



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 Michael Lu
Mailing Address 203-5066 Kingsway
City/Town Burnaby Postal Code V5H 2E7
Phone Number(s) (H) 778 322 8158 (C) _____
Email mlu@designworkgroup.biz

Property

Name of Owner Michelle Wong
Civic Address of Property 4240 Gilpin Crescent
Burnaby BC V5G 2K2

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 3 2020
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**

2020 Board of Variance
Burnaby City Hall
4949 Canada Way,
Burnaby, BC

Re: 4240 Gilpin Crescent, Burnaby – Request Distance Relaxation Between Buildings

We are requesting relaxation for Zoning Bylaw Section 6.3.1- Distance between Buildings. According to this section, the principal building distance to the accessory building to be minimum distance of 4.5m (14.8'). We are asking for relaxation for this distance to be reduced to 2.10m (6.89').

We are not able to meet the 4.5m (14.8') distance due to the following items:

- 1) Significant front yard setback of minimum 30.73'
- 2) 10' Statutory Right-of-Way located on the east property line.

The above items had limited our building envelope footprint and forced our building to be located further to the rear of the property line, resulting the reduced distance between buildings.

Regards,



Michael Lu

DESIGN WORK GROUP LTD.



BOARD OF VARIANCE REFERRAL LETTER

PLEASE NOTE THAT BOARD OF VARIANCE HEARINGS HAVE BEEN SUSPENDED IN SUPPORT OF THE PROVINCE'S COVID-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 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 9, 2020 for the July 9, 2020 hearing.			
APPLICANT NAME: Michael Lu			
APPLICANT ADDRESS: 203-5066 Kingsway, Burnaby, BC V5H 2E7			
TELEPHONE: 604-681-8152			
PROJECT			
DESCRIPTION: New single family dwelling with secondary suite and detached garage.			
ADDRESS: 4240 Gilpin Crescent			
LEGAL DESCRIPTION:	LOT: 15	DL: 34	PLAN: 14146

Building Permit application BLD19-01178 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R10 / Section 6.3.1

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 6.3.1 – "Distance between Buildings on the same Lot" of the Zoning Bylaw requirement for the minimum distance from 4.5 m (14.8 ft.) to 2.10 m (6.89 ft.). 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. 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.

