

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	HARREY SMITH
Mailing Address	3815 WARK DR
City/Town	VANCOUVER Postal Code V54 4477
Phone Number(s)	(H) (C) <u>178 882-5969</u>
Email	HARLEY, SMITH @ TELUS. NET
Property	
Name of Owner	HARLEY GUITH
Civic Address of Prop	HARLEY SHITH erty 124 N DELTA
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best of my knowledge, tru	information submitted in support of this application is, to the ue and correct in all aspects, and further that my plans have no laws other than those applied for with in this application. Applicant Signature
	Office Use Only
Appeal Date 03 Se	Appeal Number BV# 6407
Required Documents:	Application Receipt
	Application Receipt Iding Department Referral Letter
□ Hai	rdship Letter from Applicant
□ SITE	e Plan of Subject Property

Any documents submitted in support of this Board of Variance Appeal will be made available to the public

Harley Smith

3815 Clark Drive, Vancouver, B.C. V5V 4Y7

Board of Variance City of Burnaby 4949 Canada Way Burnaby B.C.

Dear Sirs

Re: 124 N. Delta Ave

In designing the home that is the subject of this application, in addition to addressing my living situation, it has been my goal to design a house that complements the neighbourhood, adds value to the neighbourhood through the quality of design and adds to the rental stock with livable accommodation. Our goal is to achieve this without adversely affecting the livability of neighbouring properties.

The challenge in achieving this goal has been the topography of the lot which slopes steeply from front (West) to back (East), a total of 10' over the depth of the house. The hardship created by this extreme grade difference relates to the future suite bedroom's exit window, the general livability of the suite (the amount of daylight) and construction risks associated with the depth of the required excavation at the rear of the house.

Without the height variance the cellar floor elevation would be 2' lower, resulting in a grade difference between floor and exterior grade at the bedroom window of +/- 9' and 10' to the top of the window well, requiring a 5' climb to the bottom sill of the window and a further 5' climb to get out of the window well. Aside from the exiting difficulty, the top sill of the bedroom window would be 2' lower than the top of the window well, blocking most of the natural light to the bedroom. As well, the window to the basement suite living room would be reduced to 1' vertically with a bottom sill height 7' above the floor, severely limiting natural light and eliminating any view of the outside to anyone other than an NBA player.

Lastly, the depth of the excavation at the rear of the house to underside of the footings, while deep based on the existing design, would exceed 16' if the cellar floor elevation were lowered. This extra depth, even with the extra support that would likely be required by the geotechnical engineer, would unnecessarily increase the risk of the failure of the banks supporting the adjacent houses.

In our design we have taken steps to mitigate the impact of our higher roofline. The front yard setback has been increased by 5' and the roof has been set back a further 4' to ensure the site lines of the properties to the east (Hythe Street) are not negatively affected. By increasing the front setback, we have also improved the site lines of the adjacent properties.

I thank you for considering my variance and trust that you appreciate the efforts made to mitigate the effects of the increased height on my neighbours and recognize how we have attempted to respect the intent of the zoning bylaw.

Yours truly

Harley Smith



BOARD OF VARIANCE REFERRAL LETTER

DATE: July 9, 2020			This is not an application
DEADLINE: August 64, 2020 f	or the September 03	3, 2020 hearing.	This is <u>not</u> an application. Please submit this letter to
APPLICANT NAME: Harley	Smith		the Clerk's office (ground
APPLICANT ADDRESS: 3815	Clark Drive, Vanco	ouver, V5V4Y7	floor) when you make your Board of Variance
TELEPHONE: 778-882-5969	That I -		application.
PROJECT			
DESCRIPTION: New single dv	velling with seconda	ry suite and detached	garage
ADDRESS: 124 North Delta Av	ve		And the life is
LEGAL DESCRIPTION:	LOT: 11	DL: 189	PLAN: NWP4953

Building Permit application BLD19-00908 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R5 / Sections 105.6 (1) (b)

