



2020 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 Gurjot Punia
Mailing Address 8675 ~~Rosemont~~ Royal Oak Ave
City/Town Burnaby BC Postal Code V5J 4L7
Phone Number(s) (H) _____ (C) 604-715-6427
Email Punigurjot14@gmail.com

Property

Name of Owner Ranjit Kainth
Civic Address of Property 7775 14th Avenue Burnaby 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.

Jan 8 / 2020

Date

Gurjot Punia

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

From: Ranjit Kainth
7775 14th Ave
Burnaby, BC
V3N 2A8

RECEIVED
NOV 18 2019
BUILDING DEPARTMENT

To: Burnaby Board of Variance

Burnaby City Hall

4949 Canada Way, Burnaby, BC

V5G 1M2

Nov 1, 2019

Re: Variance to Overall Maximum Building Depth of 60' and to Vary the Flat Roof 20% Allowance at 7775 14th Ave Burnaby.

Dear Board of Variance Members,

We are requesting a variance to the Building Bylaw that regulates Overall Building Depth and 20% Flat roof Allowance. The Bylaw requires the construction of a suite to allow the cellar space to be fully built out. Our design allows for a good sized suite to have private access with minimal impact to neighbours as well as the owner whom will be living in this home long term. To Achieve full privacy for the suite/owners 2 entrances to the basement have been created. One being on the side of the house. To Achieve this the house width is designed less than what would normally be built to allow enough space on the side within the bylaw. This requires the building to be slightly longer than would have been if the full width was used. We feel that a hardship exists that would warrant this request.

This request is for the relaxation to allow a proposed single storey covered patio to be extended by 4'9". The Building Bylaw allows covered patios to extend 3.94' beyond the 60' allowance. The total depth of the building from the garage to the edge of the overhang of the rear deck cover = 68'8" (67'8" to the edge of the deck post plus 1'0" for the roof overhang). The 3.94' that the front porch extends forward is not included in this as it is permitted. Therefore the requested Variance for depth is 4'9". Please note that the posts of the Covered Deck will be located within the building envelope and setback extents.

RECEIVED
NOV 18 2019
BUILDING DEPARTMENT

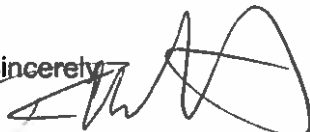
For the variance to the 20% Flat Roof Allowance. The Bylaw allows 20% of the plan view of the roof layout to be flat. Currently our proposed residence has 2654.55 SF of roof in plan view. This allows 530.91 SF of Flat Roof. We have proposed 619.8 SF or 23.3% of flat roof. We feel that this still meets the intent of the bylaw because we can meet the 20% requirement by adding a 89 SF Covered Deck at Bedroom 3 on the upper floor. The roof of the hypothetical covered deck would have a 4/12 Roof pitch to match the upper roof. Thus creating a plan view roof layout that meets the 20% flat roof allowance. Please note we still have 155 SF of unused free deck allowance.

We felt that by not proposing a covered deck that was built to the maximum size it would help reduce the overall impact to neighbours.

We feel that the proposed Covered Patio will fit the intent of the bylaw and does not negatively impact any of the neighbouring properties, or streetscapes. Also, it is important to note that during design we made sure that the building, all deck posts and front veranda remained within the building envelope, and that only a portion of the single storey patio was part of the depth variance.

Thank you for your time and consideration.

Sincerely,



Ranjit Kainth



BOARD OF VARIANCE REFERRAL LETTER

DATE: December 13, 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: January 14, 2019 for the February 06, 2020 hearing.			
APPLICANT NAME: Dream Casa Development			
APPLICANT ADDRESS: 8675 Royal Oak Ave, Burnaby, BC, V5J 4L7			
TELEPHONE: 604-715-6427			
PROJECT			
DESCRIPTION: New single family dwelling with attached garage and secondary suite			
ADDRESS: 7775 14 th Ave, Burnaby			
LEGAL DESCRIPTION:	LOT: 14	DL: 28	PLAN: NWP627

Building Permit application BLD19-01012 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R5 / Section 105.8 (1)

COMMENTS:

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

- 1) To vary Section 105.8 (1) – “Depth of Principal Building” of the Zoning bylaw requirement for the maximum building depth from 18.21 m (59.74 ft.) to 19.51 m (64.00 ft.). 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.

