



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 ALEX VOTH
Mailing Address 111-2495 DOLLARTON HWY
City/Town NORTH VANCOUVER Postal Code _____
Phone Number(s) (H) 604 812 7810 (C) _____
Email ALEX @ ALEXVOTH.COM / MZAMP@LIVE.CA
MZAMP@LIVE.CA

Property

Name of Owner EMZ DEVELOPMENTS LTD
Civic Address of Property 4120 CAMBRIDGE ST BBY, BC
V5C 1G9

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.

DEC 10, 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

December 10, 2019

Board of Variance
The City of Burnaby

Re: 4120 Cambridge St.

Overview:

The owner of 4120 Cambridge St are seeking to build a new home. Alex Voth Design Design has been retained to create a design for this property

Requested Variances:

Proposed Non-Conforming:

| Regulation | Required/ Permitted | Existing | Variance |
|----------------------------|------------------------|----------|----------|
| Average Front Yard Setback | 7.79m | 6.7m | 1.09m |
| | | | |
| | | | |

Hardship

The current bylaw states that the front yard setback shall be provided of not less than 6.0m (19.7ft) in depth, except that on a lot where the average front yard depth of two adjacent lots on each side is more than the required front yard by at least 1.5m (4.9ft) then the front yard setback shall be not less than the average. The hardship for this property is the fact that the buildings built on each side of the property, which look like were built in the 60's or 70's, are built abnormally more than the required setback. Lot 6 front yard distance is 10.27m (33.7 ft) and Lot 5 is 8.62m (28.3 ft). The two properties are forcing the placement of the Lot 5's house to be placed so far back, it is difficult to have a rear yard, which the owners would like to enjoy. Also, the houses built on lots 3 (20.1 ft – 6.1m) and 7 (20.1ft – 6.1m) ,which are next to lots 4 and 6, are newer homes with setbacks that we are trying to achieve.

The owner encourages any interested Board of Variance members and neighbours to visit the site, for a better understanding of the current conditions. Additionally, if you have any questions or require information, please don't hesitate to contact me.

Thank you very much for your consideration of this proposal.

Sincerely,

Alex Voth

BOARD OF VARIANCE REFERRAL LETTER

| | | | |
|---|--|----------------|----------------------|
| DATE: December 06, 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: December 10, 2019 for the January 09, 2019 hearing. | | | |
| APPLICANT NAME: Alex Voth | | | |
| APPLICANT ADDRESS: 111 – 2455 Dollarton Hwy North Vancouver | | | |
| TELEPHONE: 604-812-7810 | | | |
| PROJECT | | | |
| DESCRIPTION: New Single Family Dwelling with Secondary Suite and Detached Garage | | | |
| ADDRESS: 4120 Cambridge Street | | | |
| LEGAL DESCRIPTION: | LOT: 5 | DL: 187 | PLAN: NWP1282 |

Building Permit application BLD19-00743 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R5 / Section 105.9

COMMENTS:

The applicant proposes to build a new single family dwelling with secondary suite 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 105.9 – “Front Yard” of the Zoning Bylaw requirement for the minimum front yard depth from 7.79 m (25.55 feet) (based on front yard averaging) to 6.71 m (22.0 feet). The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

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. All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.
3. Fences and retaining walls will conform to the requirements of Section 6.14.

