



2019 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
Mailing Address 200-829 W. 15th St., N. Van V7P 1M5
City/Town North Vancouver Postal Code V7P 1M5
Phone Number(s) (H) 604-770-1380 (C) _____
Email J.ehling@axionet.com

Property

Name of Owner Peter & Carol Dutzi
Civic Address of Property 341 Hythe Avenue North, Bby

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.

Mar 11/19
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date April 4th 2019 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

Jonathan Ehling Architect Inc.

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

March 10, 2019

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

Attn: Ms. Eva Prior Administrative Officer

Re: 341 Hythe Avenue North – application for Variance.

Dear Ms. Prior,

When I was first approached by my client regarding a renovation to their family home we were aware that the home was already nonconforming with regards to existing front yard setback and had existing siting issues considering that there is no lane access and the only entry is currently 16' below the level of the front road. Aside from wanting to enlarge the existing home; the prime reason for the renovation was to improve the existing driveway which is currently too steep and hence dangerous to use in poor weather. The concept behind the proposed renovation, therefore, was to add another level to the home to enable use of their permitted Gross Floor Area while at the same time improving the angle of the driveway to improve safety and sight lines for entering and exiting the property. The new driveway is to be backfilled against the existing slope for stability and our new floor is to work with the existing foundations of the current home in order to minimize and new site work that would be otherwise required.

Since we are working with existing conditions our addition is non-conforming to the required front-yard setback of 24.6' by virtue of having an existing f.y.s.b. of only 21.7'. As it is, our proposed addition was pulled back from the existing corner of the house to improve the condition but in the end we are still non-conforming with a setback of 22.7'. The second variance relates to the allowable building height as we are again working with existing conditions and a steep site. In this case we are seeking a relaxation to both the front and rear building heights partly owing to the context ie hardship of steep site and existing building levels as well as incorporating a low slope roof that improves the overall massing but is punitive in that it reduces the allowable ht limit from 29.5' for a sloping roof to 24.3' for a flat roof within the bylaw regulations. Our proposed roof (while still a sloping roof) is just below the permitted slope of 4 in 12 in order to qualify for the higher height limit. In our case the proposed slope is 3 in 12. Part of the reason for the lower slope roof was that we are matching the slope of the original home and its original design as well as keeping the ridge of the roof as low as possible relative to sightlines of adjacent properties. Regardless we are still above the overall height limits but I wanted to add this interpretation for context.

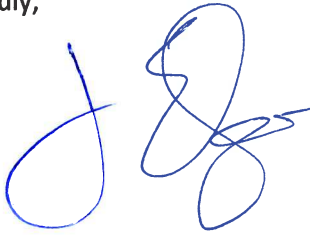
It has been the intent of my client to keep as much of the original home as possible and salvaging building materials wherever possible. Limited access to the site for construction is in another reason for retention as there is no lane and the building sites has a cross fall slope of 34'. As I stated earlier, by

adding a floor we improve the access to the property while trying to minimize impact to the adjacent lots. Whatever we did we were likely to involve the Board of Variance to seek relaxations owing to hardships based on the configuration of our lot.

In summation; after discussions with the Planning Department, Engineering 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 related City agencies.

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

Yours truly,

A handwritten signature in blue ink, consisting of a large, stylized 'J' followed by a series of loops and a final horizontal stroke.

Jonathan Ehling Architect AIBC

cc. Peter and Carol Dutzi



BOARD OF VARIANCE REFERRAL LETTER

DATE: February 21, 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: March 21, 2019 for the April 4, 2019 hearing.			
APPLICANT NAME: Jonathan Ehling			
APPLICANT ADDRESS: 200 – 829 W. 15th Street, N. Vancouver BC, V7P 1M5			
TELEPHONE: 604-770-1380			
PROJECT			
DESCRIPTION: ESFD – Interior Alteration to Main Floor, and Second Floor Addition including a New Attached Garage			
ADDRESS: 341 N. Hythe Avenue			
LEGAL DESCRIPTION:	LOT: 99	DL: 189	PLAN: 32145

