: Hong Ji
Date: January 15, 2019
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 30.88' (increase by 1.38')

Reasons for increasing of building height by 1.38'

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.

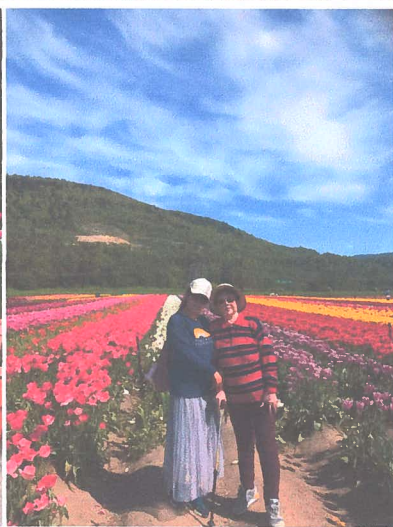
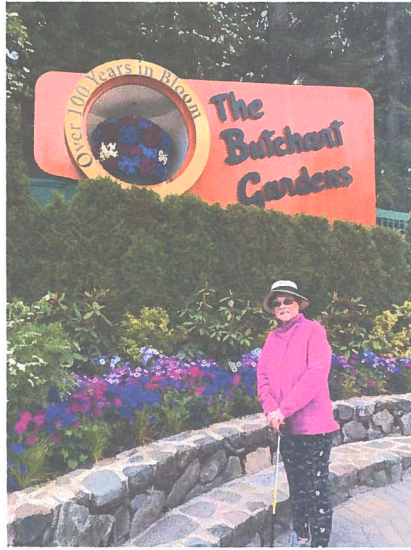
2. From Design perspective

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 9.5' 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 200' at the minimum. However, the proposed dwelling would observe a height of 24.33' when viewed from Carson Street (front) property line, which is still 5.17' 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 un-necessary drainage problems and a combination of flat and sloped roofs may leak when the house settles. Compare to the mere 1.38' 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 1.38'. Please consider our proposal.

Sincerely,

 Gary Gao





BOARD OF VARIANCE REFERRAL LETTER

DATE: January 15, 2019		<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: January 15, 2019 for the February 07, 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 31.25 feet as measured from the rear average grade for the proposed single family dwelling with a sloping roof.

Note: A previous Board of Variance (B.V. 6348) denied an appeal requesting: a) a principal building height of 31.99 feet (sloping roof) measured from the rear average

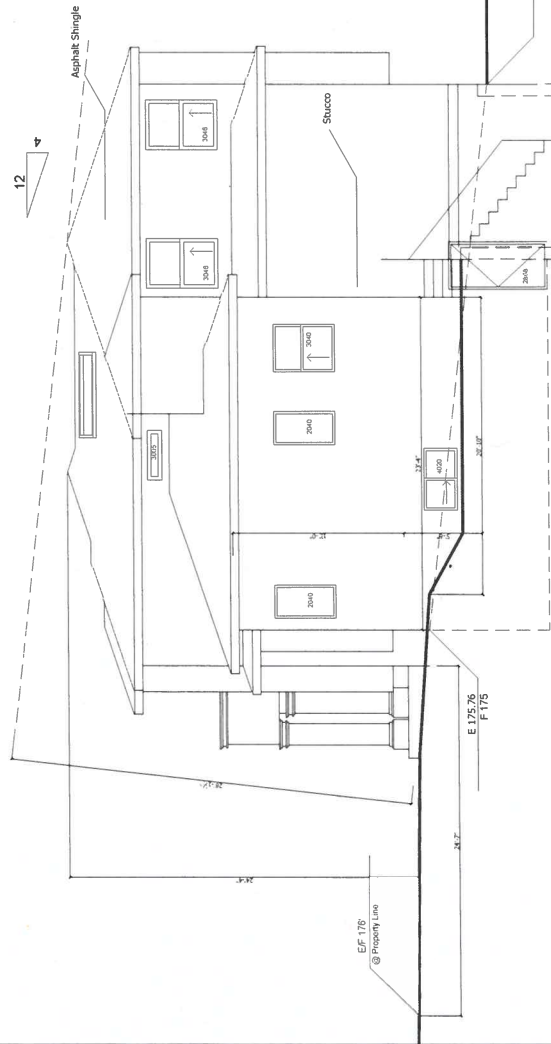
Notes:

- 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

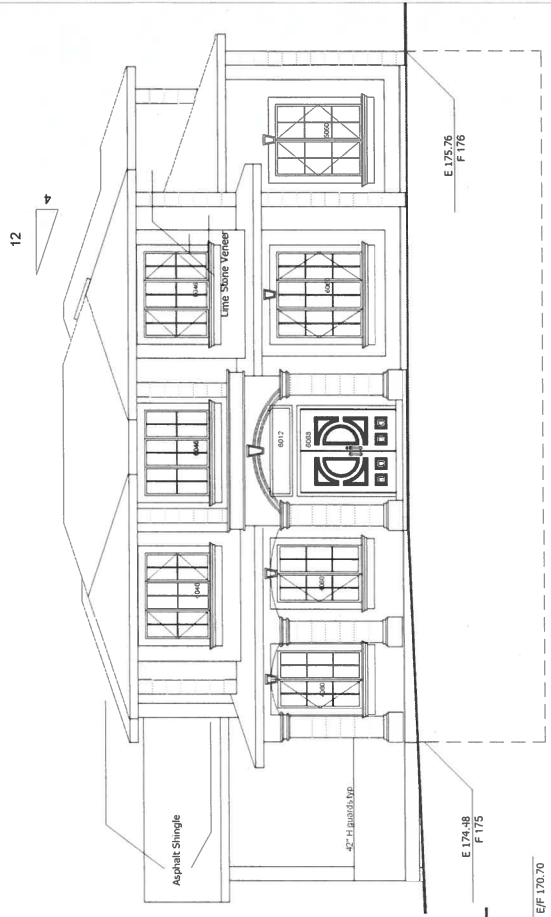


Peter Kushnir
Deputy Chief Building Inspector



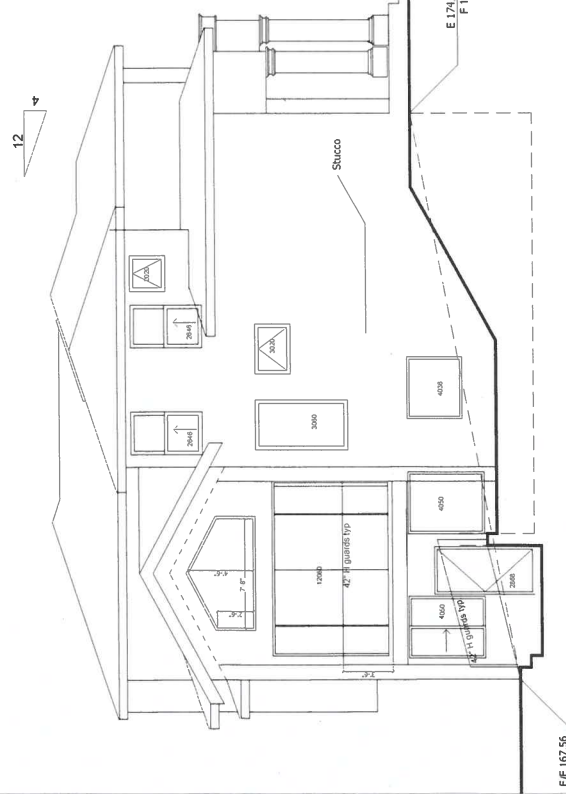
L.D.: 7'
 Wall Area: 935 sf
 Glazing Area: 67.5 sf
 Ratio: 7%

WEST ELEVATION

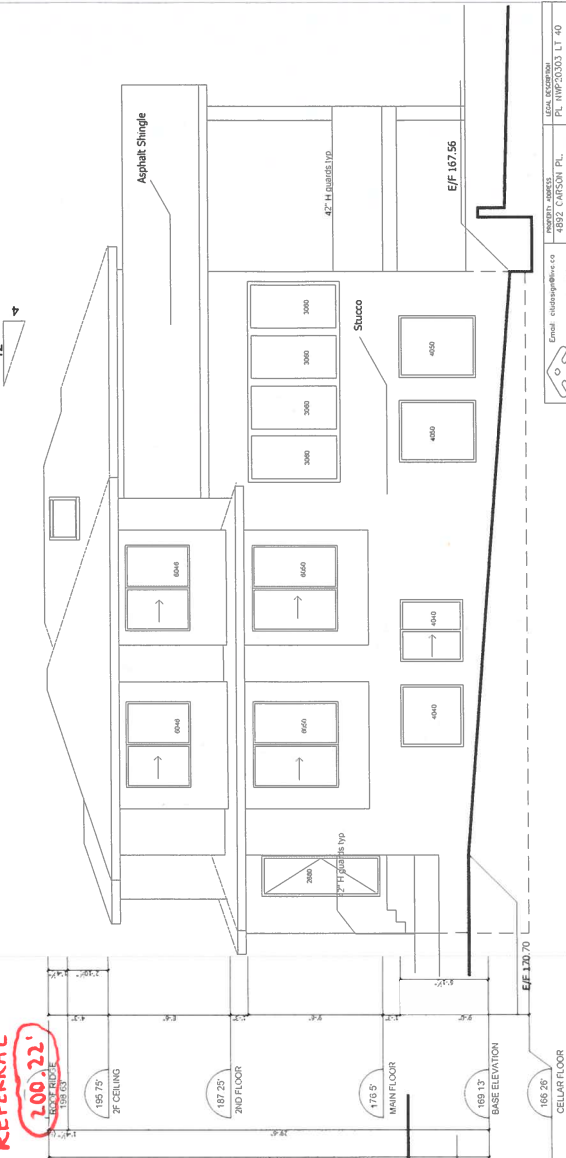


NORTH ELEVATION

B.O.V.
 REFERRAL
 200.22'



EAST ELEVATION



SOUTH ELEVATION

Email: info@studiespace.com 4852 CARESWH PL. BURNABY, B.C. V5J 2Y5 604-618-1885 002-520-3338 307-25-2018		License: 00000000 PL: NRP-20203, LT 40 BULK T, UL 157 LD 36 GROUP 1 002-520-3338 307-25-2018	
002-520-3338	R22	002-520-3338	R22
307-25-2018	1/4" = 1'-0"	307-25-2018	1/4" = 1'-0"

REV 2