



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 GARY TAKHAR - TB HOME DESIGNS

Mailing Address 6573 KINCHEIT DRIVE

City/Town GARRE DELTA Postal Code V4E 1S6

Phone Number(s) (H) 778-321-2018 (C) _____

Email INFO@TBHOMEDESIGNS.COM

Property

Name of Owner ANN & MICHAEL FROS

Civic Address of Property 6228 THORNE AVE.
BURN, BC

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.

June 7/19.
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date July 04 Appeal Number BV# 6368

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

June 7, 2019

City of Burnaby
Board of Variance
4949 Canada Way
Burnaby, BC, Canada
V5G 1M2

Dear Board of Variance Review Committee,

Re: Letter of Hardship - 6228 Thorne Avenue, Burnaby, B.C. V3N 2V2

Our family has been happily living in the Edmonds Community area for over 16 years and we are hoping to build a new home suitable for our family's needs, in the neighbouring community of Big Bend. The property is located at 6228 Thorne Avenue and will be our primary residence. With the assistance of 78 Home Designs, the house has been designed with space to support our family, entertain guests, and with comfort as we consider retirement in future years. We are hoping for a two-storey home, with crawl space and no basement level. With the property zoned as an A2 - Small Holdings District, 78 Home Designs advised us of design challenges due to geotechnical conditions, dimension of property and compliance with City zoning bylaws. We have invested a considerable amount of time, energy and expense planning for this home, therefore hope we have an appealing design that will meet the approval from the Board of Variance Review Committee. We request for a relaxation of the overlapping exterior walls, based on the restrictions of A2 zoning bylaw and supplementary regulations.

Overlapping Exterior Walls:

As per the Burnaby zoning bylaw, 6.3(1)(b) – In all zoning districts, except RM District and developments in the C8 and C9 Districts that include a residential component, equal to the overlay in either horizontal or vertical direction. Such distance shall be not less than 4.50m (14.76 ft) but need not exceed 7.50m (24.61 ft).

Incorporated into the design is a small court yard, located between the main staircase and dining room, resulting with overlapping exterior walls. Considerate of the neighbour, the purpose of this court yard feature is to create an exterior visual appeal from the neighbour's perspective and break up, what would be a continuous wall. This feature will also allow for natural light to filter over to the neighbouring property and reduce shadows that would be casted onto that home. 78 Design Homes interpretation of the bylaw is to ensure overlapping exterior walls are such distance not less than 4.50m (14.76 ft) and not exceed 7.50m (24.61 ft).

We are proposing: 4.72m (15.50 ft) distance between overlapping exterior walls.

Requesting Variance for the following:

- Relaxation for overlapping exterior walls from 7.50m (24.61 ft) to 4.72m (15.50 ft).

We have been designing this home over the past twelve months and working closely with the Planning and Building department to ensure all requirements have been met. We appreciate your time to review our application and respect the outcome from the Board of Variance hearing. This is the final step before building our dream home and hopeful for an approval by the Board of Variance Review Committee for the requested relaxation.

Sincerely,

Handwritten signatures of Michael and Ann Frost in blue ink. The signature on the left is 'Michael' and the one on the right is 'Ann Frost'.

Michael and Ann Frost
7821 16th Avenue, Burnaby, BC V3N 1R2
Tel: 604-240-8111



BOARD OF VARIANCE REFERRAL LETTER

DATE: May 14, 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: June 11, 2019 for the July 04, 2019 hearing.			
APPLICANT NAME: 78 Home Design			
APPLICANT ADDRESS: 6573 Knight Drive, Delta, V4E 1S6			
TELEPHONE: 778-321-2018			
PROJECT			
DESCRIPTION: New single family dwelling with secondary suite and attached garage			
ADDRESS: 6228 Thorne Ave			
LEGAL DESCRIPTION:	LOT: 1	DL: 173	PLAN: NWP1034

Building Permit application BLD18-01220 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone A2 / Sections 6.3(1)(b)


COMMENTS:

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

- 1) To vary Section 6.3(1)(b) – “Distances between Buildings on the same Lot” of the Zoning Bylaw requirement for the distance between overlapping exterior walls of the same building from 24.61 feet to 15.5 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, 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.

