



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 Rina Dhillon
Mailing Address 6061 Empress Ave
City/Town Burnaby, BC Postal Code V5E 2S4
Phone Number(s) (H) _____ (C) 778-997-4623
Email rinaatwal@hotmail.com

Property

Name of Owner Rina Dhillon
Civic Address of Property 6840 Stanley St.
Burnaby, BC V5E 1V3

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.

May 11, 2020
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2020/07/09 Appeal Number BV# 6402

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

May 11, 2020

To: The Board of Variance
City of Burnaby

Owner: Rina Dhillon
House Address: 6840 Stanley St, V5E 1V3, Burnaby BC

I'm the owner of 6840 Stanley St. and we are in the process of building and designing our home. We would like to make a request to move the front setback forward.

Right now, the front setback according to the house next door is 39.84 ft. (6860 Stanley St.). We are proposing a setback distance of 31.08 ft. In the plans that we submitted to the City of Burnaby Planning and Building Department, the house is set back 31.08 ft and that is where we would like to have it. The reason why we are proposing this variance is to give us a decent size backyard. One house on the block disproportionately affects the setback for our project and reduces our backyard space, which is already smaller than the neighbouring lot due to the nature of our lot. Please take into consideration that our house has a back lane and therefore the garage is located at the back, which also limits our backyard space. 6860 Stanley St. does not have the back lane and their garage is in the front, which makes their backyard larger. My husband and I have two small kids and a dog, and it would be wonderful to have a bigger backyard for them to play in. If the set back does not get approved the front yard would be 39.84 ft and the back yard would be left very small, which would not be big enough for anyone to play in. We feel that the front yard would not be ideal and unsafe for our children and pet to play in.

6860 Stanley St. is the only house that has a setback of 39.84 ft on our block and that is why our setback has been established at 39.84 ft. This older house has a lot size that is slightly longer than our house, so it gives them a slightly bigger backyard. But in the future if they decide to build a new house on that lot, they will potentially have the same problem as we do with the setback issue. The two other houses on both sides of our property, 6820 Stanley St. and 6888 Stanley St., are much closer to Stanley St. and have shorter front setbacks. According to the city of Burnaby bylaws, in a R5 zone the minimum set back point is approximately 20ft. We are only asking for a 31.84 ft setback.

There is a possibility that this change would help us make the grade to connect the house drainage to the cities existing drains without installing a pump or lowering the cities drainage. As well, 6860 Stanley St. has a large tree on their side of the property at 25ft from the back. If the setback is not moved forward, we may have an issue with digging close to the tree. It would be extremely disappointing if this request is not accepted due to following the setback of one older house on our block. We would be much obliged if you would consider this request and hopefully change the front setback for our house.

We appreciate your attention to this matter and remain available should more information be required.

Sincerely,



Rina Dhillon

BOARD OF VARIANCE REFERRAL LETTER

PLEASE NOTE THAT BOARD OF VARIANCE HEARINGS HAVE BEEN SUSPENDED IN SUPPORT OF THE PROVINCE'S CONVID-19 RESPONSE.

IT IS RECOMMENDED THAT YOU MAKE YOUR BOARD OF VARIANCE APPLICATION PROMPTLY. UPON RECONVENING THE BOARD, APPLICATIONS WILL BE HEARD ON A FIRST COME FIRST SERVED BASIS.

DATE: May 6, 2020		<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: June 9, 2020 for the July 9, 2020 hearing.			
APPLICANT NAME: Harminder Atwal			
APPLICANT ADDRESS: 6061 Empress Ave., Burnaby BC V5E 2S4			
TELEPHONE: 604-644-7765			
PROJECT			
DESCRIPTION: New Single Family Dwelling with Secondary Suite and Detached Garage			
ADDRESS: 6840 Stanley Street			
LEGAL DESCRIPTION:	LOT: 183	DL: 92	PLAN: NWP25335

Building Permit application BLD20-00060 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 12.14 m (39.84 feet) (based on front yard averaging) to 9.47 m (31.08 feet). The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

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.

