



2021 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 Jaspaul Seehra
Mailing Address 4271 Marine Drive
City/Town Burnaby Postal Code V5J 3E7
Phone Number(s) (H) _____ (C) 604-537-6512
Email JSEEHRA2000@YAHOO.COM

Property

Name of Owner Jaspaul Seehra
Civic Address of Property 8137 Gilley Avenue

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.

MARCH 09/2021
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2021 April 08 Appeal Number BV# 6425

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

BOARD OF VARIANCE REFERRAL LETTER

DATE: March 2, 2021		<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: March 9, 2012 for the April 8, 2021 hearing.			
APPLICANT NAME: Seehra, Jaspaul			
APPLICANT ADDRESS: 4271 Marine Drive, Burnaby, V5J 3E7			
TELEPHONE: 604-537-6512			
PROJECT			
DESCRIPTION: New Single Family Dwelling with Secondary Suite and Detached Garage			
ADDRESS: 8137 Gilley Ave			
LEGAL DESCRIPTION:	LOT: 19	DL: 159	PLAN: NWP1364

Building Permit application BLD20-00800 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / Sections 6.3.1

COMMENTS:

The applicant proposes to construct 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 – "Distances between Buildings on the same Lot" of the Zoning Bylaw requirement for the minimum distances between buildings on the same lot from 4.50 m (14.8 ft.) based on minimum distance between building on the same lot to 1.81 m (5.95 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. Principal building projection exemptions in the calculations of building depth will conform to the requirements of the Depth, Principal Building definition.
4. Retaining walls and Fences will conform to the requirements of Section 6.14.

LE



Peter Kushnir
Deputy Chief Building Inspector

Jaspaul Seehra / Hardeep Seehra
8137 GILLEY AVENUE, BURNABY, BC V5J 4Y7
Authorized Agent: The-kiet Tran, Company: 78 Home Designs
email: The-kiet@78homedesigns.com, TEL: 778-989-9302

Dear Sir/ Madam:

We are requesting Zoning Bylaw 6.3.1. – “no detached garage or carport shall be located closer than 4.50m (14.80 ft) from the principal building...” be relaxed to 1.81m (5.95 ft), similar to Zoning Bylaw 6.3.(2).(b).

A). We believe direct access to the garage from the laneway is impossible due to sharp slope of the proposed driveway. We had concept drawings to calculate the slope of the driveway and the result was that it was over 20.00% (in either direction). I will include a screen shot of that proposal and the calculations.

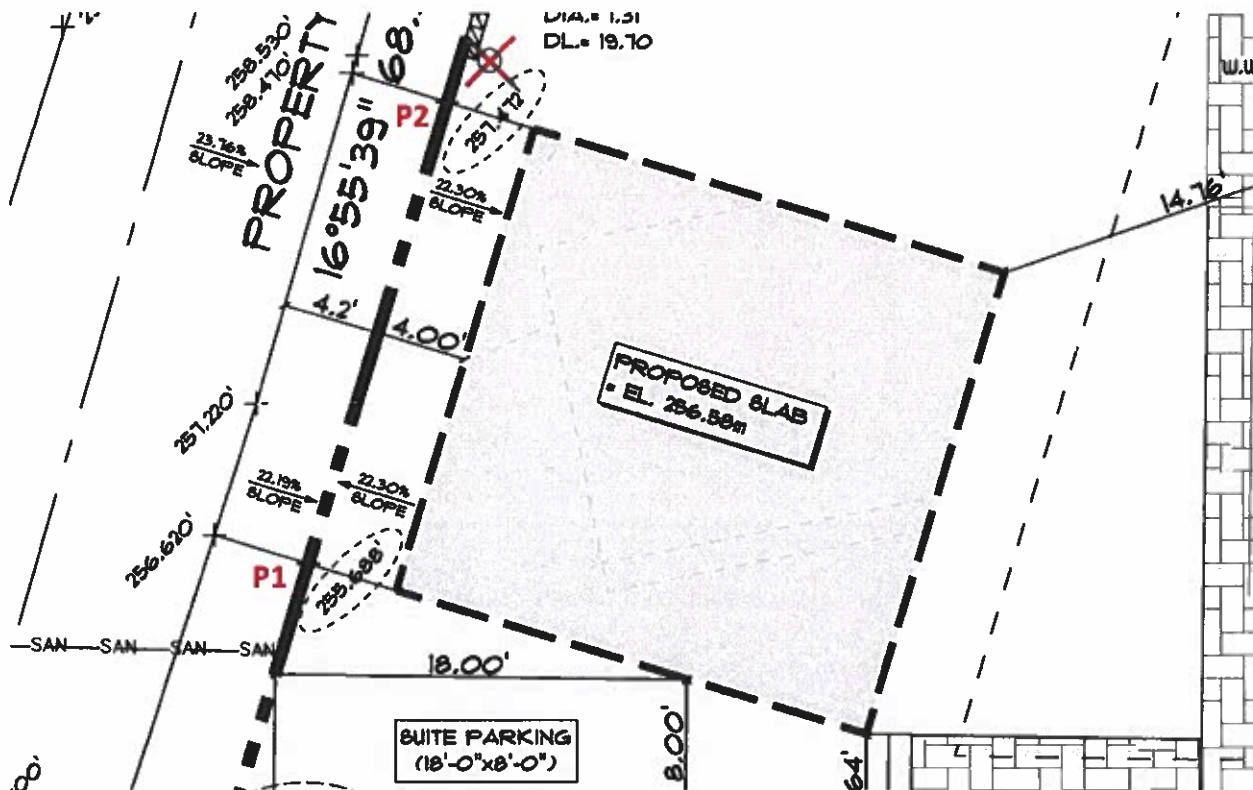
P1 = 255.68' - P2 = 257.47' – AVERAGE = 256.58'