LM


Gloria Grill
Building Code Engineer

DATE	DESCRIPTION	SCALE	DRAWN BY
12/10/2018	AREA TABULATION	1/8" = 1'-0"	ANN EVANGELISTA

LOT AREA	PERMITTED	PROPOSED
1,212.86 SF	1,212.86 SF	1,212.86 SF
LOT COVERAGE	100%	100%
PERMITTED	100%	100%
PROPOSED	100%	100%
AS.G.A. AREA	N/A	N/A
AS.G.P.A. AREA	N/A	N/A
AS.G.S.A. AREA	N/A	N/A
AS.G.O.A. AREA	N/A	N/A
AS.G.M.A. AREA	N/A	N/A
AS.G.L.A. AREA	N/A	N/A
AS.G.F.A. AREA	N/A	N/A
AS.G.D.A. AREA	N/A	N/A
AS.G.C.A. AREA	N/A	N/A
AS.G.B.A. AREA	N/A	N/A
AS.G.A. AREA	N/A	N/A
AS.G.P.A. AREA	N/A	N/A
AS.G.S.A. AREA	N/A	N/A
AS.G.O.A. AREA	N/A	N/A
AS.G.M.A. AREA	N/A	N/A
AS.G.L.A. AREA	N/A	N/A
AS.G.F.A. AREA	N/A	N/A
AS.G.D.A. AREA	N/A	N/A
AS.G.C.A. AREA	N/A	N/A
AS.G.B.A. AREA	N/A	N/A
AS.G.A. AREA	N/A	N/A

PRINCIPLE BUILDING	DETACHED GARAGE
FRONT YARD: 3.00 M	FRONT YARD: 3.00 M
REAR YARD: 3.00 M	REAR YARD: 3.00 M
LEFT YARD: 3.00 M	LEFT YARD: 3.00 M
RIGHT YARD: 3.00 M	RIGHT YARD: 3.00 M
ORIGINAL: 3.00 M	ORIGINAL: 3.00 M
PROPOSED: 3.00 M	PROPOSED: 3.00 M
FRONT YARD: 3.00 M	FRONT YARD: 3.00 M
REAR YARD: 3.00 M	REAR YARD: 3.00 M
LEFT YARD: 3.00 M	LEFT YARD: 3.00 M
RIGHT YARD: 3.00 M	RIGHT YARD: 3.00 M
ORIGINAL: 3.00 M	ORIGINAL: 3.00 M
PROPOSED: 3.00 M	PROPOSED: 3.00 M

PERMITTED	PROPOSED
ROOF PEAK: 10.00 M	ROOF PEAK: 10.00 M
TOP OF 1 ST FLOOR: 10.00 M	TOP OF 1 ST FLOOR: 10.00 M
TOP OF GARAGE FLOOR: 10.00 M	TOP OF GARAGE FLOOR: 10.00 M
AVG GRADE: 10.00 M	AVG GRADE: 10.00 M
DRIVEWAY: 10.00 M	DRIVEWAY: 10.00 M
DRIVEWAY WIDTH: 10.00 M	DRIVEWAY WIDTH: 10.00 M
SLOPE %: 10.00 M	SLOPE %: 10.00 M
BUILDING HEIGHT: 10.00 M	BUILDING HEIGHT: 10.00 M
REAR HEIGHT: 10.00 M	REAR HEIGHT: 10.00 M
ROOF PEAK: 10.00 M	ROOF PEAK: 10.00 M
TOP OF 1 ST FLOOR: 10.00 M	TOP OF 1 ST FLOOR: 10.00 M
TOP OF GARAGE FLOOR: 10.00 M	TOP OF GARAGE FLOOR: 10.00 M
AVG GRADE: 10.00 M	AVG GRADE: 10.00 M
DRIVEWAY: 10.00 M	DRIVEWAY: 10.00 M
DRIVEWAY WIDTH: 10.00 M	DRIVEWAY WIDTH: 10.00 M
SLOPE %: 10.00 M	SLOPE %: 10.00 M