LE



Peter Kushnir
Deputy Chief Building Inspector

applicable adjacent houses	depth of front yard
6860 STANLEY ST	39.84'
Total	39.84'
average	39.84'

FILE: 19-125-TP-IN-FEET-2

Proposed Covered Porch Area	
Name	Proposed Areas
COVERED PORCH 2	726.4 SF
COVERED PORCH 1	68.7 SF
COVERED PORCH 3	34.4 SF
Grand Total	829.5 SF

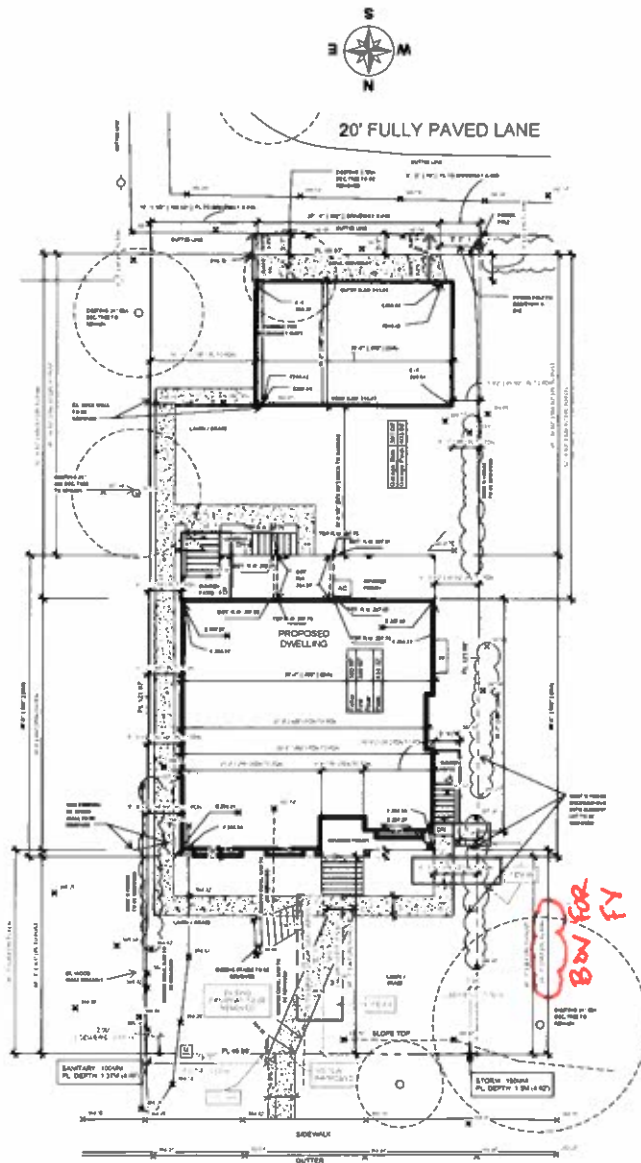
Proposed 1st Coverage	
Name	Total Areas
FIRST FLOOR	1,401.7 SF
CARAGE FLOOR	575.1 SF
Grand Total	1,976.8 SF

Proposed FSR	
Name	Proposed Areas
FIRST FLOOR	1,401.7 SF
CELLAR	1,030.0 SF
SECOND FLOOR	1,030.0 SF
Grand Total	3,461.7 SF

Proposed ACFA	
Name	Total Areas
FIRST FLOOR	1,401.7 SF
SECOND FLOOR	1,030.0 SF
Grand Total	2,431.7 SF

Allowable ACFA	
Name	Allowable ACFA
LOT AREA	2,431.7 SF
IMPROVEMENTS	1,976.8 SF
Grand Total	4,408.5 SF

Improvements Calculations	
Name	Proposed Areas
COVERED PORCH 2	726.4 SF
COVERED PORCH 1	68.7 SF
COVERED PORCH 3	34.4 SF
FIRST FLOOR	1,401.7 SF
CELLAR	1,030.0 SF
SECOND FLOOR	1,030.0 SF
LANDING & STAIRS	34.4 SF
CELLAR	34.4 SF
SECOND FLOOR	34.4 SF
Grand Total	3,205.4 SF

