



# 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 Vikash Sami  
Mailing Address 712 Delestre Ave  
City/Town Coquitlam Postal Code V3K 2G9  
Phone Number(s) (H) 604-831-2017 (C) 604-831-2017  
Email Sami@SILVERCAN.CA

### Property

Name of Owner Cailling Sami  
Civic Address of Property 8316 Government Road  
Burnaby.

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.

09/08/2020  
Date

[Signature]  
Applicant Signature

### Office Use Only

Appeal Date 2020 Oct 01 Appeal Number BV# 6412

#### 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

Re: 8316 Government Road, Burnaby

BOV # 6412

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

Dear Sirs,

Re: Request for a height variance for 8316 Government Road, Burnaby

My wife Culing Sami and I are the owners of this property and would like to request your consideration in allowing us to have the below noted height variance for the subject property.

In requesting this variance, we have considered as many other options and factors as possible and tried to ask for the very least possible variance as well as taken into consideration the neighbouring properties.

The reason for asking for this variance is mainly because of the steepness of the lot. The subject lot drops down from front yard 93 elevation to back yard 74 elevation with a very aggressive drop right in front of the property within the first 30 feet. The property has a 22% down slope driveway which makes it extremely difficult to park cars and even use the driveway during the winter months. Taking the average of the back of the lot put the front driveway at a very steep slope.

While designing the new house, we were also made aware that there is a requirement for a negative slope from the property line back to the road to allow the road water from flowing into the property. This made the front driveway slope even higher. We were able to use some design ideas and options to reduce the grade in the front but were only able to bring it down to 15% slope for the driveway. We are asking for this variance to reduce the slope down to just a little less than 10% (9.6% to be exact). By allowing this variance, the building roofline would only be 2.79' higher.

There should not be any impact onto the neighbouring properties as their elevations are several feet higher already from our current elevations. Also, there is no residential neighbor behind our property whose views would be blocked or affected. In addition, please consider the adjacent properties, both the properties at the west and east sides of the subject property have level driveway with far less than 10% slope if any.

More importantly, the reason from our family perspective for asking this variance is because our disabled parents require a cane and wheelchair to move around. They enjoy the outdoors and unfortunately, with a slope higher than 10% for the driveway, they could risk getting injured more easily during winter months. By allowing us this height variance and reducing the slope, it would make it a lot easier for them to use the driveway for going up or down.

Thank you for your kind consideration,

Sincerely,  
  
Vikash & Culing Sami

Sept 08/ 2020



## BOARD OF VARIANCE REFERRAL LETTER

DATE: September 1, 2020			<i>This is <b>not</b> an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>
DEADLINE: September 8, 2020 for the October 1, 2020 hearing.			
APPLICANT NAME: Vikash Sami			
APPLICANT ADDRESS: 316 Allison St, Coquitlam, BC, V3K 4B6			
TELEPHONE: 604-831-2017			
PROJECT			
DESCRIPTION: New single family dwelling with attached garage and secondary suite			
ADDRESS: 8316 Government Road, Burnaby			
LEGAL DESCRIPTION:	LOT: D	DL: 40	PLAN: NWP22048 Group 1

Building Permit application BLD20-00553 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

### Zone R1 / Section 101.6(1)(a)

#### 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:

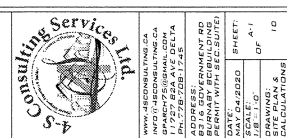
- 1) To vary Section 101.6(1)(a) – “Height of Principal Building” of the Zoning Bylaw requirement for the maximum building height from 9.0 m (29.5 ft.) to 9.86 m (32.36 ft.) feet as measured from the rear average grade for the proposed single family dwelling with a sloping roof.
- 2) To vary Section 101.6(1)(a) – “Height of Principal Building” of the Zoning Bylaw requirement for the maximum building height from 9.0 m (29.5 ft.) to 9.83 m (32.24 ft.) as measured from the front average grade for the proposed single family dwelling with a sloping roof.