PERMITTED	PROPOSED
REAR HEIGHT: 10.00 M	REAR HEIGHT: 10.00 M
ROOF PEAK: 10.00 M	ROOF PEAK: 10.00 M
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DRIVEWAY: 10.00 M	DRIVEWAY: 10.00 M
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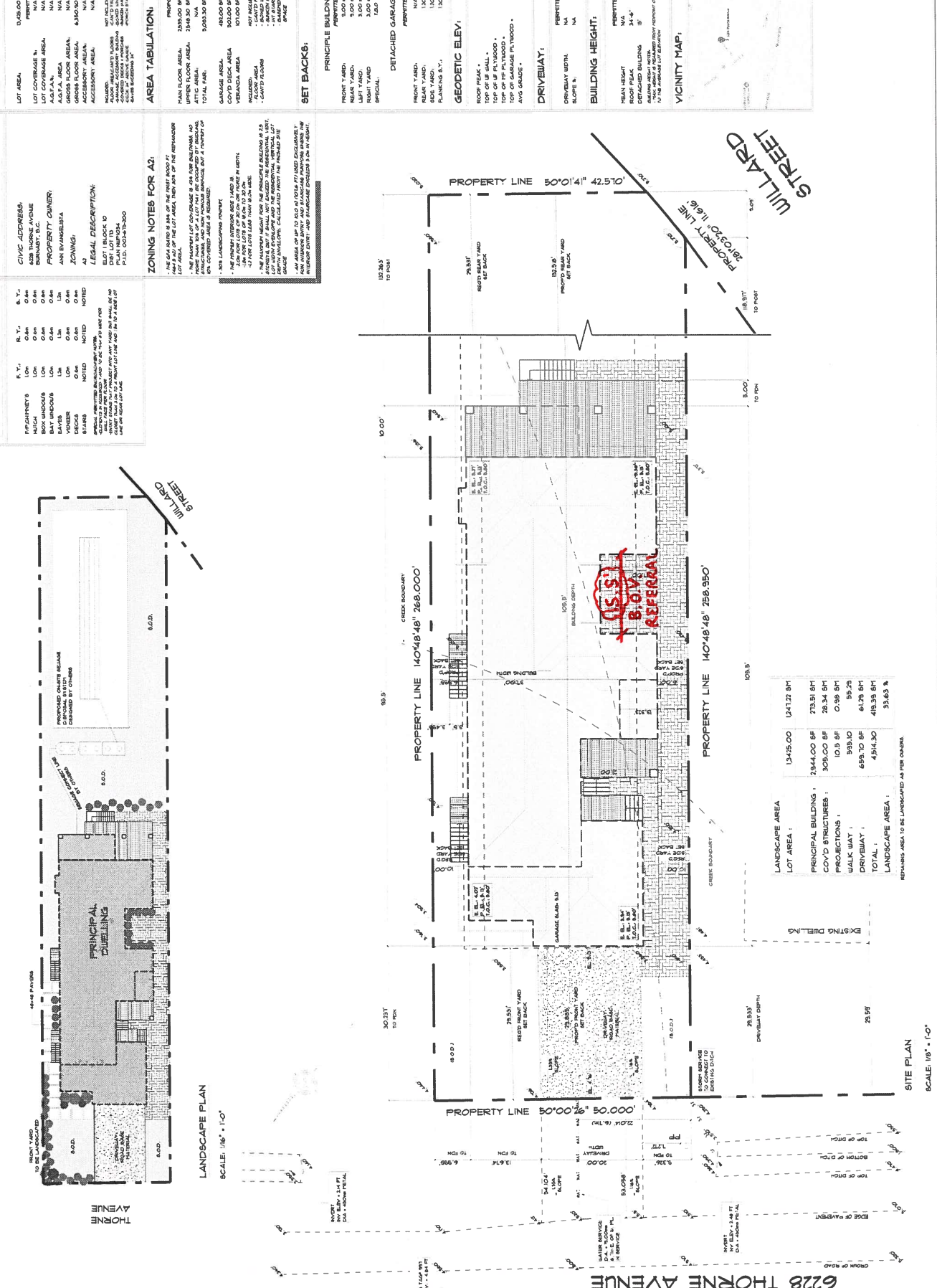