Building Permit application BLD18-00488 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(2) and 102.8(1)

COMMENTS:

The applicant proposes to build interior alterations, an upper level addition, and a new attached garage to 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 102.6(2) – “Height of Principal Building” of the Zoning Bylaw requirement for the maximum building height from 24.30 feet to 32.83 feet as measured from the rear average grade for the proposed single family addition with a flat roof.
- 2) To vary Section 102.6(2) – “Height of Principal Building” of the Zoning Bylaw requirement for the maximum building height from 24.30 feet to 24.91 feet as measured from the front average grade for the proposed single family addition with a flat roof.
- 3) To vary Section 102.8(1) – “Front Yard” of the Zoning Bylaw requirement for the minimum front yard depth from 24.61 feet to 22.70 feet.

- Note:
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.
 4. Fences and retaining walls will conform to the requirements of Section 6.14.

MS

Kushnir

Peter Kushnir
Deputy Chief Building Inspector



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Scale:	$1/4" = 1' - 0"$
NO 10.	Sheet Number
PLAN	
STAMP FILE	
CELLS	



REF. AREA	REF. COPI	EXPERIMENTAL	THEORY
US-2	US-2	US-2	US-2
US-3	US-3	US-3	US-3
US-4	US-4	US-4	US-4
US-5	US-5	US-5	US-5
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US-97	US-97	US-97	US-97
US-98	US-98	US-98	US-98

APACHE TOWER LAMPING S&I	
A10	5TH FLAH
A20	CELLAR FLOOR FLAH
A21	FIRST FLOOR FLAH
A22	SECOND FLOOR FLAH
A24	ROOF FLAH
A30	BUILDING ELEVATIONS
A31	BUILDING ELEVATIONS
A42	PHOTOGRAPHIC
A41	EXTERIOR DETAILS

DATA CALCULATIONS	
CELL FLOOR	0.000 m ²
WALL FLOOR	0.000 m ²
UPPER FLOOR	0.000 m ²
CARAGE DOOR	4.52 m ²
GFA TOTAL	4.520 m²

[illegible]

Ken K. Hong and Associates
B.C., Long Surveyor
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4

Telephone: (604) 244-0061
Fax: (604) 244-0025
00001 HB419 PB2-44
R-1340 514-3943
Driver: TB
Tree: Pylus 1846