LE



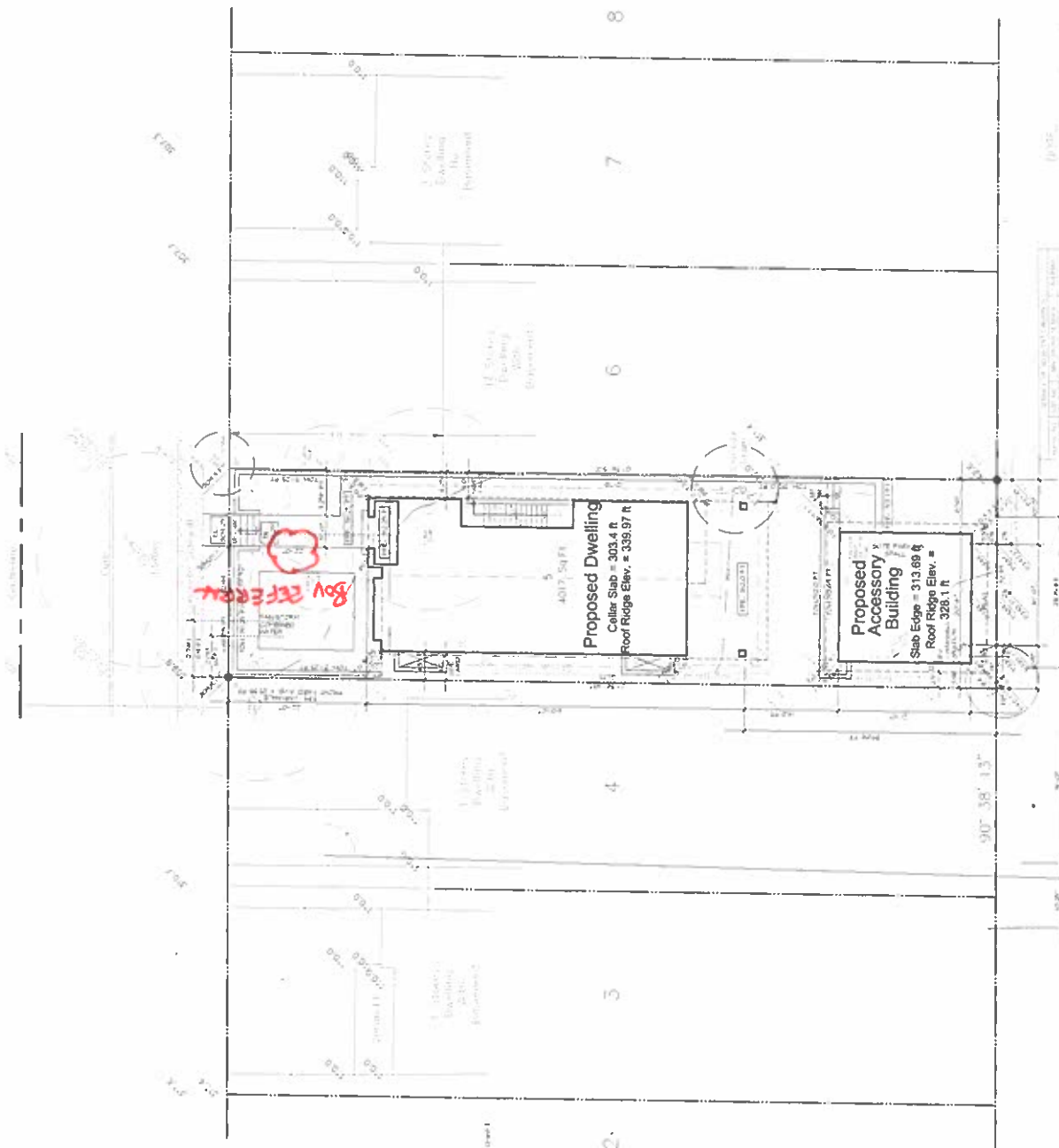
Peter Kushnir
Deputy Chief Building Inspector

Issued to Structural
August 19, 2019

Issued for Building Permit

Revisions
December 3, 2018

4120 Cambridge St.
City of Burnaby
British Columbia

Site Plan
Calculations

Site Plan ~ Calculations

Issued to Structural
August 19, 2019

Issued for Building Permit
August 28, 2019

Revisions
December 2, 2018

4120 Cambridge St.
City of Burnaby
British Columbia

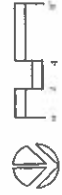
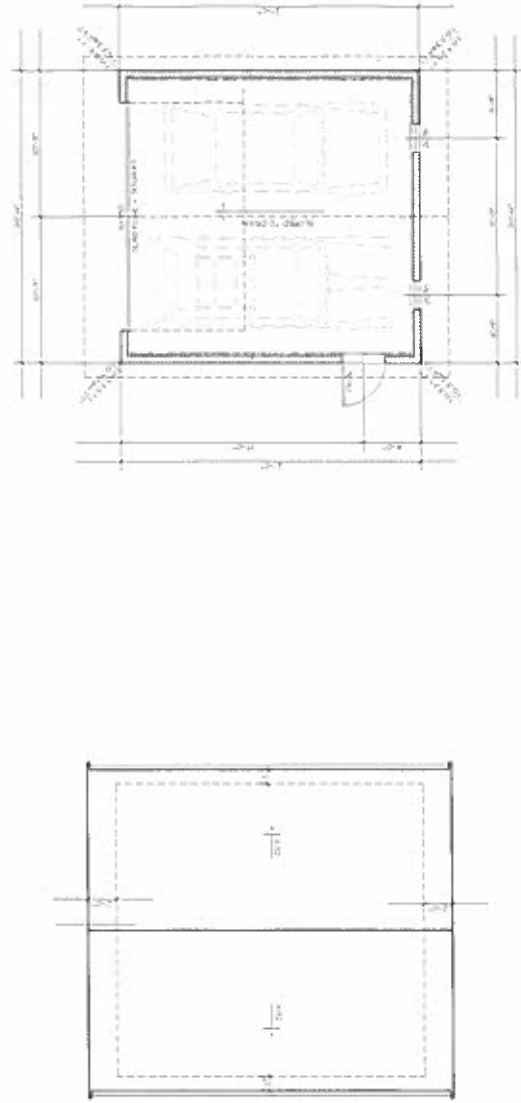
Accessory Building
Floorplans