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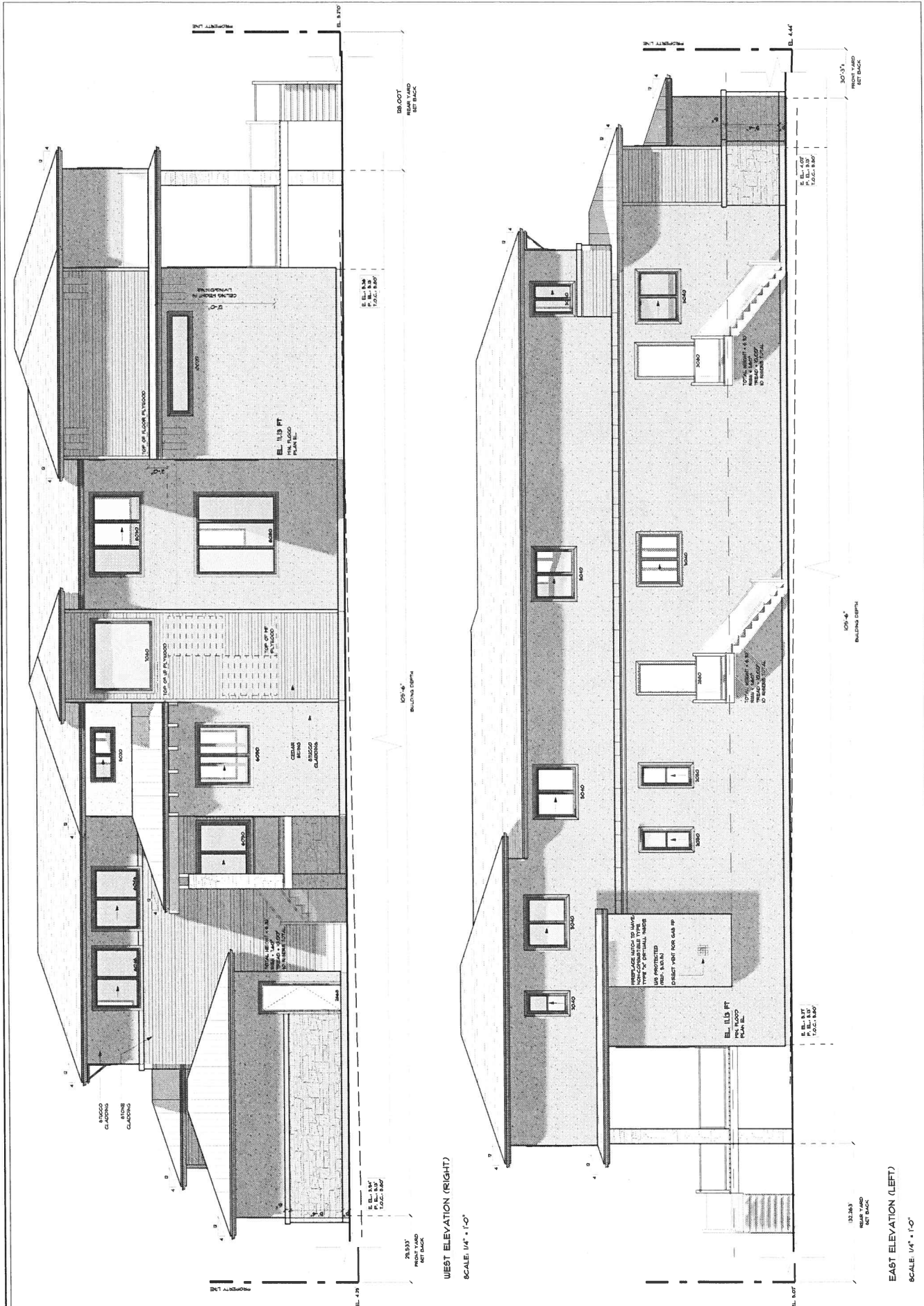
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DRIVEWAY: 10.00 M	DRIVEWAY: 10.00 M
DRIVEWAY WIDTH: 10.00 M	DRIVEWAY WIDTH: 10.00 M
SLOPE %: 10.00 M	SLOPE %: 10.00 M