#### 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.

LM

FOR   
Peter Kushnir  
Deputy Chief Building Inspector



RT ZONING FAR FINAL CALCULATIONS			
LOT AREA 976.21 SQ. FT. = 10507.90 SF			
COMMENTS	UNIMPAVED	PAVED	TOTAL (1)
1. LOT COVERAGE	400.16 (3.0%)	375.44 (3.0%)	775.60 (7.0%)
2. DRIVEWAY AREA RATIO = 60%	400.16 (3.0%)	400.16 (3.0%)	800.32 (7.0%)
3. ABOVE GRADE LOTSP. AREA	400.16 (3.0%)	417.21 (3.0%)	817.37 (7.0%)
4. DRIVEWAY AREA	400.16 (3.0%)	36.93 (0.3%)	437.09 (3.3%)
5. CRAWLSPACE AREA	400.16 (3.0%)	36.93 (0.3%)	437.09 (3.3%)
6. ATTACHED GARAGE AREA	400.16 (3.0%)	400.16 (3.0%)	800.32 (7.0%)
7. UNIMPAVED LOT AREA	160.00 (1.5%)	N/A	160.00 (1.5%)
8. LEGAL LOT AREA	N/A	545.72 (5.0%)	545.72 (5.0%)
9. FRONT YARD SETBACK	29.5' MIN.	29.5' MIN.	29.5' MIN.
10. SIDE YARD SETBACK	7.0' MIN.	7.0' MIN.	7.0' MIN.
11. REAR YARD SETBACK	29.5' MIN.	29.5' MIN.	29.5' MIN.
12. MIN. AREA = 2,114.10 SQ. FT.	29.5' MIN.	40.2' MIN.	40.2' MIN.
13. PERCENT COVERED PORCH	2.1' MAX.	74.43 (0.6%)	74.43 (0.6%)
14. COVERED REAR PORCH	2.1' MAX.	270.05 (2.5%)	270.05 (2.5%)
15. DRIVEWAY AREA	2.1' MAX.	36.93 (0.3%)	36.93 (0.3%)
16. DRIVEWAY AREA	2.1' MAX.	70.09 (0.6%)	70.09 (0.6%)
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100. DRIVEWAY AREA	2.1' MAX.	70.09 (0.6%)	70.09 (0.6%)

PROJECT DATA:	ADDRESS: 8316 GOVERNMENT ROAD	
LEGAL: LOT 10 BLOCK 22048	PID: NWP22048	
CDING: R1	LOT 400: 740.144	
LOT SILE: =976.21 SOW= 10507.90 SQFT		
ALLOWED F.A.R	976.21 SOW@0.40	
	=390.42M+4203.17 SQFT	
PROPOSED AREA:		
MAIN FLOOR	= 2174.42 SQFT (202.01 SM)	
UPPER FLOOR	= 1996.19 SQFT (185.64 SM)	
TOTAL AREA	= 4172.61 SQFT (387.64 SM)	
GARAGE AREA	= 452.00 SQFT (41.99 SM)	
COVERED OUTDOOR SPACE:		
PERMITTED(80% OF MAXIMUM FAR)=594.55 SQFT		
FRONT PORCH	= 76.42 SQFT	
COV. DECK	= 270.00 SQFT	
COV. PARKING	= 70.00 SQFT	
U.F COV. DECK	= 140.43 SQFT	
B.SMT COV. AREA	= 16.33 SQFT	
TOTAL PROPOSED	= 573.18 SQFT	
ENTRY WELL	= 53.25 SM	
ALLOWED LOT COVERAGE:		
LOT AREA (140%)	= 10507.90 SQFT	
PROPOSED:	= 4203.16 SQFT	
PRINCIPAL BUILDING	= 2174.42 SQFT	
GARAGE	= 452.00 SQFT	
PORCH	= 76.42 SQFT	
DECK	= 270.00 SQFT	
COV. PARKING	= 70.00 SQFT	
COV. DECK	= 140.43 SQFT	
U.F COV. DECK	= 16.33 SQFT	
F.P. BUTCHERY WINDOW	= 53.25 SQFT	
TOTAL	= 3676.84 SQFT	
IMPERMEABLE SITE COVERAGE:	= 34.95%	
LOT AREA	= 10507.90 SQFT	
PERMITTED (60%)	= 6304.74 SQFT	
PROPOSED:		
PRINCIPAL BUILDING	= 2174.42 SQFT	
GARAGE	= 452.00 SQFT	
PORCH	= 76.42 SQFT	
COV. DECK	= 270.00 SQFT	
COV. PARKING	= 70.00 SQFT	
SHED	= 595.00 SQFT	
WALKWAY/DRIVEWAY/POOL	= 2276.42 SQFT	
ENTRY WELL	= 53.25 SQFT	
TOTAL	= 6100.26 SQFT	
	(57.02%)	
HEATING PROPOSED: RADIANT FLOOR HEAT		
MIL. 1% SLOPE OF GRADE AWAY FROM BUILDING		

EXISTING TREES, SEE  
ARBORIST REPORT

B.O.V. REFERRAL

11'-0" (3.35m)

11'-0" (3.35m)

