



# 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 Jianting Ji  
Mailing Address 9890 Martin Court  
City/Town Burnaby Postal Code V3J 1G4  
Phone Number(s) (H) 778-8559311 (C) 604-6185866  
Email Jiantingji@hotmail.com

### Property

Name of Owner Jianting Ji  
Civic Address of Property 9890 Martin Court  
Burnaby BC V3J 1G4

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.

July 23, 2019  
Date

[Signature]  
Applicant Signature

### Office Use Only

Appeal Date Sept 5 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

## Front Yard Depth Adjustment Request

**Property Address: 9890 Martin Court, Burnaby, BC**  
**Residential District R2**

According to Residential District (R2):

**102.8** A front yard shall be provided of less than 7.5m(24.6 ft.) in depth, except that on a lot where the average front yard depth of the two adjacent lots on each side is more than the required front yard by at least 1.5m(4.9 ft.), then the front yard shall be not than that average, subject to section 6.12(2.1).

**102.10** A rear yard shall be provided of not less than 9.0m(29.5ft.) in depth .

### **Descriptions:**


The lot of 9890 Martin Court is a special terrain, composed of five faces. Especially, the front yard has two faces, half is the straight line and another half is a 45 degree arc. Based on the line-retraction requirement of residential district (R2), it is calculated by the intersection of the straight line and the arc. If based on this kind of calculation on the front yard depth, the arc surface will occupy 85% and the front yard area of the lot will be compressed a lot because the average front yard depth of the two adjacent lots of each side is 33.91ft. Furthermore, the rear yard is required to be provided of not less than 29.5ft in depth, so the entire development area will be very limit.

9970 Martin Court and 9980 Martin Court are special triangles. These two lots are very narrower at the front and very wider at the rear. Therefore, in order to leave the lane, the front lines of these two lots are retracted much more than usual. The depth of 9970 Martin Court is 35.02ft and the depth of 9980 Martin Court is 42.64ft. Even if there are much more in front yard depth, these two lots still have lots of area for development. Unfortunately, the front yard depth of my lot (9890 Martin Court) is unreasonably suffered a lot if calculating on the average of west two lots and east two lots.

Furthermore, the two adjacent lots of east side have the average depth of 116ft and my lot only has the average depth of 106ft. The two adjacent lots of west sides have the average depth of 134ft, so my lot has the smallest depth at the Martin Court. The front side of my lot is composed of the arc with 45 degrees and it will be very difficult to develop my lot if my depth of front yard is required to be retracted of the average depth of four lots at 33.91ft, so it is unreasonable to compare each other when the terrain conditions are so different.

In a word, considering the different lot condition, I sincerely request to adjust the requirement from average front yard depth of 33.91ft to standard front yard depth of 30.63 any reasonable possibility you will consider to adjust. Thank you!!

Requester Name: Jianting Ji  
Tel: 604-6185866

July 23, 2019  




## BOARD OF VARIANCE REFERRAL LETTER

DATE: July 31, 2019		<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: August 06, 2019 for the September 05, 2019 hearing.			
APPLICANT NAME: Jianting Ji			
APPLICANT ADDRESS: 9890 Martin Court, Burnaby, B.C., V3J 1G4			
TELEPHONE: 604-618-5866			
PROJECT			
DESCRIPTION: New Single Family Dwelling with Secondary Suite and Attached Garage			
ADDRESS: 9890 Martin Court			
LEGAL DESCRIPTION:	LOT: 18	DL: 8	PLAN: NWP18503

Building Permit application BLD19-00234 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

### Zone R2 / Section 102.8

#### 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 102.8 – “Front Yard” of the Zoning Bylaw requirement for the minimum front yard depth from 33.91 feet (based on front yard averaging) to 30.63 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



# MARTIN COURT



JT HOMELAND

JT HOMELAND CONSTRUCTION DEVELOPMENT  
4286155 9890 Martin Court, Burnaby, BC V5J  
TELEPHONE : 604-518-5866  
EMAIL : jthomeland@shaw.ca

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Disclaimers  
The Contractor and only the Contractor, and not the Engineer, is responsible for the accuracy of the information provided in this drawing. The Engineer is not responsible for the accuracy of the information provided in this drawing.  
DO NOT SCALE DRAWING.