PRE-FINISHED METAL ROOF

PLACING

5.4.1 PRE-FILL DROP EDGES AND BASE FLASHING AS SHOWN ON DRAWINGS OR AS REFERRED IN SEC. 2.02

5.4.2 PRE-FILL: ALUMINUM FLASHING CUT 3/32"

5.4.3 EXAMINERS LOCATE INSIDE CORNERS AND CONE LAPPED STRIPS IN DIRECTION OF FLOW

1. PRE-FILL OF 160°/170° LAPPED IN DIRECTION OF FLOW

2. PRE-FILL WITH SEALABLE STRIPS AT 170°/160°

3. PRE-FILL COLOR TO MATCH SITTER AND FILL

4. SITTER COLOR TO BE SELECTED BY SHEEP SHAPED COLOR

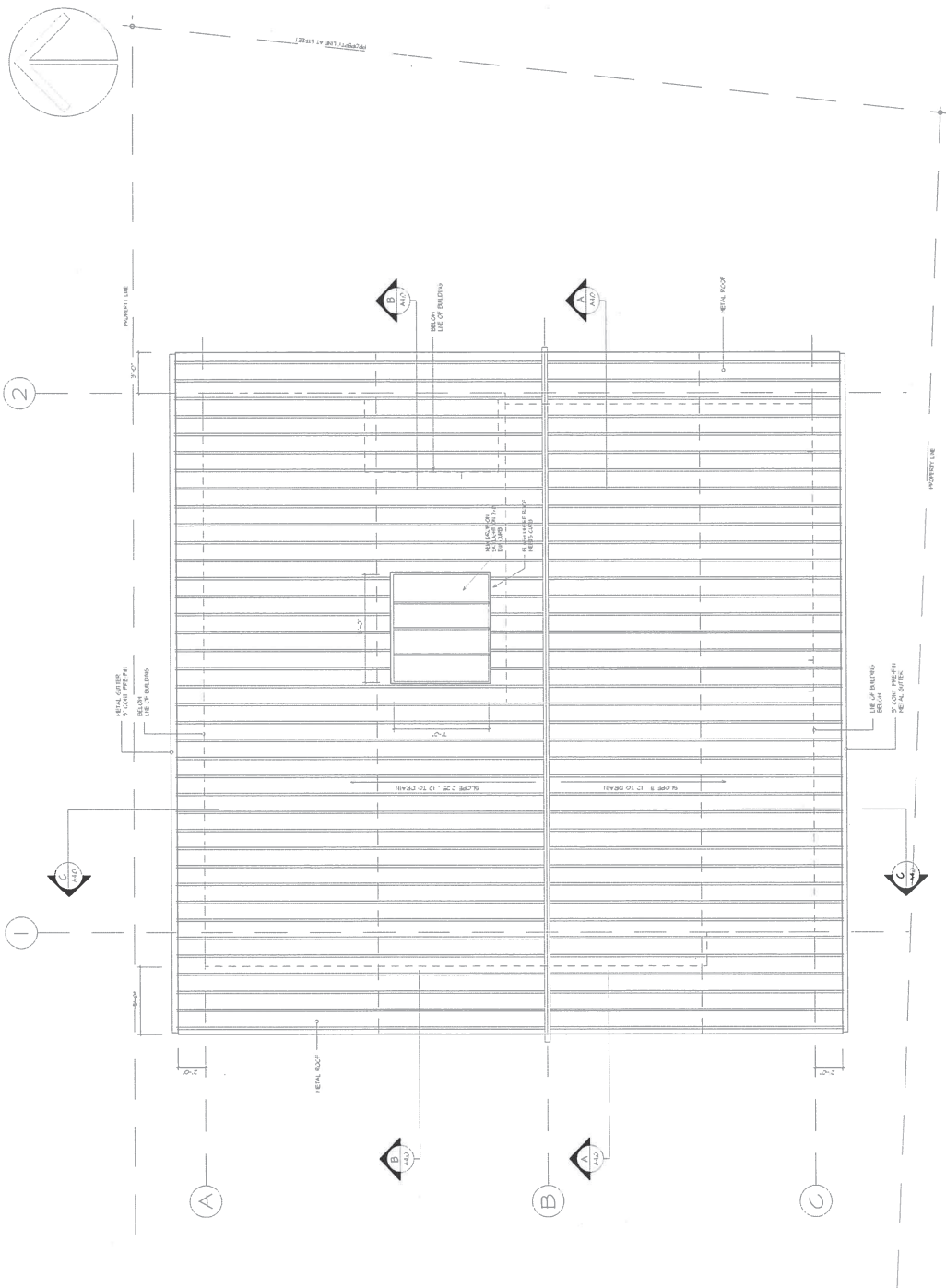
5. CEDAR STRIPS AND SHAPING CUT CUT 1/8" H

COMPETITIVE MATERIALS.
THIS DRAWING AND THE DESIGN
HEREIN ARE THE EXCLUSIVE
PROPERTY OF AQUARIUM DIVERS
UNLIMITED INC. AND MAY NOT BE
REPRODUCED WITHOUT WRITTEN
CONSENT.