A-3.2

| | |
|---------|-----------------|
| Sheet | 1 of 1 |
| Date | August 19, 2019 |
| Drawn | J. Lee |
| Checked | J. Lee |
| Scale | 1/8" = 1'-0" |
| Notes | |

Wall Legend

- TYPICAL EXTERIOR WALL, APPROX. 1" THICK
CONCRETE FOUNDATION
2" MIN. INSULATION
1" MIN. GROUND COVER
1" MIN. GROUND COVER
1" MIN. GROUND COVER
 - INTERIOR PARTITION WALL
1/2" Gypsum Board
2" MIN. INSULATION
1" MIN. GROUND COVER
 - CELLAR
2" MIN. INSULATION
1" MIN. GROUND COVER
 - EXTERIOR PARTITION WALL
1/2" Gypsum Board
2" MIN. INSULATION
1" MIN. GROUND COVER
- Notes**
- ALL EXTERIOR WALLS PERMANENTLY FINISHED
ALL INTERIOR WALLS PERMANENTLY FINISHED
ALL EXTERIOR WALLS PERMANENTLY FINISHED
ALL EXTERIOR WALLS PERMANENTLY FINISHED
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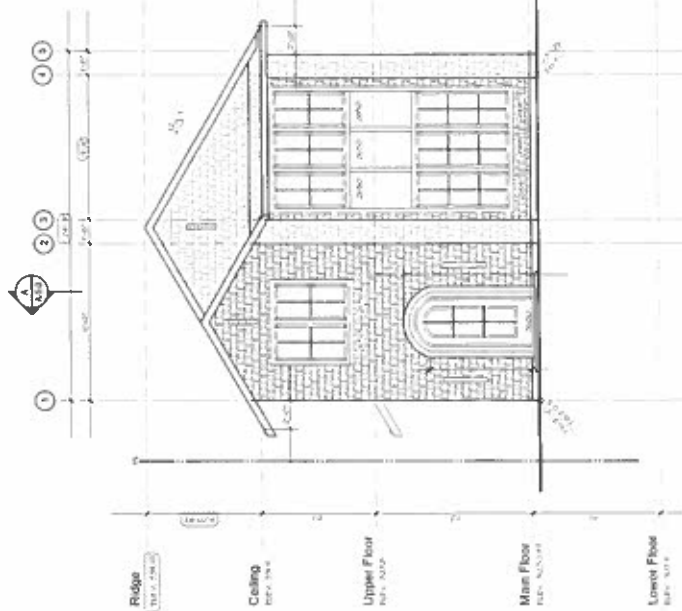