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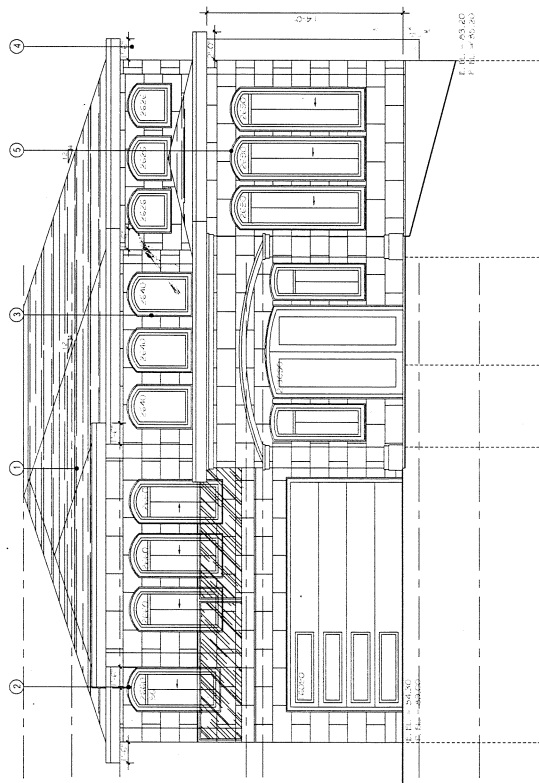
11'-0" (3.35m)

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11'-0" (3.35m)

11'-0" (3.35m)



1 FRONT (NORTH) ELEVATION

B.O.V. REFERRAL

11'-0" (3.35m)

11'-0" (3.35m)

11'-0" (3.35m)

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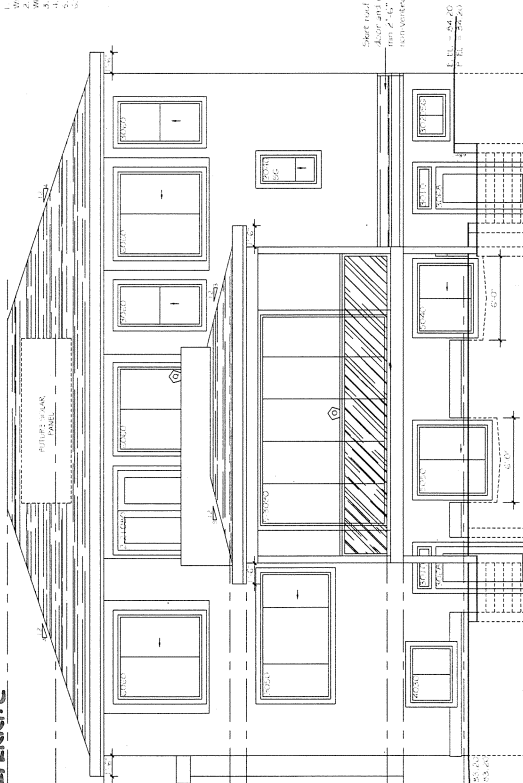
11'-0" (3.35m)

11'-0" (3.35m)

11'-0" (3.35m)

11'-0" (3.35m)

MATERIAL SPECIFICATIONS:  
1. ALL OTHER MATERIALS AND FINISHES TO BE DETERMINED BY THE ARCHITECT.  
2. ALL MATERIALS TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.  
3. ALL MATERIALS TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.  
4. ALL MATERIALS TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.  
5. ALL MATERIALS TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.



2 REAR (SOUTH) ELEVATION

11'-0" (3.35m)

11'-0" (3.35m)

11'-0" (3.35m)

11'-0" (3.35m)

11'-0" (3.35m)

11'-0" (3.35m)

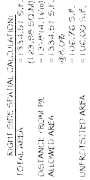
11'-0" (3.35m)



CONSULTING SERVICES, INC.  
11111 BAYVIEW BLVD.  
SUITE 100  
BAYVIEW, CA 94026  
TEL: (415) 331-1111  
FAX: (415) 331-1112  
WWW.CONSULTINGSERVICES.COM

