



## BOARD OF VARIANCE PLANNING COMMENTS

<b>BV #</b>	6429	<b>Address</b>	3920 Venables Street
<b>X-Reference</b>	BOV #21-00013	<b>Hearing</b>	2021 June 03

<b>Project</b>	Interior and exterior alterations to existing single family dwelling (already constructed).
<b>Zoning</b>	R5 Residential District.
<b>Neighbourhood</b>	Willington Heights– Single and Two Family Neighbourhood.

<b>Appeal(s) to vary:</b>	<b>Section 105.8(1) – “Depth of Principal Building”</b> of the Burnaby Zoning Bylaw which, if permitted, would allow for a maximum building depth of 21.34 m (70.02 ft.), where a maximum depth of 18.30 m (60.04 ft.) is permitted.
<b>Zoning Bylaw intent:</b>	Limiting building depth prevents the construction of long, imposing building walls that impacts neighbouring properties.
<b>Variance Description:</b>	<p>The principal building depth is measured from the outermost face of the front of the building to the garage (enclosed carport) with covered deck above, attached at the rear of the building; the permitted 0.60 m (1.98 ft.) deck projection is excluded from this measurement.</p> <p>The proposed excess building depth would be 3.04 m (9.98 ft.).</p>
<b>Subject Site Considerations</b>	
<ul style="list-style-type: none"> <li>○ The site is a rectangular interior lot, approximately 10.06 m (33.00 ft.) wide and 37.15 m (121.88 ft.) deep, and it is essentially flat.</li> <li>○ The site fronts onto Venables Street to the north; the vehicular access is provided from a lane to the south. Single family dwellings abut the subject site on both sides.</li> </ul>	

**Comments from the Planning Department**

BV # 6429 3920 Venables Street

X-reference: BOV # 21-00013

Hearing: 2021 June 03..... Page 2

- The existing dwelling observes a depth of approximately 19.50 m (70.02 ft.), as measured from the outermost face of the front of the building to the new garage, enclosed carport, and covered deck above it, already constructed at the rear of the building; the permitted 0.60 m (1.98 ft.) deck projection is excluded from this measurement.

**Neighbourhood Context Considerations**

- The subject site is located in the established neighbourhood, surrounded by single family dwellings at various ages and conditions.
- The garage (enclosed carport) and covered deck above it on the south side of the subject dwelling are set back 1.15 m (3.77 ft.) from the shared, west side property line. There is also approximately 0.91 m (3.00 ft.) drop down to the property to the west increasing subject site dominance over the neighbouring property garden. The property to the west, 3918 Venables Street, is the most affected by the excess building depth of the already constructed carport enclosure and covered deck above it.
- There is approximately 4.85 m (15.90 ft.) setback from the east property line to the non-conforming structure mitigating negative impact on the neighbouring property to the east.

**Specific Project Considerations**

- The 3.04 m (9.98 ft.) excess length of non-conforming structure is 4.19 m (13.75 ft.) wide, full width of the garage.
- The exact date of the conversion of the carport to the garage and the deck cover is unknown. However, if a variance is granted, the unauthorized construction would be reviewed to ensure a compliance with the current building code.
- The non-conforming construction existed at least since 2007, possibly longer, therefore will not change nor negatively impact the current relationship to the west neighbouring property.

  
E.W. Kozak, Director  
PLANNING AND BUILDING

MRW:ll





BV6429

3920 VENABLES STREET

2021 JUN 03

May 14, 2021