Drawn By: [Blank]  
App'd: [Blank]  
YMAED

Client:

Project: NEW SINGLE FAMILY DWELLING

Address: 9890 MARTIN COURT, BURNABY, BC

Title:

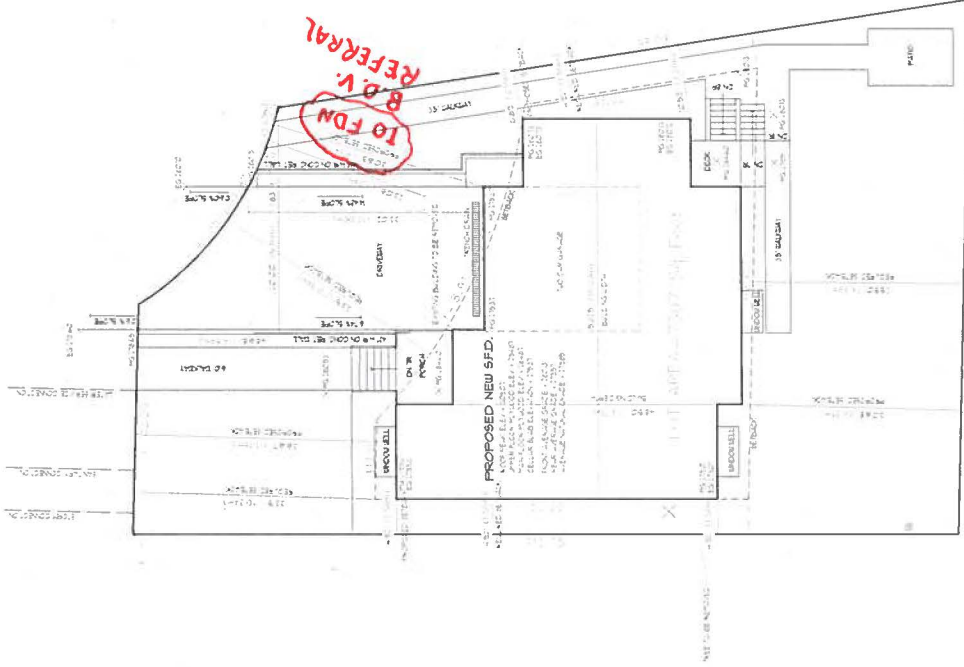
SITE PLAN, PROJECT STATISTICS

Project number:

Date: 2019 04 30

Scale: 1/8" = 1'-0"

A1



SITE PLAN SCALE: 1/8" = 1'-0"

## PROJECT STATISTICS

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	FOUNDATION	1	SQ. FT.	100.00	100.00
2	CONCRETE	1	CY	150.00	150.00
3	REINFORCEMENT	1	LB.	1.00	1.00
4	FORMWORK	1	SQ. FT.	2.00	2.00
5	PAINT	1	GAL.	5.00	5.00
6	ROOFING	1	SQ. FT.	1.00	1.00
7	CLADDING	1	SQ. FT.	1.00	1.00
8	MECHANICAL	1	HR.	1.00	1.00
9	ELECTRICAL	1	HR.	1.00	1.00
10	LANDSCAPING	1	SQ. FT.	1.00	1.00
11	TOTAL				261.00

## GENERAL NOTES

1. THE SITE PLAN IS BASED ON THE SURVEY AND THE EXISTING CONDITIONS. THE ENGINEER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR THE EXISTING CONDITIONS.

2. THE PROPOSED NEW SFD IS SUBJECT TO THE COUNCIL'S REVIEW AND APPROVAL. THE ENGINEER IS NOT RESPONSIBLE FOR THE COUNCIL'S REVIEW AND APPROVAL.