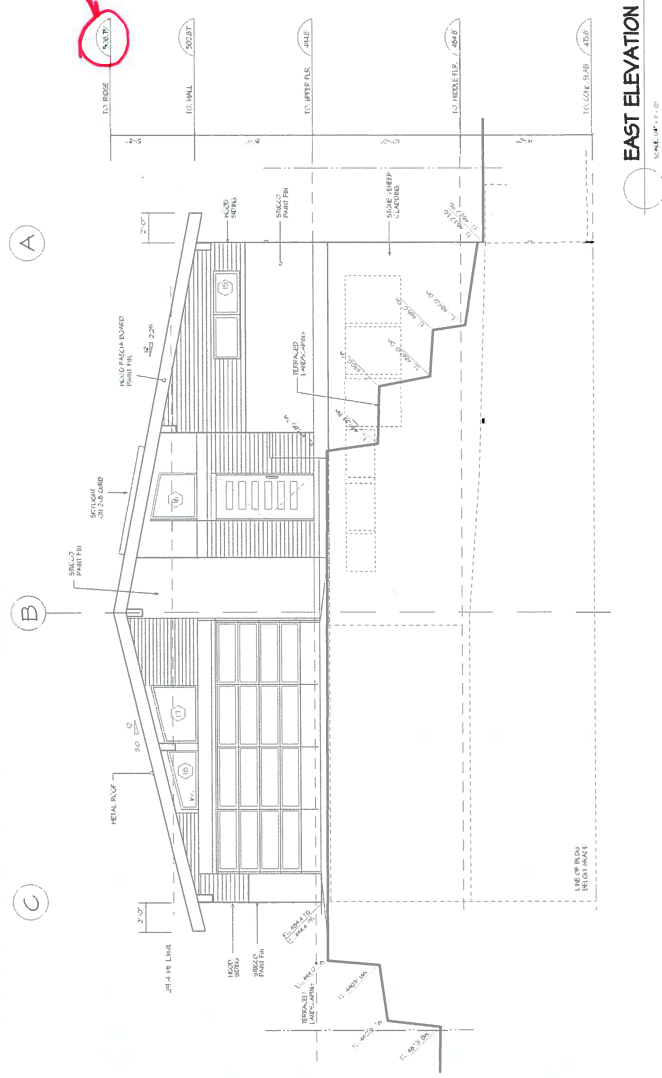
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PROPOSED
ROOF PLAN