MSA

Peter Kushnir
Deputy Chief Building Inspector

**PLAN OF SURVEY OF LOT 15, BLOCK 5,
DISTRICT LOT 34, GROUP 1,
NEW WESTMINSTER DISTRICT,
PLAN 14146**

4240 Gilpin Crescent
Burnaby, B.C.

ZONING: R10

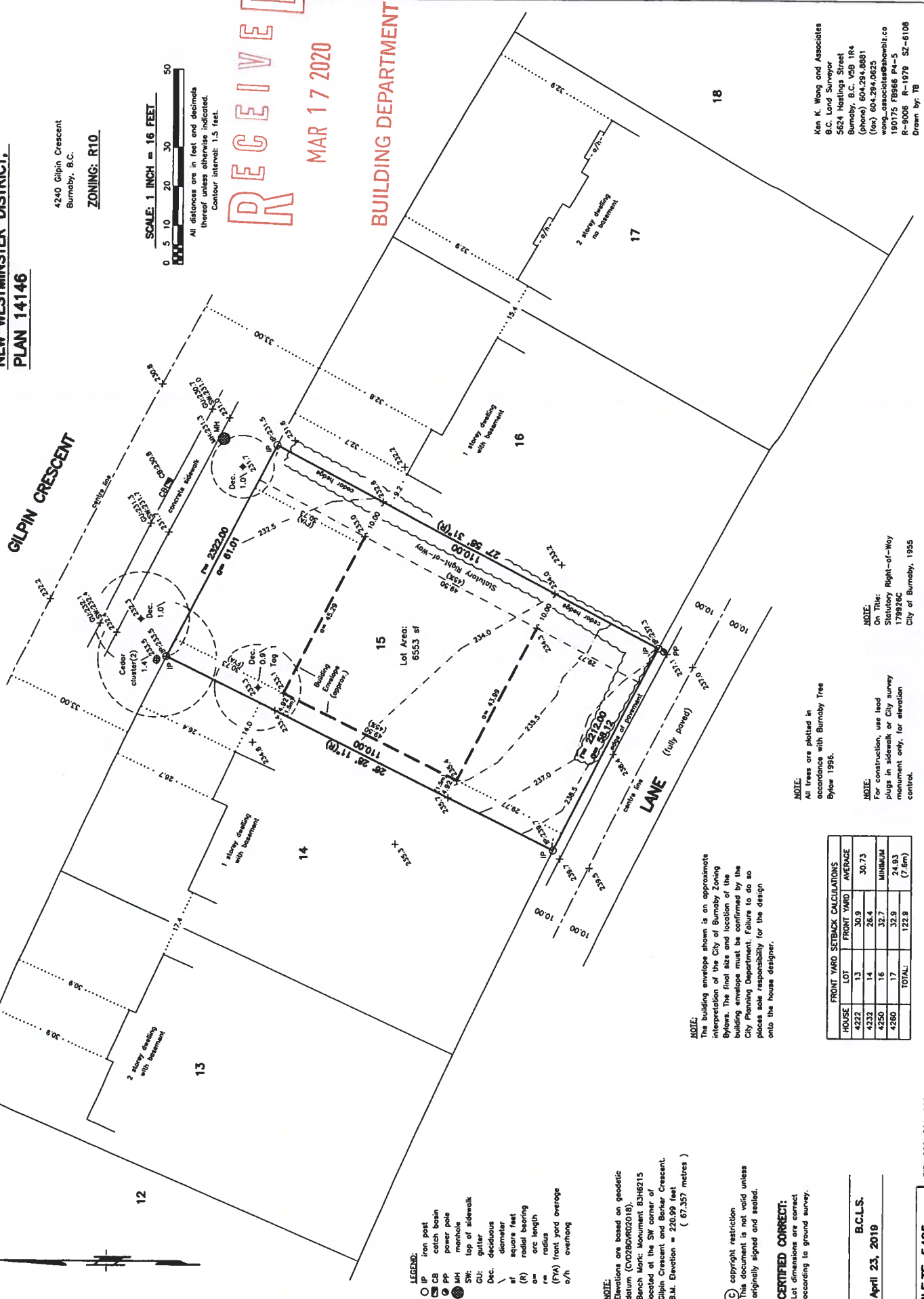


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BUILDING DEPARTMENT

GILPIN CRESCENT



- LEGEND:**
- IP iron post
 - CB catch basin
 - PP power pole
 - MH manhole
 - SW: top of sidewalk
 - GU: gutter
 - Dec: deciduous
 - \: diameter
 - sf: square feet
 - (R): radial bearing
 - a=: arc length
 - r=: radius
 - (F/A) front yard average
 - o/h: overhang

NOTE:
Elevations are based on geodetic datum (C10260402016).
Bench Mark: Monument 83H215 located at the SW corner of Gilpin Crescent and Barker Crescent.
B.M. Elevation = 220.99 feet
(67.357 metres)

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This document is not valid unless originally signed and sealed.

CERTIFIED CORRECT:
Lot dimensions are correct according to ground survey.

B.C.L.S.
April 23, 2019

NOTE:
All trees are plotted in accordance with Burnaby Tree Bylaw 1995.

NOTE:
For construction, use lead plugs in sidewalk or City survey monument only, for elevation control.

NOTE:
On-site Statutory Right-of-Way 179926 City of Burnaby, 1955

NOTE:
The building envelope shown is an approximate interpretation of the City of Burnaby Zoning Bylaws. The final size and location of the building envelope must be confirmed by the City Planning Department. Failure to do so places sole responsibility for the design onto the house designer.

FRONT YARD SETBACK CALCULATIONS				
HOUSE	LOT	FRONT YARD	AVERAGE	
4222	13	30.9		30.73
4232	14	26.4		30.73
4250	16	32.7		MINIMUM
4260	17	32.9		24.93
	TOTAL:	122.9		(7.6m)

Ken K. Wong and Associates
B.C. Land Surveyor
5624 Hastings Street
Burnaby, B.C. V5B 1R4
(phone) 604.294.8881
(fax) 604.294.0625
wong.associates@shaw.ca
190175 FB966 P4-5
R-9006 R-1979 S2-6108
Drawn by: TB

4240 GILPIN CRESCENT

PROJECT CONTACTS:

CITY STAMPS:

PROJECT DRAWING LIST:

ZONING SUMMARY:

ENERGY REQUIREMENT:

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BUILDING DEPARTMENT

[illegible]

BON REFERRAL

הכנסת

DAVID ARONSON DESIGN

無常變幻

PROPOSED SINGLE
FAMILY DWELLING WITH
SECONDARY SUITE

$$[a_0, a_1, \dots, a_n] = [a_0, a_1, \dots, a_{n-1}, a_n] \cup \{a_n\}$$
[illegible]

Schizothorax

$$\Delta(\mathbf{r}) = \frac{1}{2} \left(\frac{\partial \psi}{\partial x} \right)^2 + \frac{1}{2} \left(\frac{\partial \psi}{\partial y} \right)^2 + \frac{1}{2} \left(\frac{\partial \psi}{\partial z} \right)^2 + \frac{1}{2} \left(\frac{\partial \psi}{\partial t} \right)^2$$
$$d \left(\frac{P}{P_0} \right)_{\text{max}} = \frac{1}{2} \left(\frac{P}{P_0} \right)_{\text{max}} \left(\frac{P}{P_0} \right)_{\text{max}} = \frac{1}{2} \left(\frac{P}{P_0} \right)_{\text{max}}^2$$

Time	Temperature	Pressure
10:00	25.0	101.3
10:30	25.5	101.5
11:00	26.0	101.8
11:30	26.5	102.0
12:00	27.0	102.2
12:30	27.5	102.5
13:00	28.0	102.8
13:30	28.5	103.0
14:00	29.0	103.2
14:30	29.5	103.5
15:00	30.0	103.8
15:30	30.5	104.0
16:00	31.0	104.2
16:30	31.5	104.5
17:00	32.0	104.8
17:30	32.5	105.0
18:00	33.0	105.2
18:30	33.5	105.5
19:00	34.0	105.8
19:30	34.5	106.0
20:00	35.0	106.2
20:30	35.5	106.5
21:00	36.0	106.8
21:30	36.5	107.0
22:00	37.0	107.2
22:30	37.5	107.5
23:00	38.0	107.8
23:30	38.5	108.0
00:00	39.0	108.2
00:30	39.5	108.5
01:00	40.0	108.8
01:30	40.5	109.0
02:00	41.0	109.2
02:30	41.5	109.5
03:00	42.0	109.8
03:30	42.5	110.0
04:00	43.0	110.2
04:30	43.5	110.5
05:00	44.0	110.8
05:30	44.5	111.0
06:00	45.0	111.2
06:30	45.5	111.5
07:00	46.0	111.8
07:30	46.5	112.0
08:00	47.0	112.2
08:30	47.5	112.5
09:00	48.0	112.8
09:30	48.5	113.0
10:00	49.0	113.2
10:30	49.5	113.5
11:00	50.0	113.8
11:30	50.5	114.0
12:00	51.0	114.2
12:30	51.5	114.5
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14:00	53.0	115.2
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17:30	56.5	117.0
18:00	57.0	117.2
18:30	57.5	117.5
19:00	58.0	117.8
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20:00	59.0	118.2
20:30	59.5	118.5
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22:00	61.0	119.2
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02:00	65.0	121.2
02:30	65.5	121.5
03:00	66.0	121.8
03:30	66.5	122.0
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06:00	69.0	123.2
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08:00	71.0	124.2
08:30	71.5	124.5
09:00	72.0	124.8
09:30	72.5	125.0
10:00	73.0	125.2
10:30	73.5	125.5
11:00	74.0	125.8
11:30	74.5	126.0
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13:00	76.0	126.8
13:30	76.5	127.0