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5. THE PROPOSED NEW SFD IS SUBJECT TO THE COUNCIL'S REVIEW AND APPROVAL. THE ENGINEER IS NOT RESPONSIBLE FOR THE COUNCIL'S REVIEW AND APPROVAL.

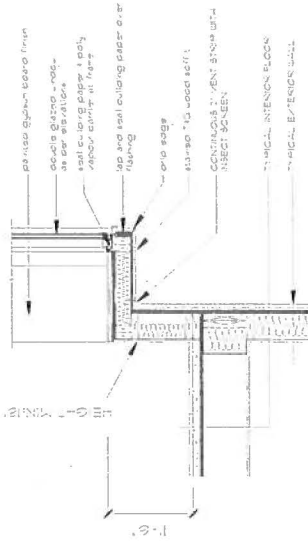
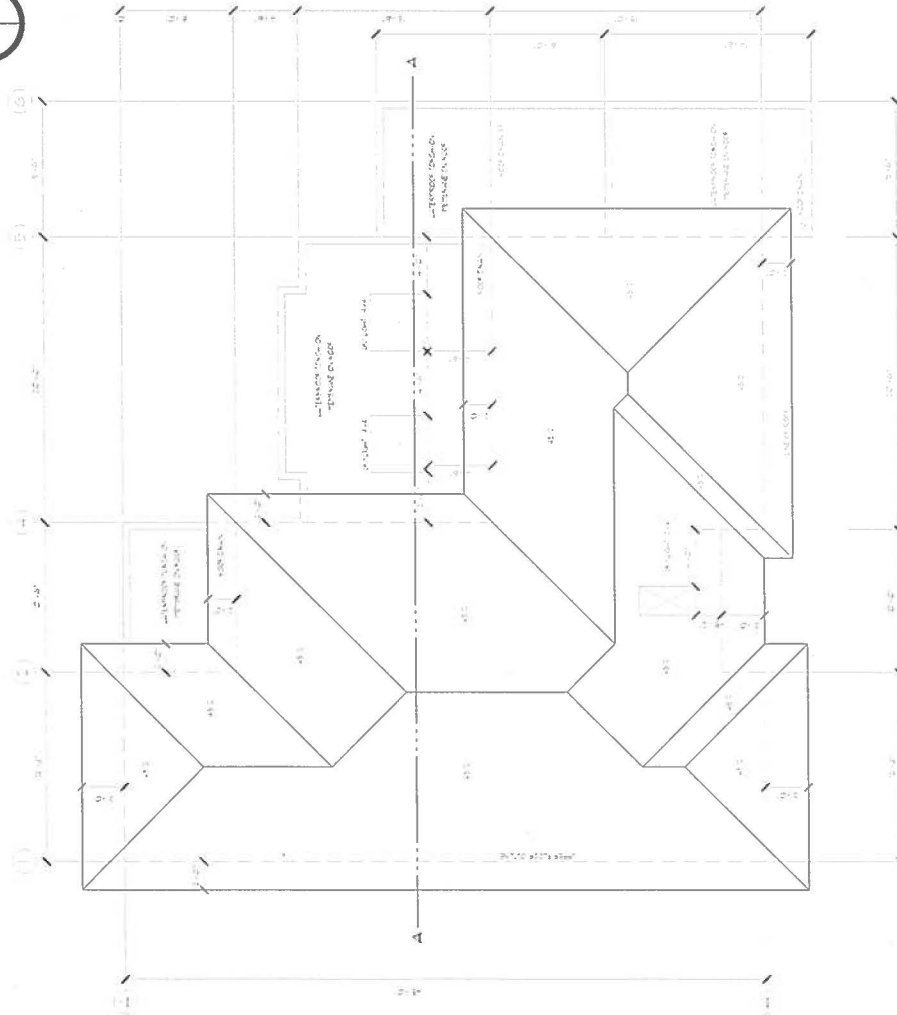
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10. THE PROPOSED NEW SFD IS SUBJECT TO THE COUNCIL'S REVIEW AND APPROVAL. THE ENGINEER IS NOT RESPONSIBLE FOR THE COUNCIL'S REVIEW AND APPROVAL.