CL

Peter Kushnir
Deputy Chief Building Inspector

RECEIVED
 NOV 18 2019
 BUILDING DEPARTMENT

SETBACK TABLE	
CIVIL ADDRESS	FRONT YARD SETBACK
7750 14th AVENUE	25.85
7767 14th AVENUE	25.43
7783 14th AVENUE	25.28
7825 14th AVENUE	28.00
Average = 104.36 / 4 = 26.09	

Impermeable Surface Calc.

Lot Area = 5973.2 SF

Max Perm. (70%) = 4181.24 SF

Proposed Total Area

Including D/W = 3734.5 SF

Driveway Area = 532.6 SF

LEGEND :

DENOTES RETAINING WALL

○ DENOTES TEMPORARY BENCH MARK

⊗ DENOTES LAMP STANDARD

⊙ DENOTES DECIDUOUS TREE

⊙ DENOTES IRON POST

PLAN 15
627

EXISTING
DWELLING
#7767

POSTS

PLAN 13
627

EXISTING
DWELLING
#7783

POSTS

25.28

14th AVENUE

drawn by.

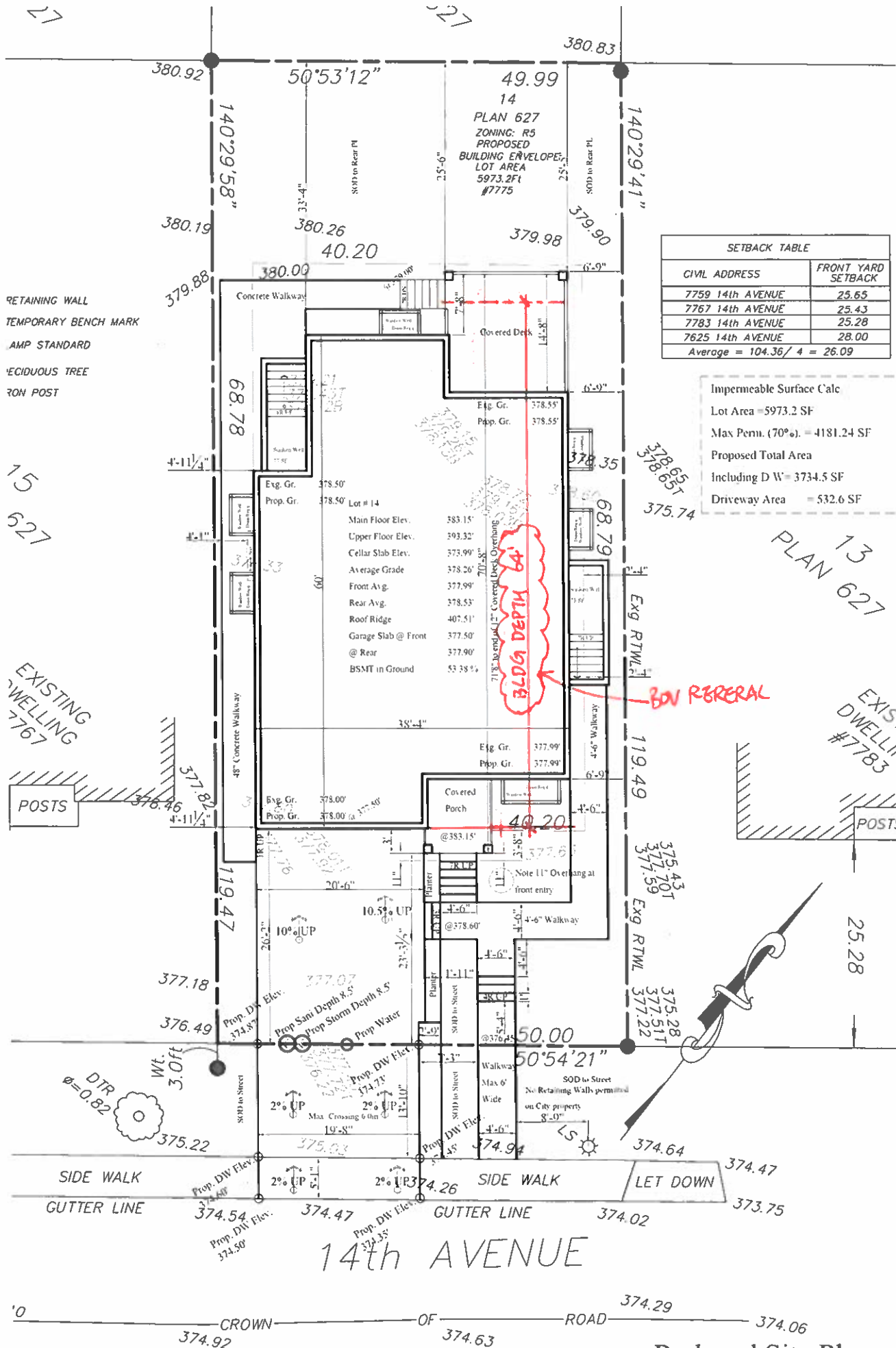
date.