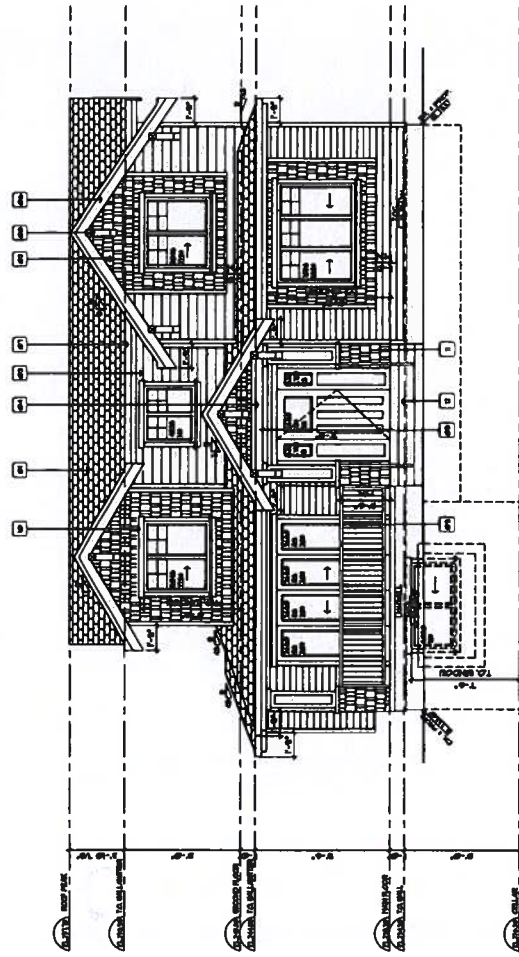
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6. *Widdowson's*

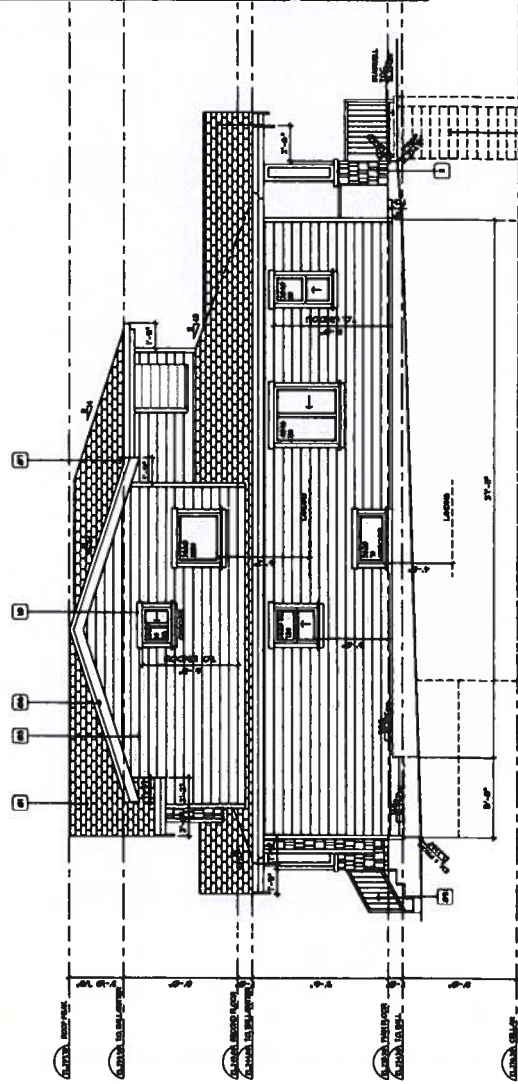
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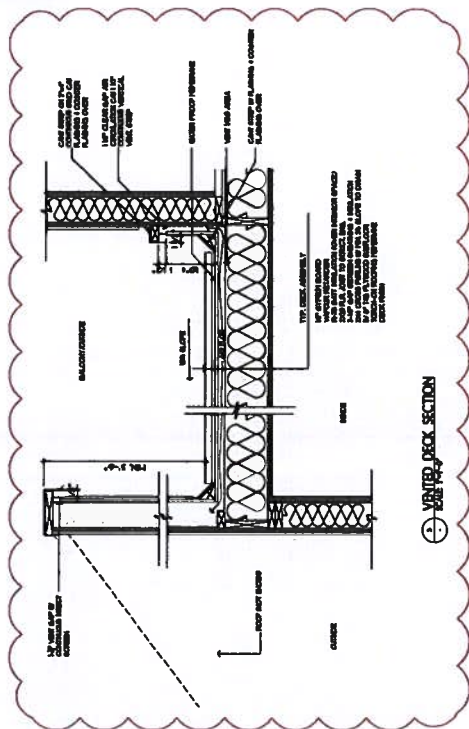
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FRONT ELEVATION
SCALE 1/8" = 1'-0"



SIDE ELEVATION
SCALE 1/8" = 1'-0"



VERTICAL DECK SECTION
SCALE 1/8" = 1'-0"

SECTION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
SECTION 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	

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