Accessory Building ~ Floorplans

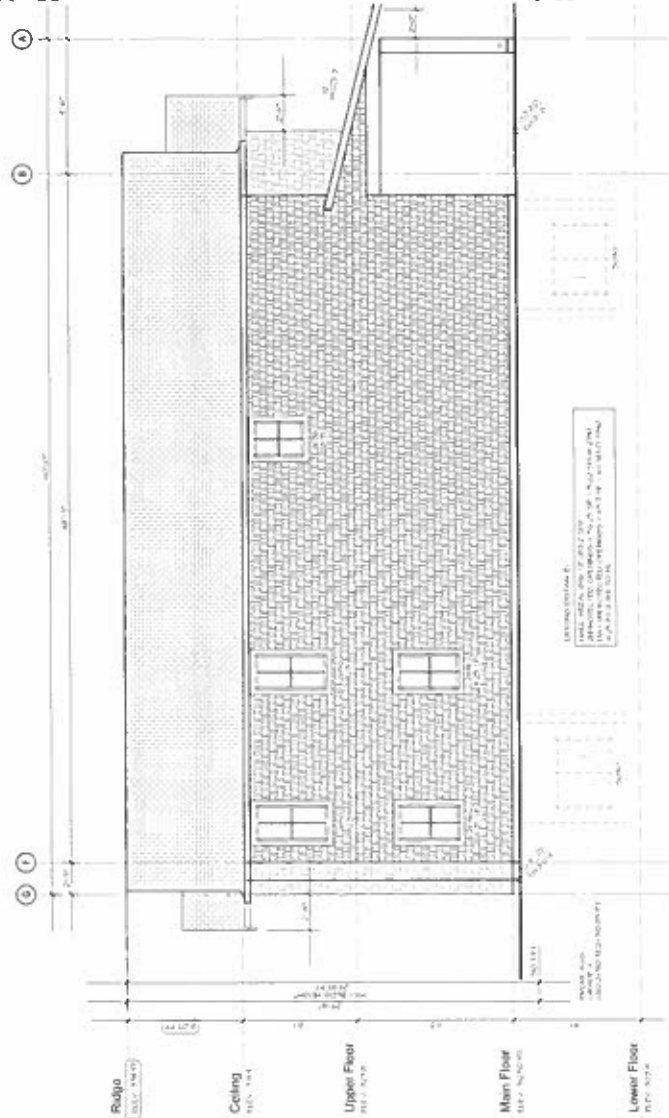
Issued to Structural
August 13, 2019

Issued for Building Permit
August 28, 2019

Revisions
December 2, 2019



1. North Elevation



2. West Elevation

4120 Cambridge St.
City of Burnaby
British Columbia

Elevations

Exterior Finish Legend

| Roof | Windows |
|-----------------|---|
| Asphalt Shingle | Double Glazing Set in Vinyl Frames - True divided lites |
| Eave Fascias | Openable and Fixed Sashes to be same dimension and rails with substantial section. Casement Operers |
| Wall | Powercoated Aluminum |
| | Balcony Railings |
| | Cross Cavity Flashing |
| | Garage Door |
| | Soffits |
| | Window Trims |
| | Pre-Enchored Metal |
| | Insulated Steel |
| | 1x4 Stained T&G |
| | 4" primed and painted |

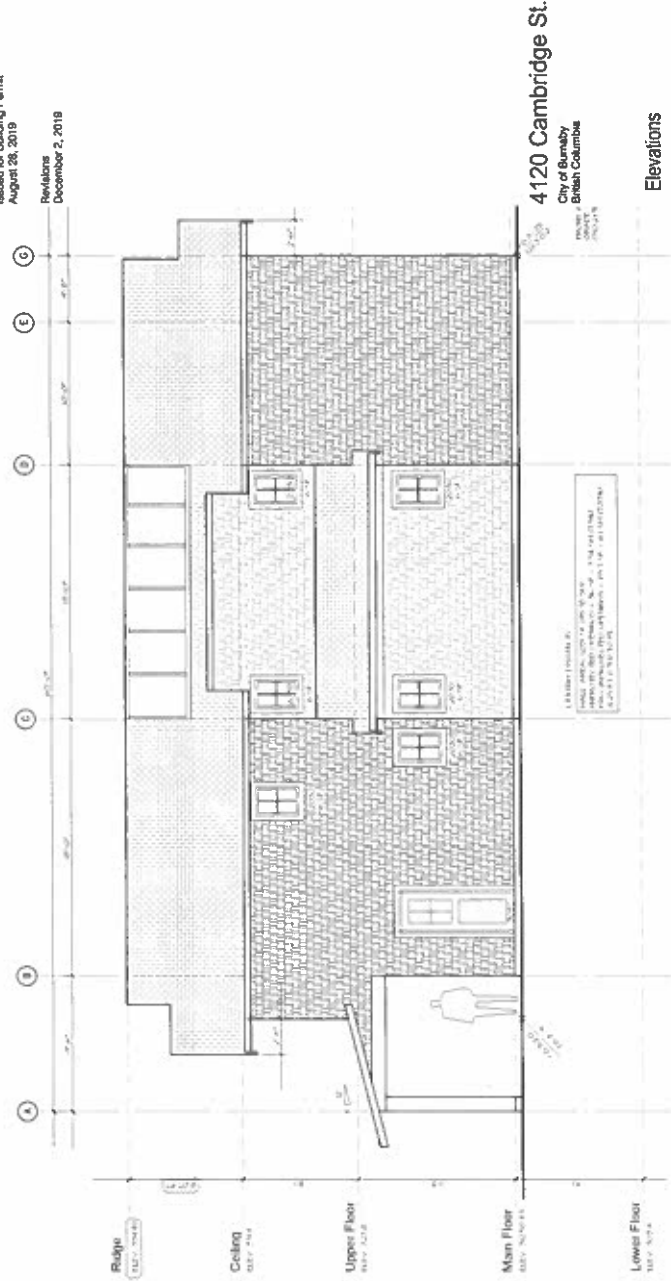
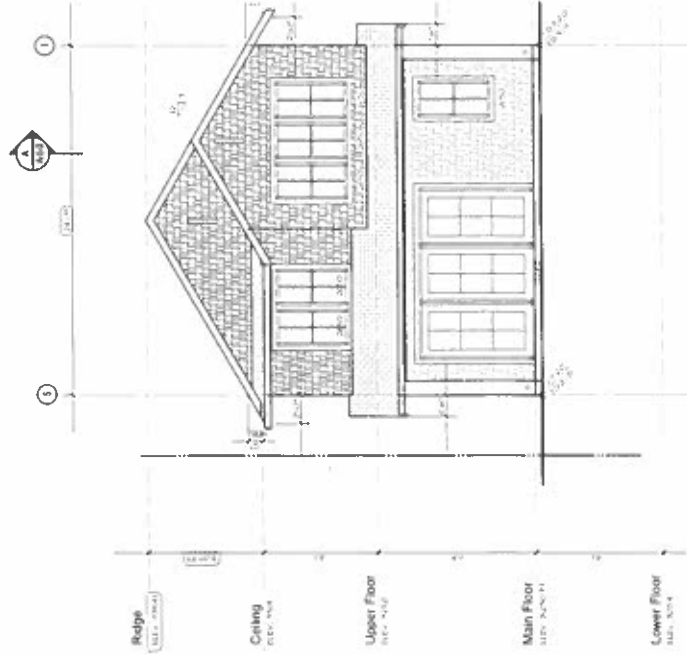
Elevations ~ Proposed