PERMITTED	PROPOSED
REAR HEIGHT: 10.00 M	REAR HEIGHT: 10.00 M
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AVG GRADE: 10.00 M	AVG GRADE: 10.00 M
DRIVEWAY: 10.00 M	DRIVEWAY: 10.00 M
DRIVEWAY WIDTH: 10.00 M	DRIVEWAY WIDTH: 10.00 M
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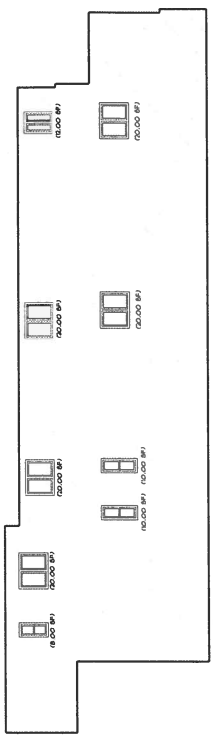
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SLOPE %: 10.00 M	SLOPE %: 10.00 M



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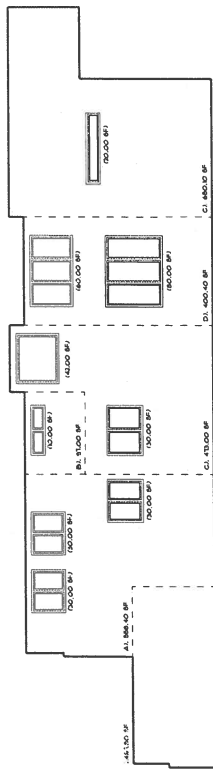
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EAST ELEVATION (LEFT)
 SCALE: 1/8" = 1'-0"

LIMITING DISTANCE CALCULATIONS:

EXPOSED BUILDING SURFACE AREA	2,440.00 SF	276.77 SF
LIMITING DISTANCE	6.00 FT	1.83 FT
ALLOWABLE UNPROTECTED AREA	10,684 SF	19,877 SF
ACTUAL PROPOSED AREA	140.00 SF	13,017 SF



WEST ELEVATION (RIGHT)
 SCALE: 1/8" = 1'-0"

LIMITING DISTANCE CALCULATIONS:

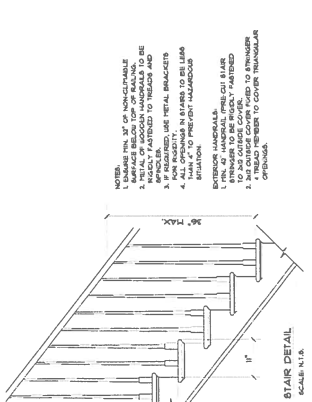
EXPOSED BUILDING SURFACE AREA	1,984.00 SF	276.77 SF
LIMITING DISTANCE	6.00 FT	1.83 FT
ALLOWABLE UNPROTECTED AREA	10,684 SF	19,877 SF
ACTUAL PROPOSED AREA	140.00 SF	13,017 SF

LIMITING DISTANCE CALCULATIONS:

EXPOSED BUILDING SURFACE AREA	400.00 SF	276.77 SF
LIMITING DISTANCE	6.00 FT	1.83 FT
ALLOWABLE UNPROTECTED AREA	10,684 SF	19,877 SF
ACTUAL PROPOSED AREA	104.00 SF	9,466 SF

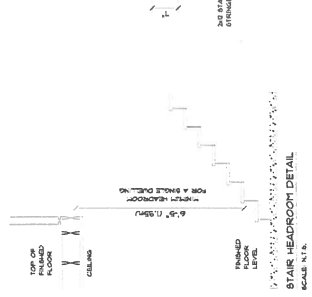
LIMITING DISTANCE CALCULATIONS:

EXPOSED BUILDING SURFACE AREA	1,232.00 SF	276.77 SF
LIMITING DISTANCE	6.00 FT	1.83 FT
ALLOWABLE UNPROTECTED AREA	10,684 SF	19,877 SF
ACTUAL PROPOSED AREA	510.00 SF	9,044 SF



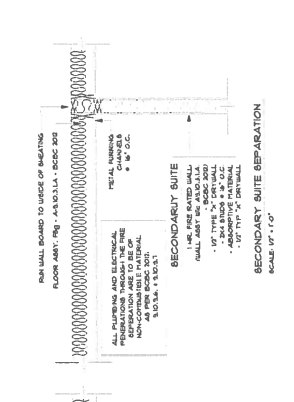
STAIR DETAIL
 SCALE: N.T.S.