PROPOSED GARAGE SLAB = 256.58'

DISTANCE TO PROPERTY LINE = 4.00'

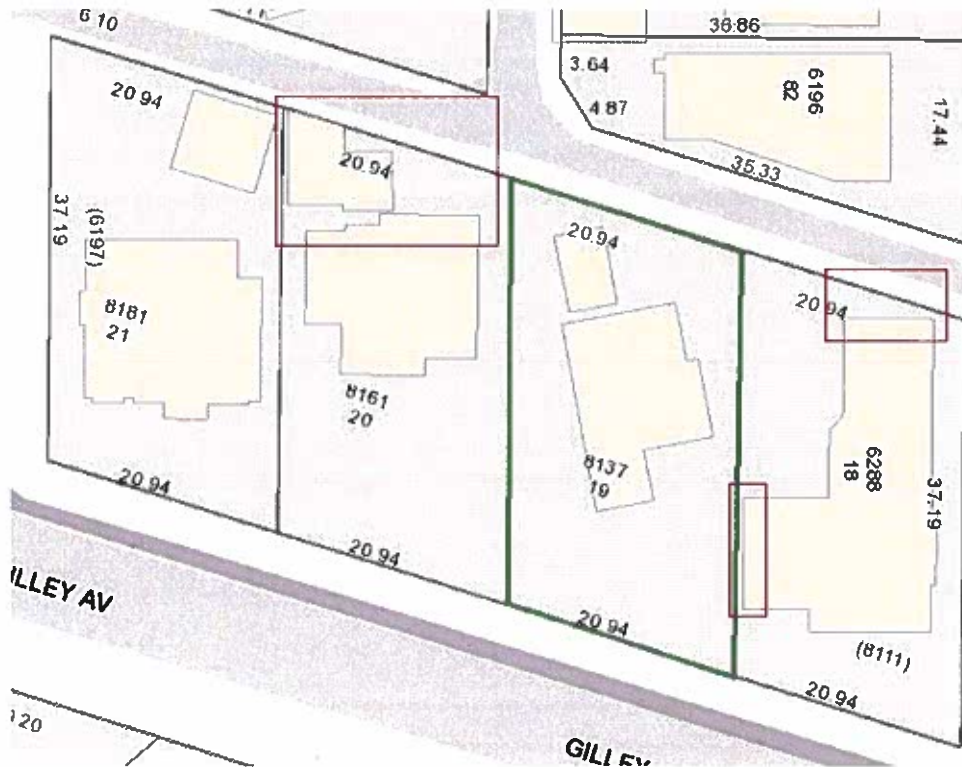
SLOPE FROM GARAGE TO P1 = +22.50%

SLOPE FROM GARAGE TO P2 = -22.25%



B). The required front yard set back is 7.50m (24.60 ft) for R2 zoning, but due to the neighboring properties the required average front yard set back is now 10.38m (34.06 ft). The difference of the two set backs is 2.88m