site.

drawing title.

7775 14th Ave Burnaby

Reduced Site Plan



SETBACK TABLE

CIVIL ADDRESS	FRONT YARD SETBACK
7759 14th AVENUE	25.65
7767 14th AVENUE	25.43
7783 14th AVENUE	25.28
7625 14th AVENUE	28.00
Average = 104.36 / 4 = 26.09	

Impermeable Surface Calc
 Lot Area = 5973.2 SF
 Max Perm. (70%) = 4181.24 SF
 Proposed Total Area
 Including D W = 3734.5 SF
 Driveway Area = 532.6 SF

- Lot # 14
- Main Floor Elev. 383.15'
 - Upper Floor Elev. 393.32'
 - Cellar Slab Elev. 373.99'
 - Average Grade 378.26'
 - Front Avg. 377.99'
 - Rear Avg. 378.53'
 - Roof Ridge 407.51'
 - Garage Slab @ Front 377.50'
 - @ Rear 377.90'
 - BSMT in Ground 53.38 %

BLDG DEPTH 64'

BOV REFRERAL

Kainth Residence

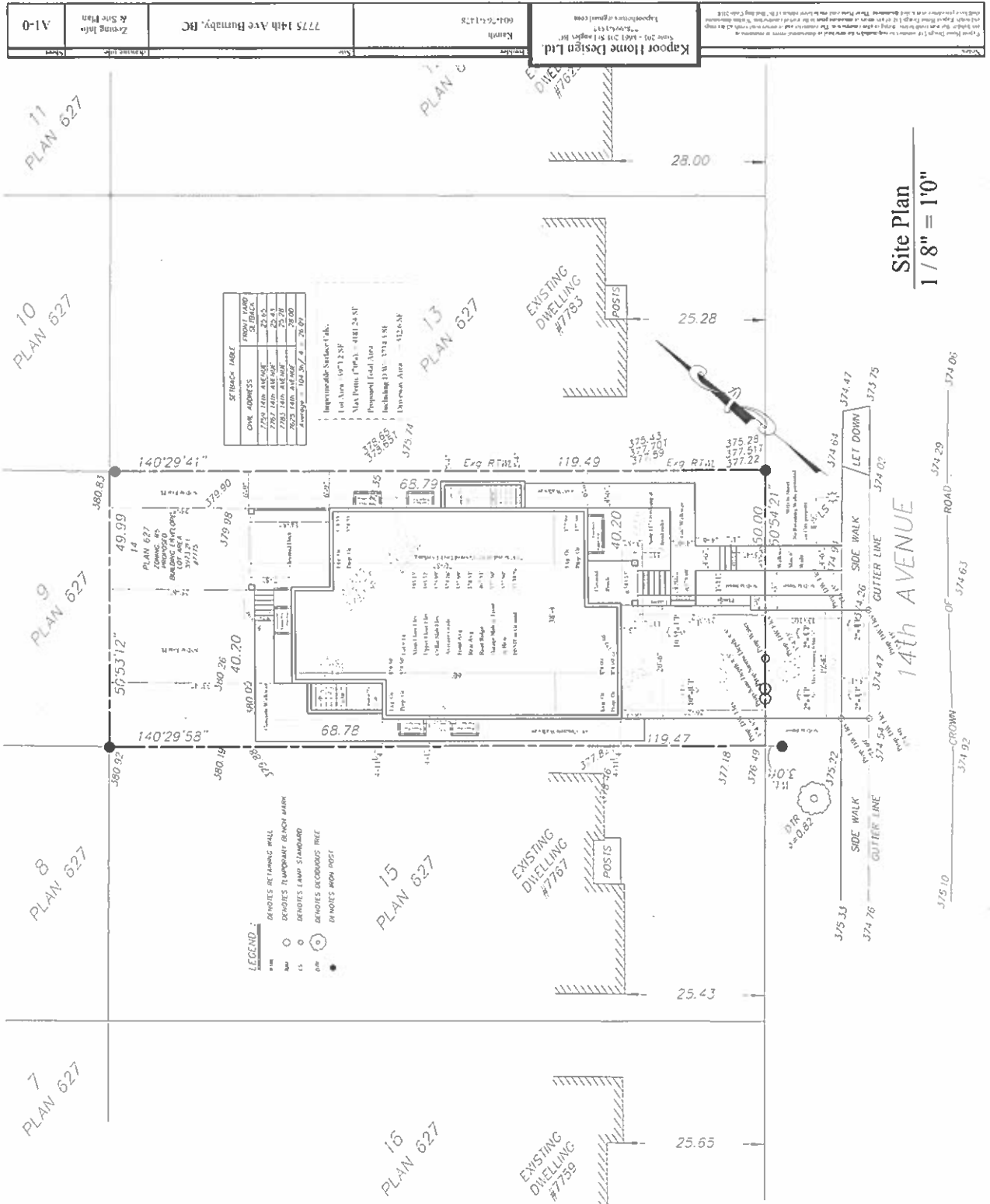
Residential Home Plans For:
7775 14th Ave
Burnaby, BC