A-4.0

Issued to Structural
August 19, 2019

Issued for Building Permit
August 28, 2019
Revisions
December 2, 2019



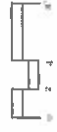
4120 Cambridge St.
City of Burnaby
British Columbia

Elevations

Exterior Finish Legend

| | | | | | |
|--------------|---------------------------------------|---|---|-----------------------|--------------------|
| Roof | Asphalt Single | Windows | Double Glazing Set in Vinyl Frames - True divided lites | Cross Cavity Flashing | Pre-finished Metal |
| Eave Fascias | Aluminum Gutter on 2 x 4 Fasciaboards | Operable and Fixed Sashes to be same dimension and rails with substantial section, Casement Operators | Garage Door | Insulated Steel | 1st Stained T&G |
| Wall | Cedar Shingles - Solid Stain | Powercoated Aluminum | Soffits | 4" primed and painted | |
| | | | Window Trims | | |

Elevations ~ Proposed



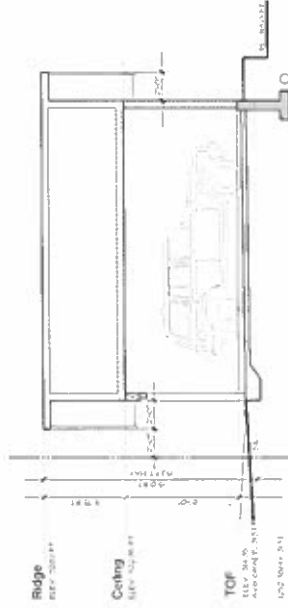
A-4.1

Issued to
City of Burnaby
August 19, 2019
Scale: 1/4" = 1'-0"



1. North Elevation

2. West Elevation



Section BN



3. South Elevation

4. East Elevation

Exterior Finish Legend

| | | | | | |
|--------------|--------------------------------------|------------------|---|-----------------------|-----------------------|
| Roof | Asphalt Single | Windows | Double Glazing Set in Vinyl Frames - True divided lites | Cross Cavity Flashing | Pre-finished Metal |
| Eave Fascias | Aluminum Gutter on 2 x 4 rafterboard | Balcony Railings | Operable and Fixed Sashes to be same dimension and ribs with substantial sash. Casement Options | Gauge Door | Insulated Steel |
| Wall | Cedar Shingles - Solid Stain | | Powercoated Aluminum | Soffits | 1x4 Stained T&G |
| | | | | Window Trim | 4" primed and painted |



A-4.2

4120 Cambridge St.
City of Burnaby
British Columbia

Accessory Building
Elevations
Section

| | |
|-------------|--------------|
| Scale | 1/4" = 1'-0" |
| North Arrow | |
| Issue | 1/2/2019 |
| Drawn By | |