Scale,	1" = 1'-0"
Job No.	
Client	
Contract #	
Sheet No.	A 2.3

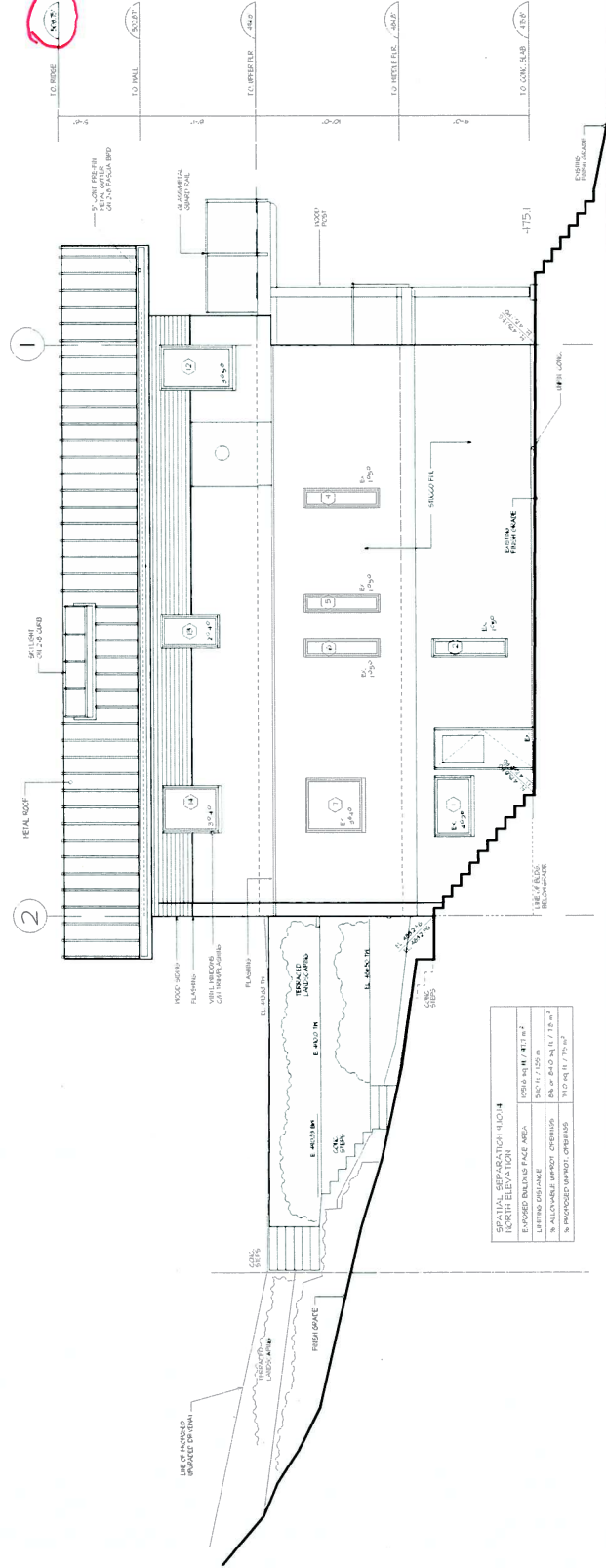


B.O.V. REFERENCE



EAST ELEVATION

B.O.V. REFERENCE



NORTH ELEVATION

SPATIAL SEPARATION ALLOCIA	
EXPOSED BUILDING FACE AREA	1000.00 SQ. FT. (1000.00)
WALL AREA	1000.00 SQ. FT. (1000.00)
WALL AREA	1000.00 SQ. FT. (1000.00)
WALL AREA	1000.00 SQ. FT. (1000.00)

ZONING: R2

NOTE:
Elevations are based on geodetic datum.
Bench Mark: Monument 77H5762 located at the intersection of Hythe Avenue and Pandora Street.
B.M. Elevation = 444.41 feet
(135.455 metres)

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 Planning Department prior to any design work. Failure to do so places sole responsibility for the design onto the house designer.