(9.45 ft). Without this requirement we would have enough distance between the buildings. We believe the neighboring houses were designed with an older set of zoning back regulations; therefore, they did not have a similar issue as us. We decide to have a relaxation on the separation distance instead because of the steep grading in front yard and to keep a unified streetscape.



GREEN LINE = 8137 GILLEY AVENUE
RED LINE = CONCERNING SETBACKS

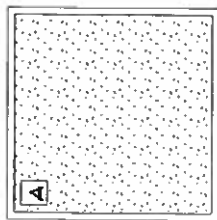
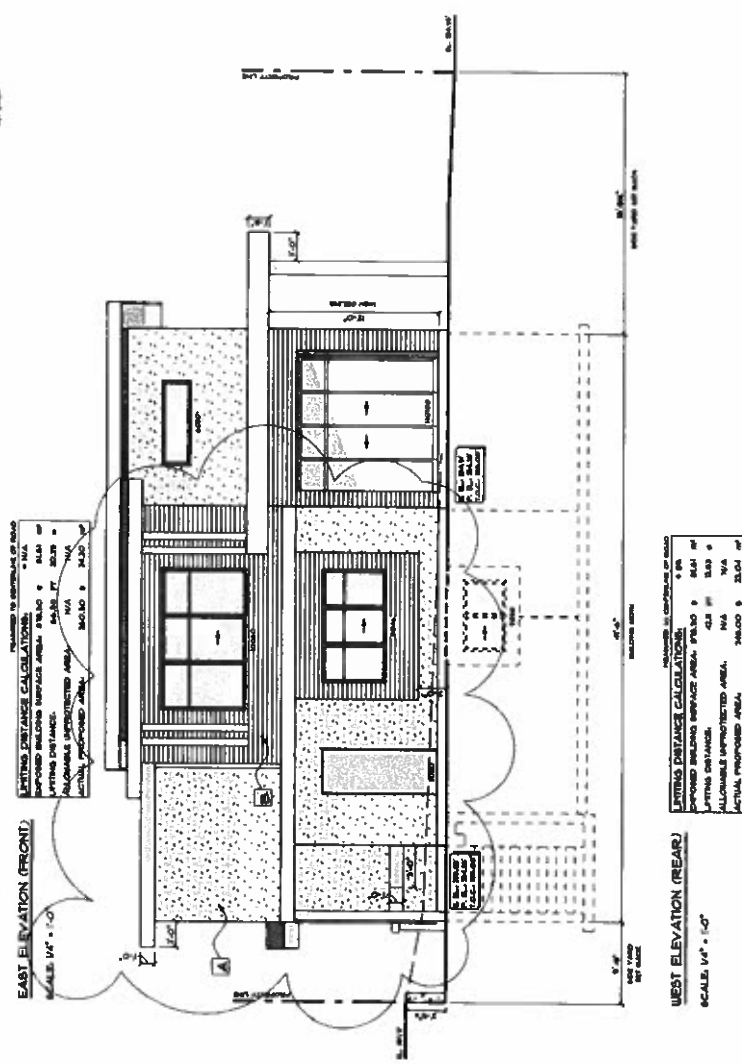
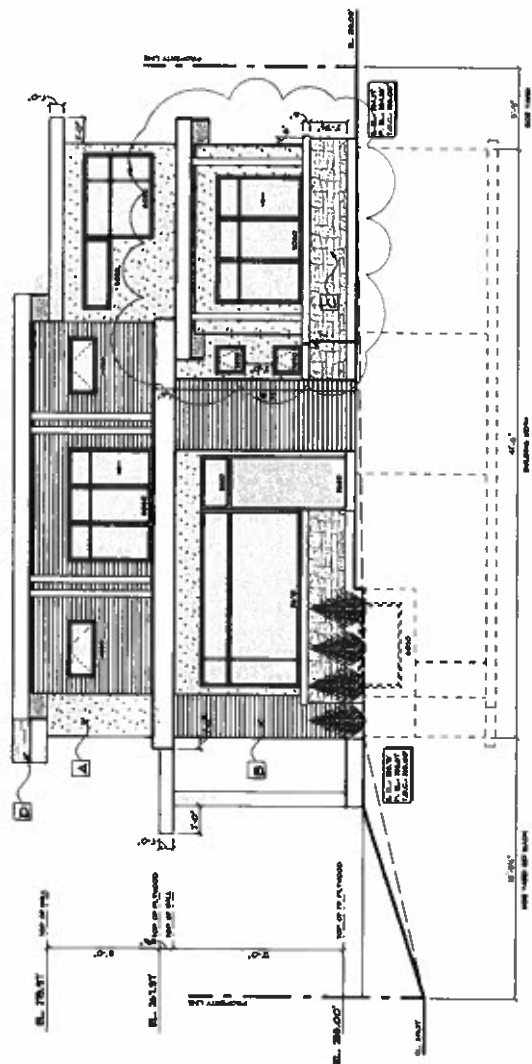
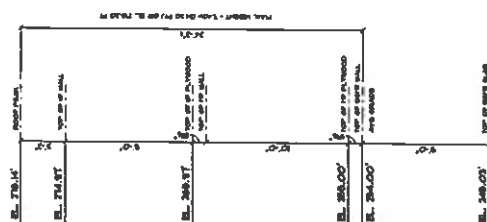
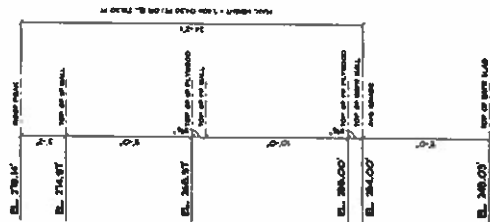
C). The Skewed nature of the property made building locations quite difficult. As I previously mentioned the only possible location for the detached garage in the north west corner of the property. We placed the principal dwelling as far east as possible, but due to the skew of the setback line. It is not possible to maximize the front yard set back without also designing a skewed house.