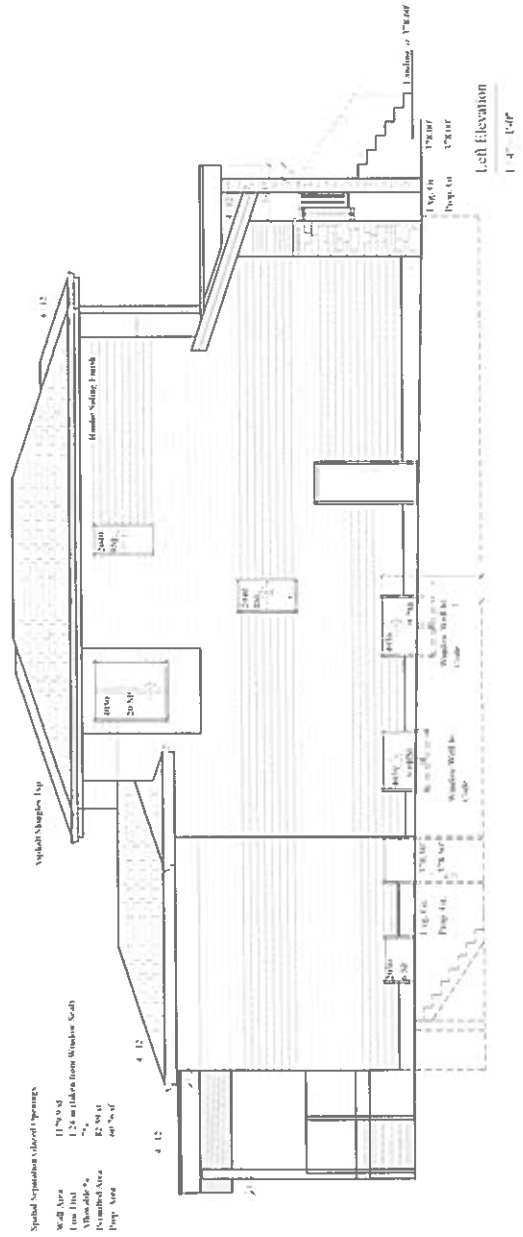
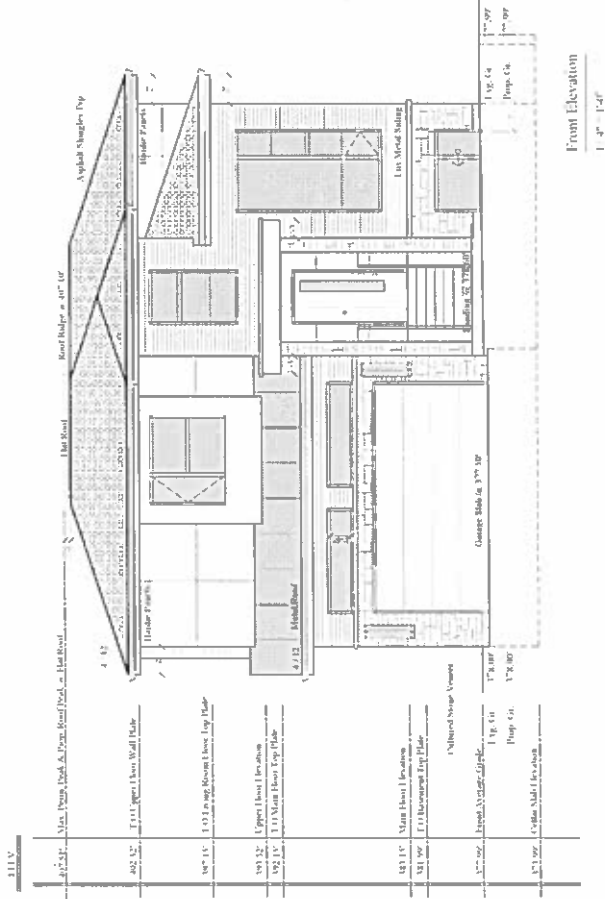
Zoning