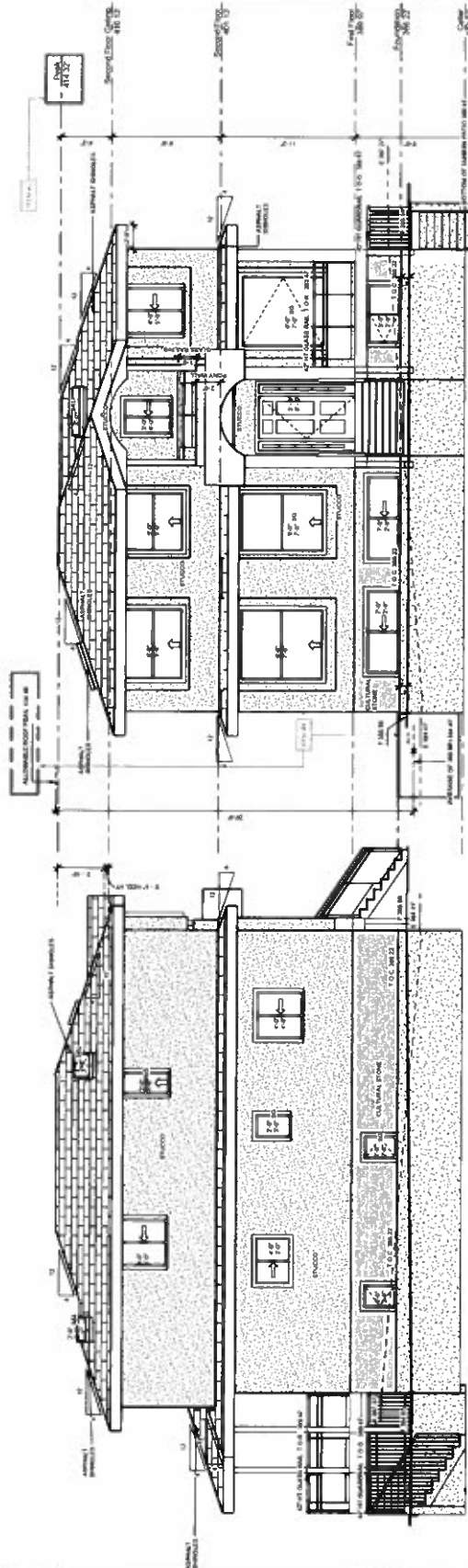


6840 STANLEY ST

1. Site Plan
1/8" = 1'-0"

ZONING RS
LEGAL DESCRIPTION LOT 183 DISTRICT LOT 92 GROUP 1 N W D PLAN 25338

M&D Maple Building Design Inc.		Site Plan	
Builder	Date	30 MAR 2020	Scale
Washington DC 20014-4000	City	DC	
Washington DC 20014-4000	State	DC	
6840 STANLEY STREET, WASHINGTON, DC	Project Name		
6840 STANLEY STREET, WASHINGTON, DC	Project Address		
6840 STANLEY STREET, WASHINGTON, DC	Project Address		
6840 STANLEY STREET, WASHINGTON, DC	Project Address		