Variance Proposed:

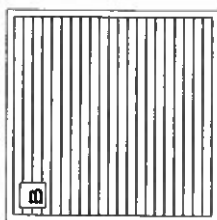
We request a relaxation of the minimum separation distance of 4.50m (14.80 ft) to 1.81m (5.95 ft). We had to do this to ensure that all our other setbacks would meet the minimum required in the zoning bylaw.

We believe this is a unique hardship for our property due to the lot grading and neighboring homes. We hope you can understand our situation and feel that we taken every possible precaution possible to ensure that our home will not cause an issue in the existing neighborhood. We are very anxious to begin construction the development with your acceptance.

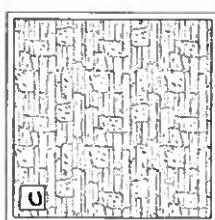
Thank You Respectfully,
Jaspaul Seehra



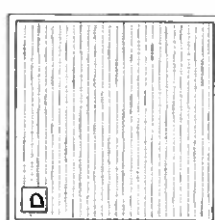
STUCCO CLADDING



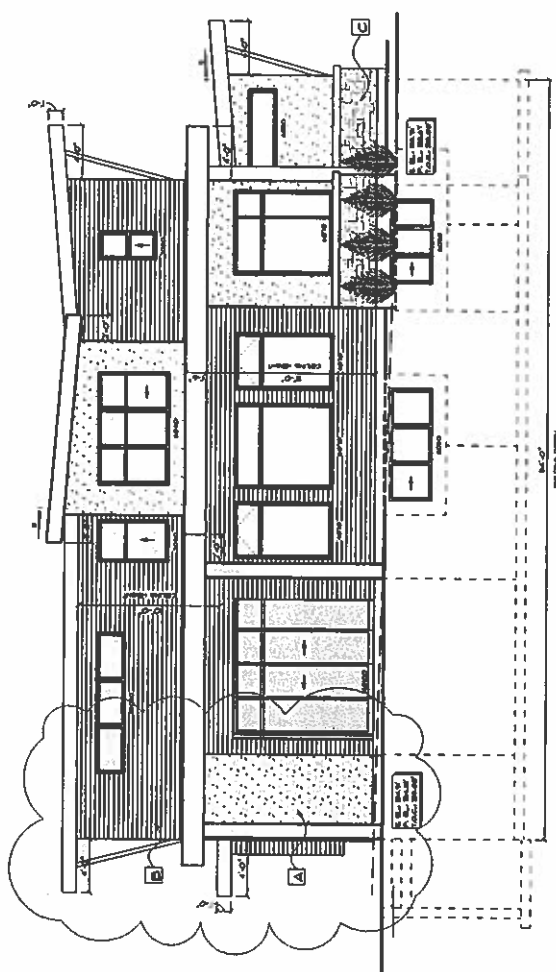
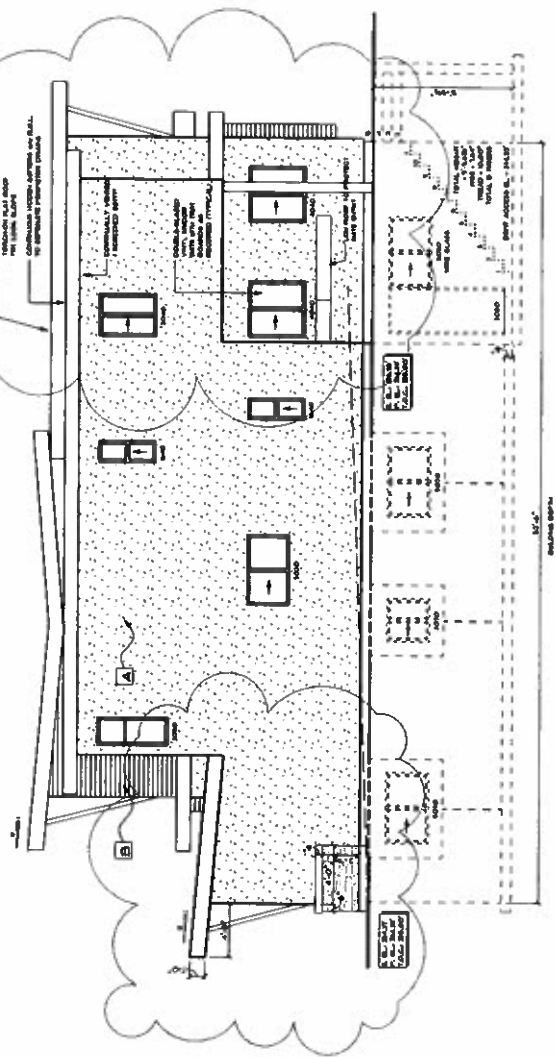
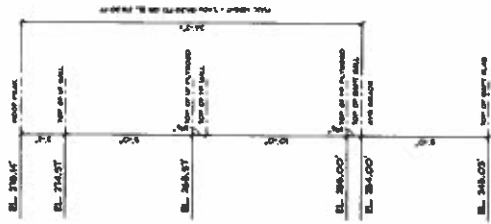
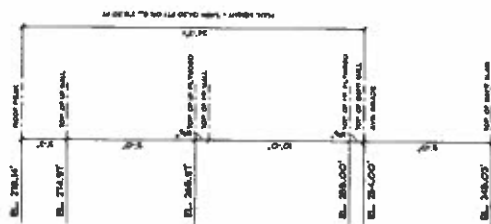
LAMINATE BOARD CLADDING



STONE CLADDING



SHALT CHINGLES



TYPICAL ELEVATION CONSTRUCTION NOTES:

- ALL elevations for the top surface unless otherwise noted.
- ELEVATIONS FOR THE BOTTOM SURFACE OF FLOORS.
- ELEVATIONS FOR THE TOP SURFACE OF ROOFS.
- FINISH ALL INTERIORS, EXTERIORS AND ROOFS.
- ALL INTERIORS TO BE COMPLETED BY 10/1/2000.
- ALL EXTERIORS TO BE COMPLETED BY 10/1/2000.

SOUTH ELEVATION (LEFT)

NORTH ELEVATION (RIGHT)

SCALE: 1/4" = 1'-0"