TYPICAL 30" WINDOW DETAIL  
1" = 1'-0"

1. 2011-2012 年 1-3 月  
 2. 2011-2012 年 4-6 月  
 3. 2011-2012 年 7-9 月  
 4. 2011-2012 年 10-12 月  
 5. 2011-2012 年 1-3 月  
 6. 2011-2012 年 4-6 月  
 7. 2011-2012 年 7-9 月  
 8. 2011-2012 年 10-12 月  
 9. 2011-2012 年 1-3 月  
 10. 2011-2012 年 4-6 月  
 11. 2011-2012 年 7-9 月  
 12. 2011-2012 年 10-12 月

1. The first group of authors (e.g., [1, 2]) considers the problem of the optimal control of the motion of a mechanical system with respect to the criterion of the minimum of the control energy. The second group of authors (e.g., [3, 4]) considers the problem of the optimal control of the motion of a mechanical system with respect to the criterion of the minimum of the control time. The third group of authors (e.g., [5, 6]) considers the problem of the optimal control of the motion of a mechanical system with respect to the criterion of the minimum of the control cost.

## TYPICAL ELEVATION CONSTRUCTION NOTES

PHYSICAL ELEVATION CONSTRUCTION NOTES

[illegible]



JT HOMELAND

JT HOMELAND CONSTRUCTION DEVELOPMENT LTD

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Dimensions are given in feet and inches, and millimeters. Measurements are rounded to the nearest millimeter. Measurements are given in feet and inches, and millimeters. Measurements are rounded to the nearest millimeter.

DO NOT SCALE DRAWING

**TYPICAL ELEVATION CONSTRUCTION NOTES**

- 1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BC BUILDING CODE.
- 2. ALL MATERIALS TO BE USED SHALL BE OF THE BEST QUALITY AVAILABLE.
- 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BC BUILDING CODE.
- 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BC BUILDING CODE.
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- 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BC BUILDING CODE.

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

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

A7



ARCHITECT

10 BOWEN CONSTRUCTION, BILBOURNE

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PHONE: 704-442-2346

EMAIL: jph@bowenconstruction.com

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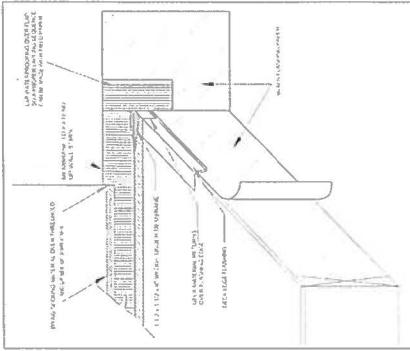
Drawings

The Contractor shall verify all dimensions, and

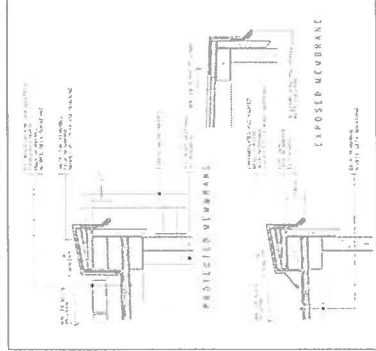
shall be responsible for any errors or omissions in all

dimensions and materials.

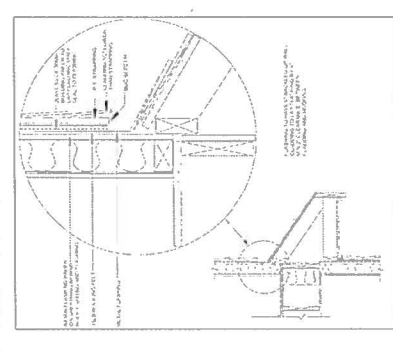
DO NOT SCALE DRAWING.