NOTE:
On Title:
Statutory Right-of-Way
West 7.5 feet

SCALE: 1 INCH = 16 FEET



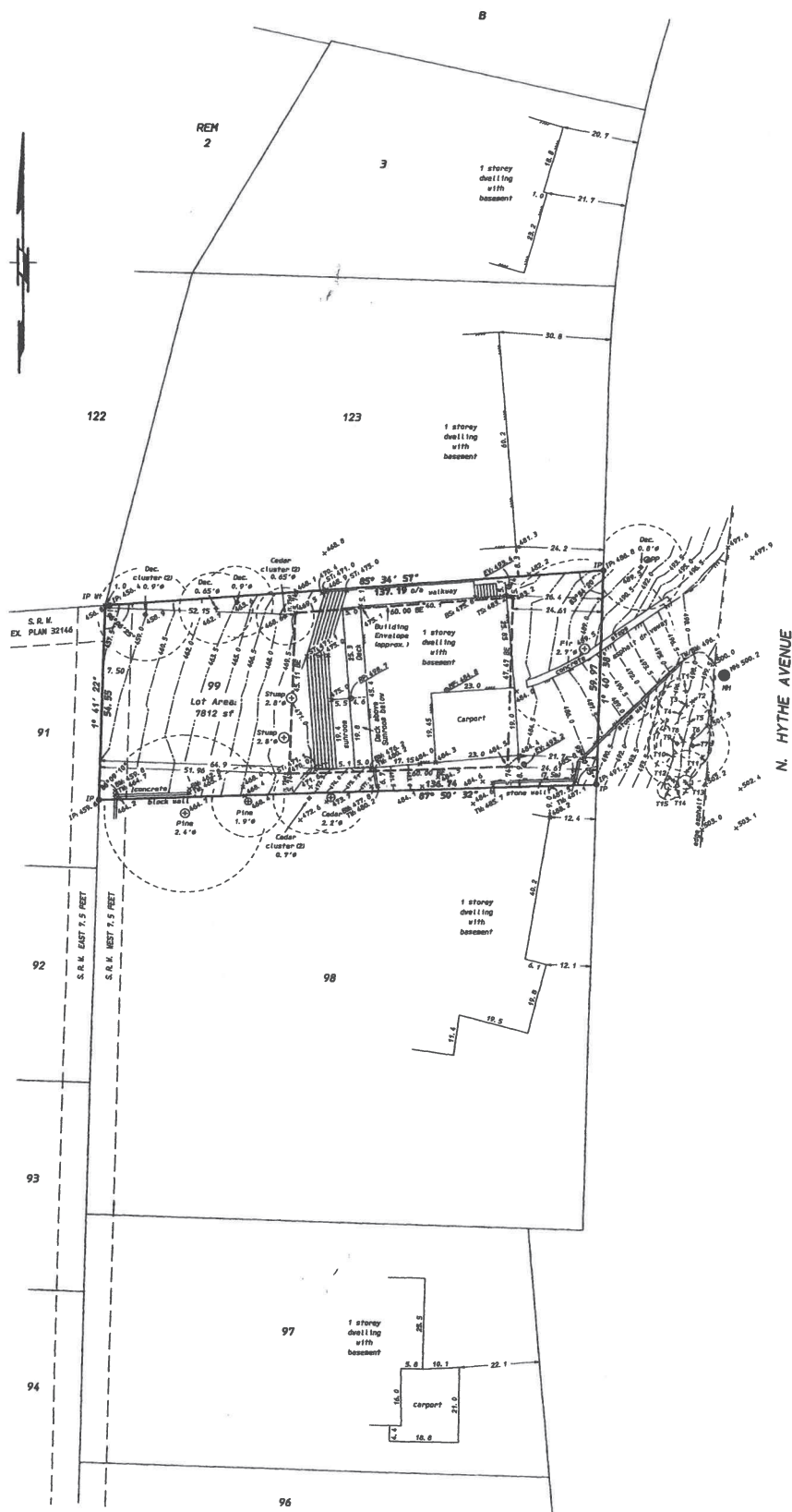
All distances are in feet and decimals thereof unless otherwise indicated.
Contour interval: 1.5 feet

- **LP** iron post
- **PP** power pole
- **HF** main floor
- **RP** roof peak
- **EY** eaves trough
- **NH** no-hole
- **TH** top of wall
- **BB** bottom of wall
- **TS** top of step
- **BS** bottom of step
- **OC** occlusion
- **OD** overall distance
- **D** diameter
- **ST** step
- **WT** width (offset)
- **BE** approximate building envelope

FRONT YARD SETBACK CALCULATIONS			
HOUSE	LOT	FRONT YARD	AVERAGE
391	3	20.7	19.85
371	123	24.2	
301	98	12.4	MINIMUM
295	97	22.1	
	TOTAL:	79.4	24.61 (7.5e)

TREE TABLE

NO.	TYPE	DATA	BASE FREQ.
T1	Deciduous	0.4	497.6
T2	Deciduous	0.3	499.3
T3	Deciduous	0.3	498.1
T4	Deciduous	0.2	498.1
T5	Deciduous	0.6	499.6
T6	Deciduous	0.1	500.7
T7	Deciduous	0.1	500.6
T8	Deciduous	0.4	499.4
T9	Deciduous	0.8	498.6
T10	Deciduous	0.4	497.9
T11	Deciduous	0.2	500.6
T12	Deciduous	0.3	498.9
T13	Deciduous	0.1	500.7
T14	Deciduous	0.4	499.5
T15	Deciduous	0.2	498.8



NOTE.
All trees are plotted in
accordance with Burnaby
Tree Bylaw 1986.

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

Ken K. Wong and Associates
B. C. Land Surveyor
5624 E. Hastings Street
Burnaby, B. C. V5B 1R4