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 105.6(1)(b) - "Height of Principal Building" of the Zoning Bylaw requirement for the maximum building height from 7.4m (24.3 ft.) to 8 m (26.28 ft.) measured from the front average grade for the proposed single family dwelling with a flat roof. The principal building height measured from the rear average grade will be 6.19 m (20.31 ft.). The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

CL

Peter Kushnir

Deputy Chief Building Inspector

TOPOGRAPHIC SURVEY PLAN OF LOT 11, BLOCK 56, DISTRICT LOT 189, GROUP 1, NEW WESTMINSTER DISTRICT,

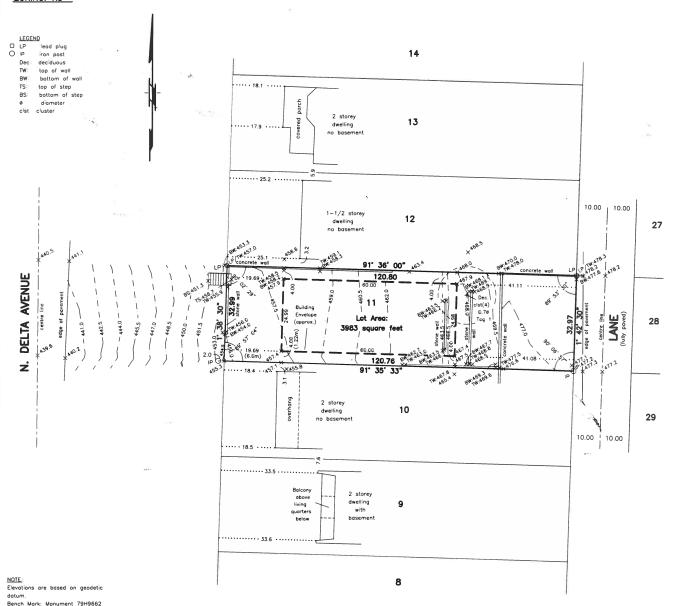
PLAN 4953

124 N. Delta Avenue Burnaby, B.C.

ZONING: R5



All distances are in feet and decimals thereof unless otherwise indicated. Contour interval: 1.5 feet.



C copyright restriction
This document is not valid unless originally signed and sealed.

located in the NW sidewalk of Bessborough Avenue at the centre of Eton Street. B.M. Elevation = 369.49 feet

CERTIFIED CORRECT:

Lot dimensions are correct according to ground survey.

NOTE:
The building envelope shown is only our interpretation of the City of Burnoby building bylows. The size and location of the building envelope must be confirmed by the City Planning Department prior to any design work. Failure to do so places sole responsibility for the design onto the house designer.

	FRONT YARD	SETBACK CALCULATIONS	
HOUSE	LOT	FRONT YARD	AVERAGE
104	9	33.5	23.73
110	10	18.4	25.75
134	12	25.1	MINIMUM
140 13		17.9	19.69
	TOTAL:	94.9	(6.0m)

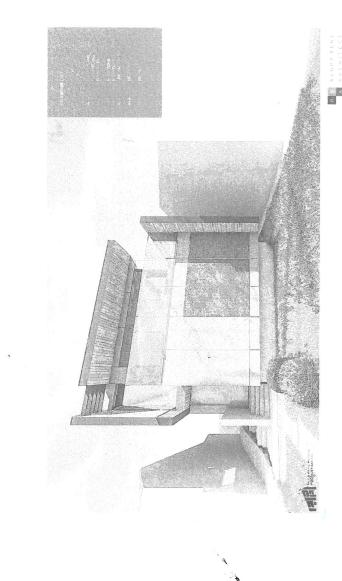
All trees are plotted in accordance with Burnaby Tree Bylaw 1996.

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

Ken K. Wong and Associates B.C. Land Surveyor 5624 Hostings Street Burnaby, B.C. V5B 1R4 Telephone: 604.294,8881 Fax: 604.294.0625 E-mail: wong_associates@shawbiz.ca 180356 FB960 P18-19 R-8983 R-9879A R-3670 Drawn by: TB SI-4722

B.C.L.S.

July 3, 2018



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