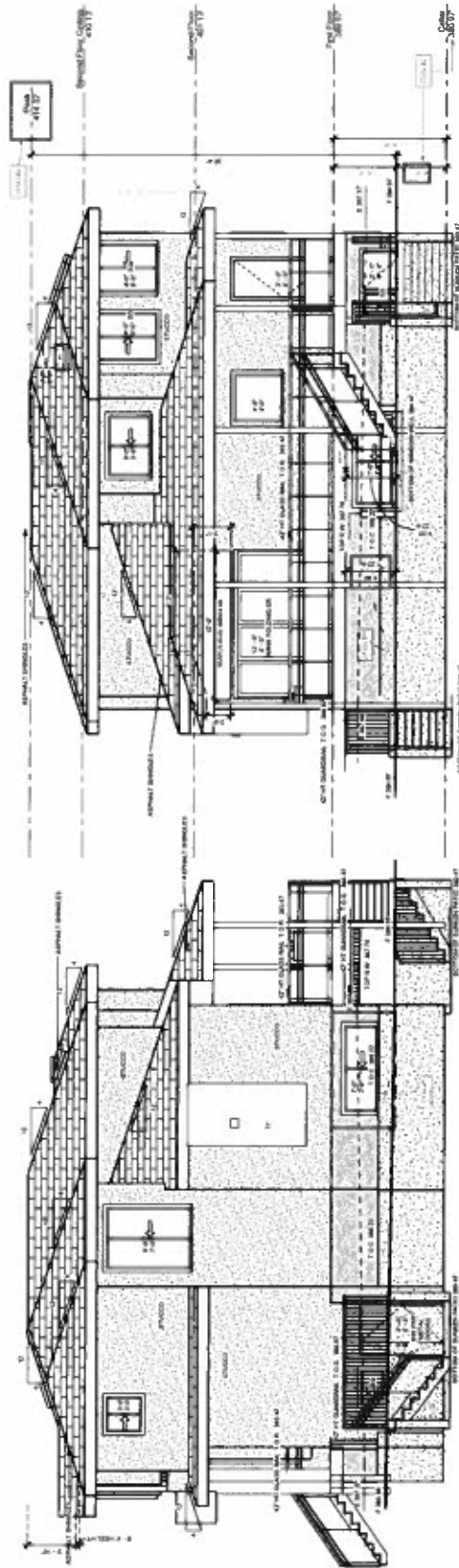


1 North (Front) Elevation
1/4" = 1'-0"

2 East (Left) Elevation
1/4" = 1'-0"

1. LIMITING DISTANCES = 0'
 EXPOSED WALL AREA = 944 SF
 ALLOWABLE UNPROTECTED OPENINGS = 944 SF X 7.5% = 70.8 SF
 PROPOSED UNPROTECTED OPENINGS = 10 SF

 MBO Modern Building Design Inc.		Project and Job Information	
1000 West 10th Street, Suite 200 Lincoln, NE 68501 Tel: 402.441.1111 Fax: 402.441.1112 www.mbo-building.com		Project 3000 30th Street Lincoln, NE 68501 1000 West 10th Street, Suite 200 Lincoln, NE 68501	Date 30 MAR 2010 Drawn by J. J. J.
1000 West 10th Street, Suite 200 Lincoln, NE 68501 Tel: 402.441.1111 Fax: 402.441.1112 www.mbo-building.com		Scale 1/4" = 1'-0"	

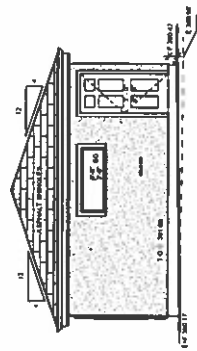


1 South (Rear) Elevation
1/4" = 1'-0"

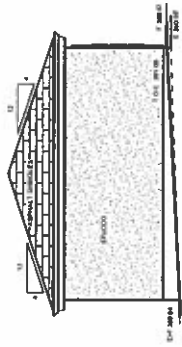
2 West (Rear) Elevation
1/4" = 1'-0"

UNITED SURFACE - 495 SF
 EXPOSED WALL AREA - 133 SF
 ALLOWABLE UNPROTECTED OPENINGS - 903 SF X 8.75% = 81 6-0 SF
 PROPOSED UNPROTECTED OPENINGS - 71 SF

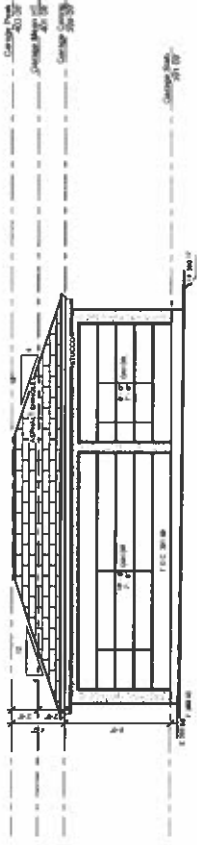
 MBC Building Group 1000 West 10th Street, Suite 100 Anchorage, Alaska 99501 Phone: (907) 562-1111 Fax: (907) 562-1112 Email: info@mbcgroup.com Website: www.mbcgroup.com		Project and Design Information Project: 1000 West 10th Street Date: 20 MAR 2020 Drawn by: CHADWICK Checked by: CHADWICK Scale: 1/4" = 1'-0"	
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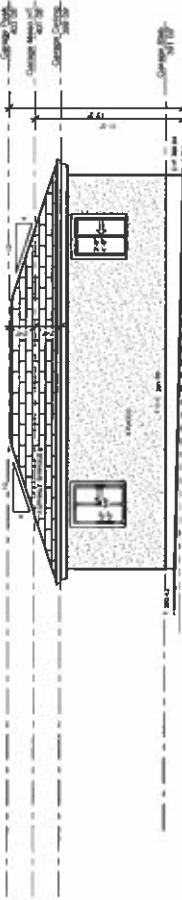
1 Garage West (Left) Elevation
1/4" = 1'-0"