3/4" STAIR STRINGER
 1" TREADS
 1/2" NOSING

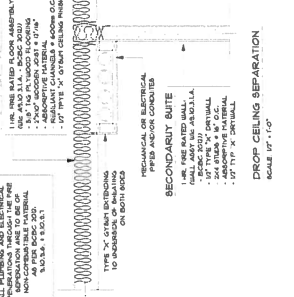


STAIR HEADROOM DETAIL
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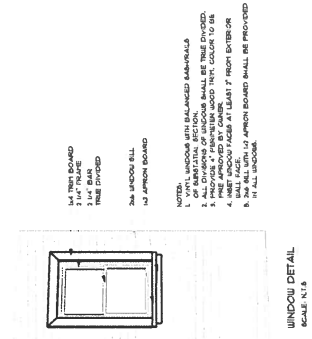
MINIMUM HEADROOM: 6' 8" (2.03m)



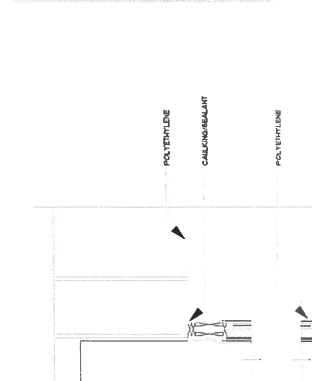
SECONDARY SUITE SEPARATION
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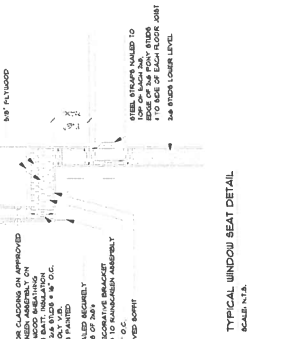
PRINCIPLE DWELLING
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WINDOW DETAIL
 SCALE: N.T.S.

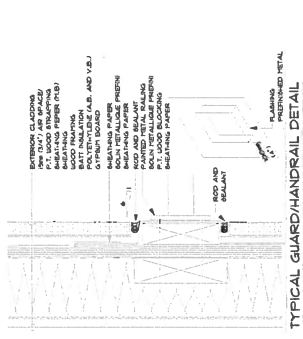


AIR BARRIER DETAIL
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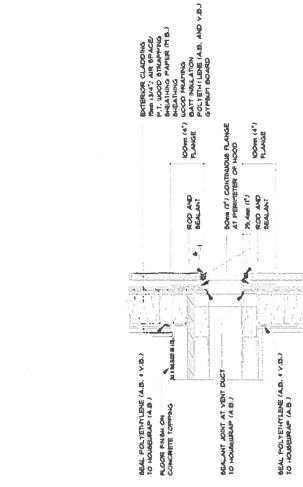


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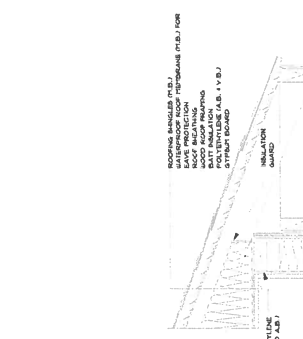
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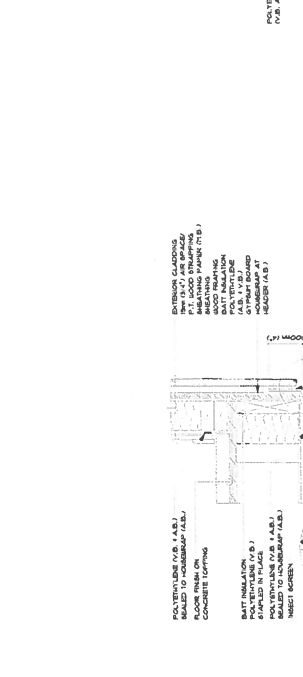
TYPICAL GUARDRAIL DETAIL