THESE PLANS CONFORM TO BOSCDBL AND  
SHALL COMPLY WITH LOCAL BUILDING BYLAWS

1000

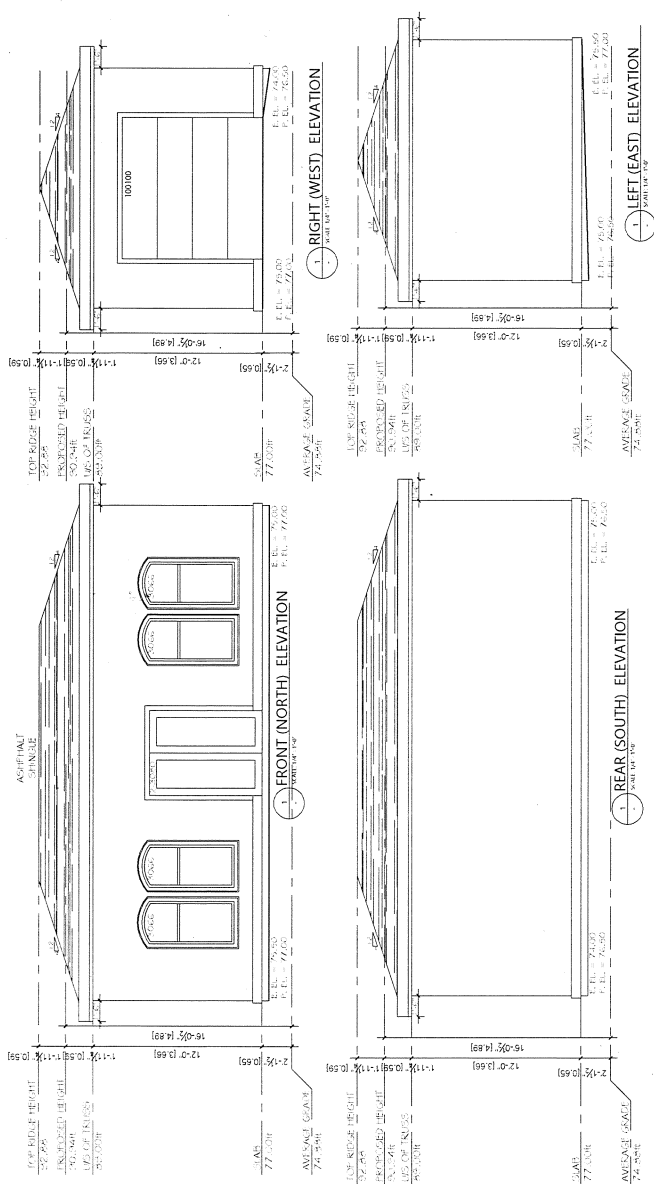
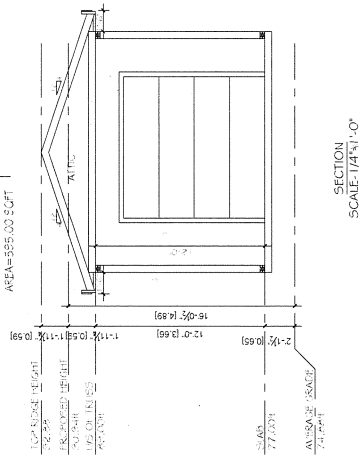
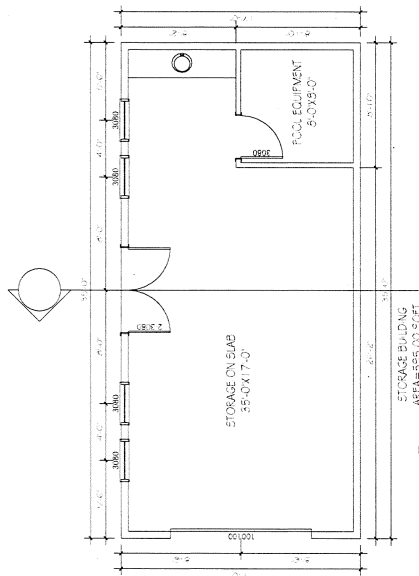


LET SITE SPATIAL CALCULATIONS:

TOTAL AREA	= 135,192 S.F.
(126.15' SQ. MI.)	
DISTANCE FROM PZ	= 7-10 (12.40 mi.)
UNLOADED AREA	= 135,192 S.F.
68.47%	
UNPROTECTED AREA	= 104,453 S.F.
	= 76.50% S.F.

1 LEFT (EAST) ELEVATION  
SCALE 1/4" = 1'-0"

**B.O.V. REFERRAL**



**Consulting Services, Inc.**

11725 GAVIN DRIVE  
SUITE 100  
DALLAS, TEXAS 75243  
TEL: 972-508-1745  
FAX: 972-508-1746

DATE: 04/20/20  
SCALE: AS SHOWN  
SHEET: 1 OF 1

THESE PLANS CONFORM TO SUBORDINATE AND SHALL COMPLY WITH LOCAL BUILDING BY-LAWS