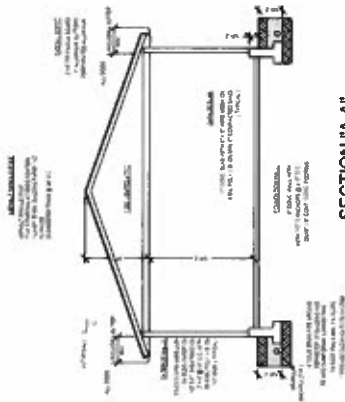
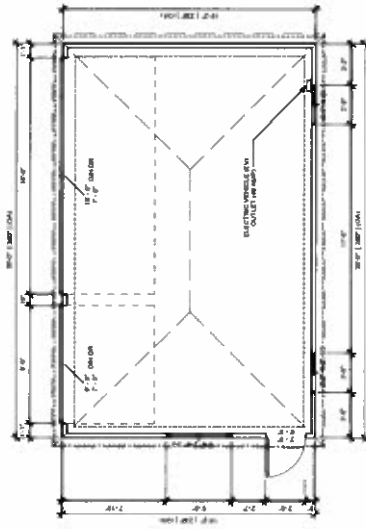
4 Garage East (Right) Elevation
1/4" = 1'-0"



2 Garage South (Long Front) Elevation
1/4" = 1'-0"



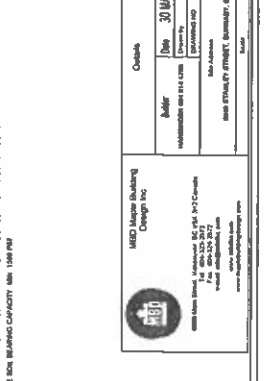
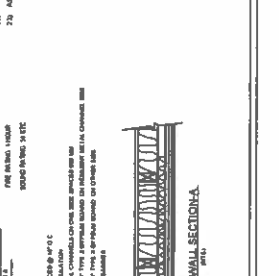
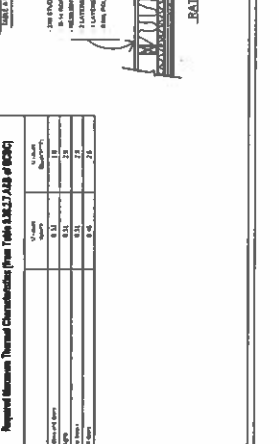
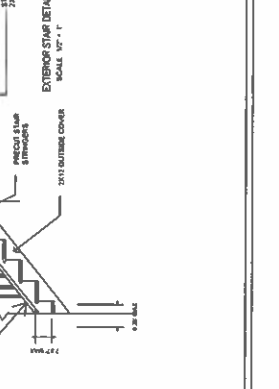
3 Garage North (Rear) Elevation
1/4" = 1'-0"



SECTION "A-A"

5 Garage Foundation and Floor Plan
1/4" = 1'-0"

		MWD Mason Building Company, Inc. 1000 West 10th Street, Suite 100 Tulsa, Oklahoma 74103 Phone: (918) 438-1111 Fax: (918) 438-1112 Email: info@mwdmasonry.com	
Garage Foundation Plan, Elevation & Section Project No. 2010-001		Date: 10/10/10 Drawn: J. M. M. 10/10/10 Checked: J. M. M. 10/10/10 Title: 10/10/10	
Date: 10/10/10 Drawn: J. M. M. 10/10/10 Checked: J. M. M. 10/10/10 Title: 10/10/10		Date: 10/10/10 Drawn: J. M. M. 10/10/10 Checked: J. M. M. 10/10/10 Title: 10/10/10	

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RATED WALL SECTION-A

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