Address	7775 14th Ave Burnaby, BC
Lot	Lot 14
Legal Description	Lot 14, BLK 18, DL 26, Group 1 NWD Plan 627 S4 91m2, 1971, 2, 4f
Lot Size	2189.3 sf
Lot Coverage	2278.2 sf
Building Size	Max. Allowable ACFA 201 sf Proposed 201 sf
Max. Depth	120' sf (134' x 5' sf) 1320' sf 406' x 5' (142' sf) 99' sf 74' x 5' (145' sf) Covered Back Allowance 101' x 2' sf Covered Back Min Rear 189' x 2' sf
Max. Depth	Proposed 14' (RDV Required)
Zone	R-5
Heating	Radiant In Floor

Drawing List

Page No.	Drawing
A1-0	Site Plan & Zoning Info
A2-0	Cellar Main Floor Plan & Sump Details
A3-0	Upper Floor Plan & Roof Layout
A4-0	Front & Left Elevations
A5-0	Rear & Right Elevations
A6-0	Cross Section & Etcetera EIT Calculations
A7-0	Details
A8-0	Details





TOPOGRAPHICAL SURVEY PLAN OF LOT 14 BLOCK 18 DISTRICT LOT 28 GROUP 1 NWD PLAN 627

PID : 011-886-404

SCALE 1:20

ALL DIMENSIONS ARE IN FEET AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

CIVIC ADDRESS :

