



# Board of Variance Application Form

Planning and Development Services  
P: 604-541-2136 | F: 604-541-2153  
[www.whiterockcity.ca](http://www.whiterockcity.ca)

15322 Buena Vista, White Rock B.C. V4B 1Y6

In accordance with White Rock Board of Variance Bylaw, 2004, No. 1753 and White Rock Planning Procedures Bylaw, 2017, No. 2234, I / we hereby submit the following application to the Board of Variance:

|                      |  |
|----------------------|--|
| Site Address(es)     | 14737 MARINE DRIVE, WHITEROCK, BC V4B 1B9  |
| PID(s)               | 029334276  |
| Legal Description(s) | lot a,block18,plan epp41198,section10,township1,group1,new westminster land district |
| Zoning               | RS2  |

### Variance(s) Requested

Please detail the specific variances to the White Rock Zoning Bylaw, 2012, No. 2000 that you are requesting below:

| Variance Requested   | Zoning Bylaw Section       |
|--|----------------------------|
| Example: Front Lot Line Setback from 7.5 metres to 6.0 metres in RS-1 Zone | Example: Section 6.1.6 (3) |
| BUILDING HEIGHT FROM 7.7 METERS TO 10.242 METERS                           | 6.2.5.1                    |
| ANGLE OF CONTAINMENT INCREASED FROM 45 DEGREES TO 75 DEGREES               | 6.2.5.1                    |
|  |                            |
|  |                            |
|  |                            |

### Description of Proposal

Please provide a short description of your proposal below:

PROPOSING A SINGLE FAMILY HOME.

## Hardship Statement

The Board of Variance is authorized to act only in cases of undue hardship as relating to the siting, size, or shape of buildings or structures on a property. Please provide a short description of your hardship below:

We are proposing a single family home on 14737 Marine Drive, Whiterock, BC. The lot size is 2127 sf and it is RS2 zoning. We are facing challenges in designing THE maximum FAR due to the unsymmetrical lot shape. We have to encroach into the 45% angle of containment in order to achieve maximum FAR. We are requesting to change the area of containment from 45 % to 75% as shown in the front elevation. This will result to exempt 50 SF of floor area to encroached in the angle of containment. As the lot shape is unsymmetrical T the client doesn't have a backyard for there children. We are requesting to increase the building height from 7.7m to 10.242m , which will allow them to have roof top patio which will serve as backyard for their kids.

## Minimum Application Requirements

Please use the following checklist to assist with the preparation of your application:

| Checklist   | CHECK |
|---|-------|
| A Completed Application Form with associated fee (\$550)<br><i>Note: 8 copies of this document are required.</i>  |       |
| An Authorized Agent Form, if the property owner is represented by a third party   |       |
| Proof of Business Ownership<br><i>Note: Required if the property owner is a corporation; includes Notice of Articles, Certificate of Incorporation, BC Company Summary</i>  |       |
| A recent title search, dated within 30 days of the application<br><i>Note: Staff will require copies of any applicable legal encumbrances on title.</i>   |       |
| A Registered Survey Plan<br><i>Note: The Registered Survey Plan must show the existing ("permitted") and proposed ("varied") dimensions of the building envelope. It must also show the topography of the site, along with the siting, size and elevations of trees located on and around the subject property. Along with the original stamped/sealed survey plan, 8 copies (11 by 17) are required.</i> |       |
| Site Plan, Building Elevations Plans, and Floor Plans<br><i>Note: Only plans applicable to the requested variances are required. Be sure to verify which ones are required with staff. 8 copies of these plans (11 by 17) are required.</i>   |       |

## Additional Application Requirements

Some applications may have additional submission requirements. Other studies not described here may be required. Please verify with Planning staff before proceeding with the submission of this application:

| Checklist   | STAFF CHECK | APPLICANT CHECK |
|---|-------------|-----------------|
| Tree Inventory and Assessment Arborist Report<br><i>Note: The report, as prepared by an ISA Certified Arborist and Tree Risk Assessor (TRAQ), will need to identify Protected Trees for retention and/or removal and replacement on and within 4 metres around the subject property lines (see: <b>White Rock Tree Management Bylaw, 2021, No. 2407</b>). 8 copies of this document are required.</i> |             |                 |
| Parking Plan<br><i>Note: The plan will illustrate off-street (on-site) parking space dimensions, drive aisles, and turning radiuses. 8 copies of this document are required.</i>  |             |                 |

### Owner / Applicant Information

Please input the following information into each box as labelled and organized below:

|                          | Registered Owner | Applicant (only if not the Owner) |
|--------------------------|------------------|-----------------------------------|
| Full Name / Organization | [REDACTED]       |                                   |
| Address                  | [REDACTED]       |                                   |
| City                     | [REDACTED]       |                                   |
| Postal Code              | [REDACTED]       |                                   |
| Phone (Main)             | [REDACTED]       |                                   |
| Phone (Cell)             |                  |                                   |
| Fax                      |                  |                                   |
| E-mail                   | [REDACTED]       |                                   |

### Consent

Please fill out and sign the following materials below to signify your consent for this application:

| I hereby consent ... | Input Signature Below: | Date (YY/MM/DD) |
|----------------------|------------------------|-----------------|
| Property Owner       | [REDACTED]             | 23/10/12        |
| Property Owner       |                        |                 |
| Authorized Agent     |                        |                 |

To Whom It May Concern:

October 12, 2023

We are proposing a single family home on 14737 Marine Drive, Whiterock, BC. The lot size is 2127 sf and it is RS2 zoning. We are facing challenges in designing THE maximum FAR due to the unsymmetrical lot shape. We have to encroach into the 45% angle of containment in order to achieve maximum FAR. We are requesting to change the area of containment from 45 % to 75% as shown in the front elevation. This will result to exempt 50 SF of floor area to encroached in the angle of containment. As the lot shape is unsymmetrical T the client doesn't have a backyard for there children. We are requesting to increase the building height from 7.7m to 10.242m , which will allow them to have roof top patio which will serve as backyard for their kids.

Sincerely,

A handwritten signature in black ink, appearing to be 'A.S.', written in a cursive style.

Home Owner