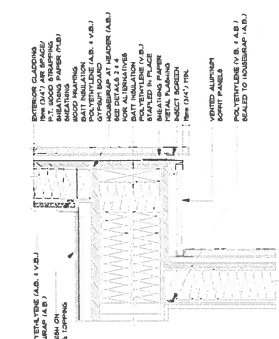
TYPICAL PENETRATION DETAILS



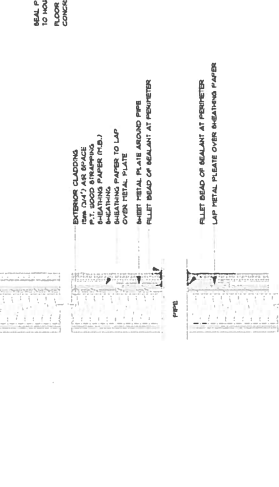
TYPICAL OVERHANG & WALL CONNECTION



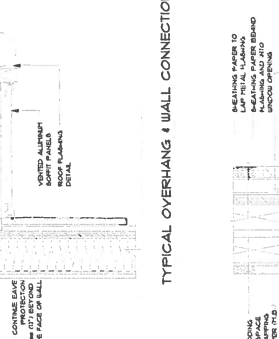
CROSS - CAVITY FLASHING



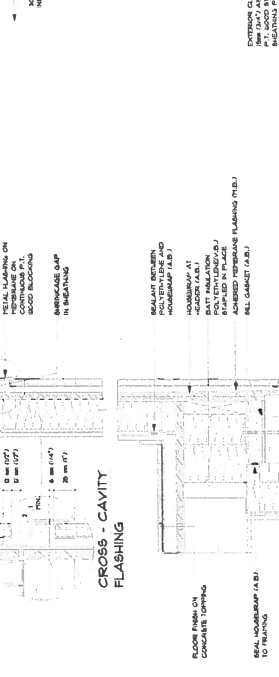
CANTILEVERED FLOOR DETAIL ABOVE PORCH



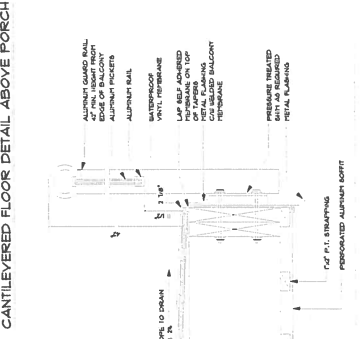
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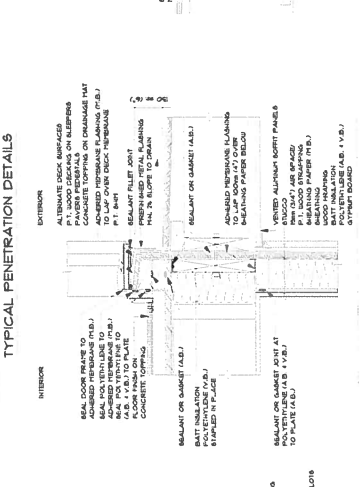
TYPICAL TOP & BOTTOM WINDOW DETAIL



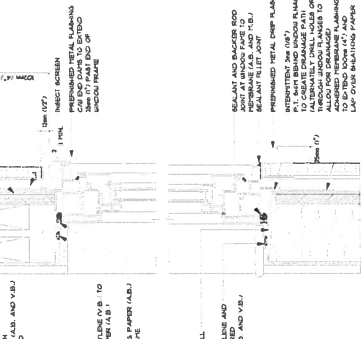
TYPICAL EXTERIOR WALL DETAIL



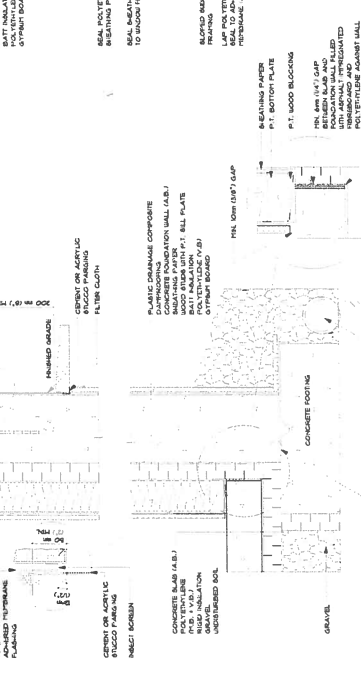
TYPICAL BALCONY EDGE DETAIL



DOOR BILL DETAIL - DECK SURFACE



TYPICAL DECK SURFACE DETAIL



TYPICAL DECK SURFACE DETAIL