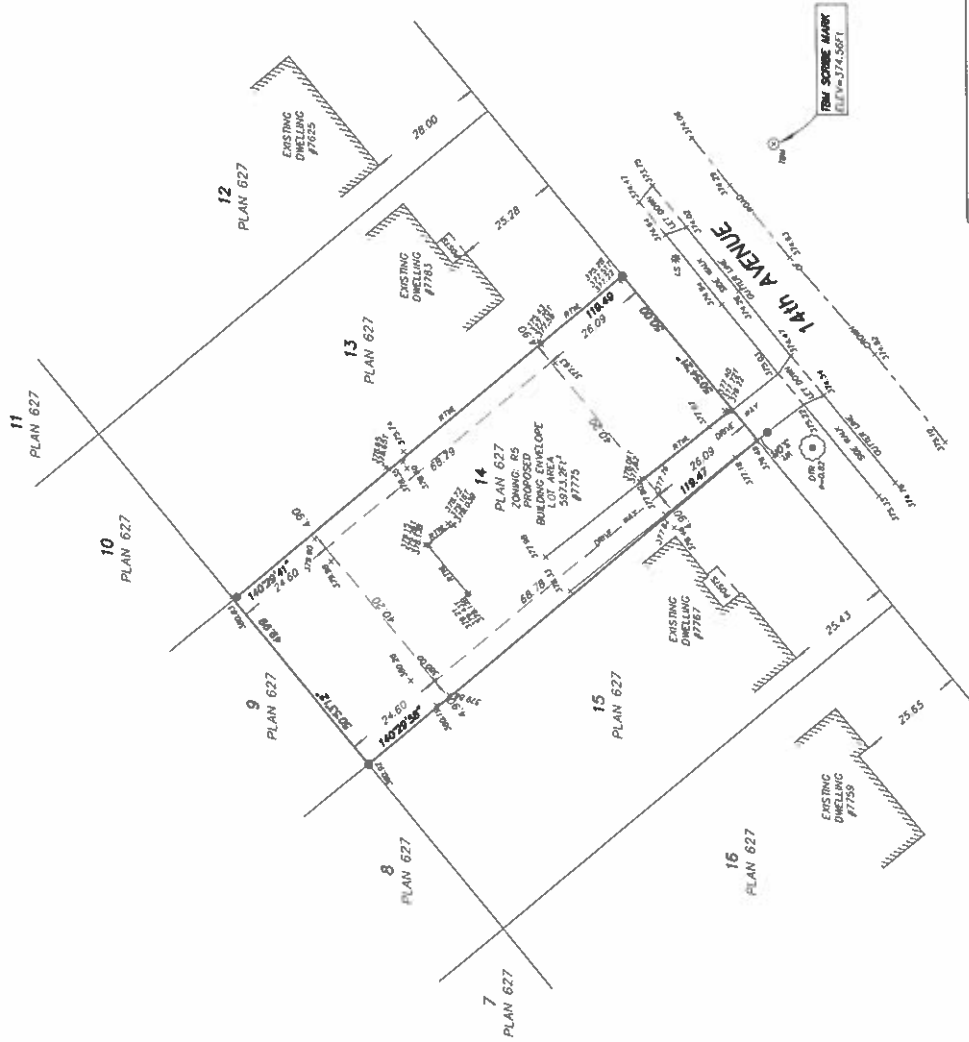
7775 - 14th AVENUE
BURNABY, B.C.

NOTE :

THE BUILDING ENVELOPE SHOWN
IS AN INTERPRETATION OF THE ZONING
BY-LAW AND HAS BEEN APPROVED BY
THE CITY OF BURNABY

ELEVATION DERIVATION

ELEVATIONS ARE GEODETIC DERIVED FROM CITY
OF BURNABY CHARTERED SURVEYOR
NO. 5941124 ELEVATION-303.2271



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LEGEND :

- RMW DENOTES RETAINING WALL
- RMW DENOTES TEMPORARY BENCH MARK
- LS DENOTES LAMP STANDARD
- DTM DENOTES DECIDUOUS TREE
- DENOTES IRON POST

Lot dimensions and clearances according to
Field Survey

Only trees and stumps have been plotted as
required by Burnaby tree by-law.

This plan does not show non-plan
charges, liens or interests.

This plan was prepared for inspection purposes and is
for the exclusive use of our client. The signatory
accepts no responsibility or liability for any damages
or losses incurred by the client or third parties as a result of
any decisions made or actions taken based on this
document. This document shows the relative location
of the surveyed structures and features with respect to
the surveyed lot and its boundaries. It does not constitute
a warranty of any kind. The signatory and the client agree
that the document shall not be used to define property lines or
property corners. All rights reserved. No person may
copy, reproduce, transmit or alter this document in any
manner without the consent of the signatory.

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED
IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE
AND IS CERTIFIED CORRECT THIS 12th DAY OF DECEMBER, 2011.

RECORDED CORRECT THIS 20th DAY OF MAY, 2019.

LAWYER: S. CREWELL

B.C.L.S.

CREWELL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
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CWC : 1112-002
CWC : 1112-002 12 IMPERIAL