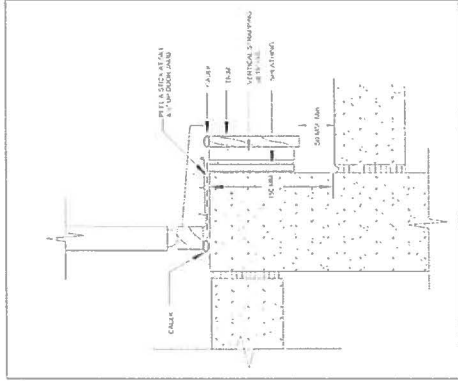
DECK TO WALL DETAIL



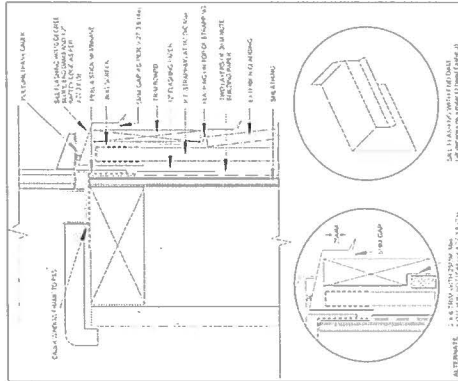
EXTERIOR EDGES DETAIL



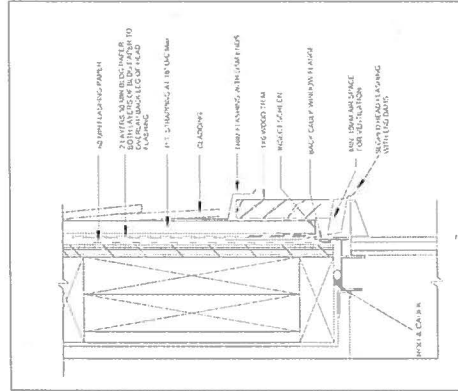
ROOF TO WALL INTERSECTION



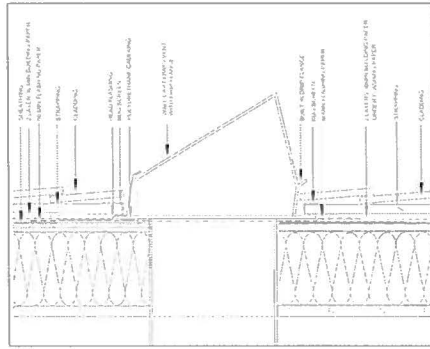
ENTRY DOOR SILL



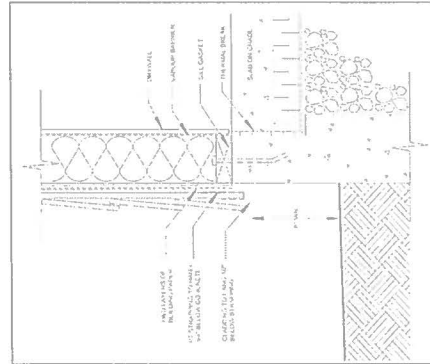
WINDOW SILL DETAIL



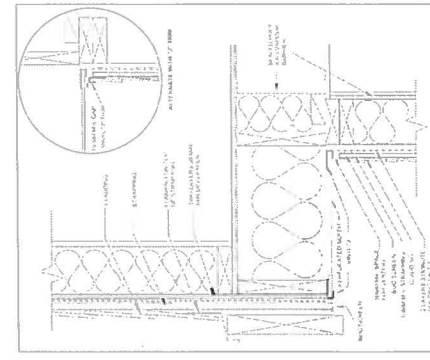
WINDOW HEAD DETAIL



VENT CAP INSTALLATION



BASE OF WALL DETAIL



WALLS AT CANTILEVER