



Building Department

(604) 294-7140

BOARD OF VARIANCE REFERRAL LETTER

DATE: November 18 th , 2014	DEADLINE: December 9 th , 2014 for the January 8 th , 2015 hearing	<i>This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
NAME OF APPLICANT: Axel Tjaden		
ADDRESS OF APPLICANT: 6311 Lakeview Avenue		
TELEPHONE: (604) 436-3482		
PROJECT		
DESCRIPTION: New carport to the basement, new deck to the main floor, and new additions to the main floor only.		
ADDRESS: 6311 Lakeview Avenue		
LEGAL:	LOT: 17	DL: 92
		PLAN: NWP13792

The above mentioned application, which includes the attached plan of the proposal, has been refused by the Building Department on the basis of contravention of:

Zone/Section(s) R-4 [104.8(1),104.10(1),104.11]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

The applicant is proposing to construct a new carport to the basement, a new deck to the main floor, and a new addition to the main floor. The applicant has constructed without a building permit an addition to the main floor. The following relaxations are being requested:

- 1) The building depth, measured from the front of the existing principal building to the rear of the new deck, will be 36.25' where a maximum 33.42' is permitted.
 - * *Note: the existing principal building is approximately 0.50' closer to the rear (northwest) property line than the new deck.*
- 2) The side yard setback, measured from the south property line to the addition, will be 0.61' where a minimum 4.90' is required.
- 3) The rear yard setback, measured from the northwest property line to the new deck post, will be 6.00' where a minimum 29.50' is required.

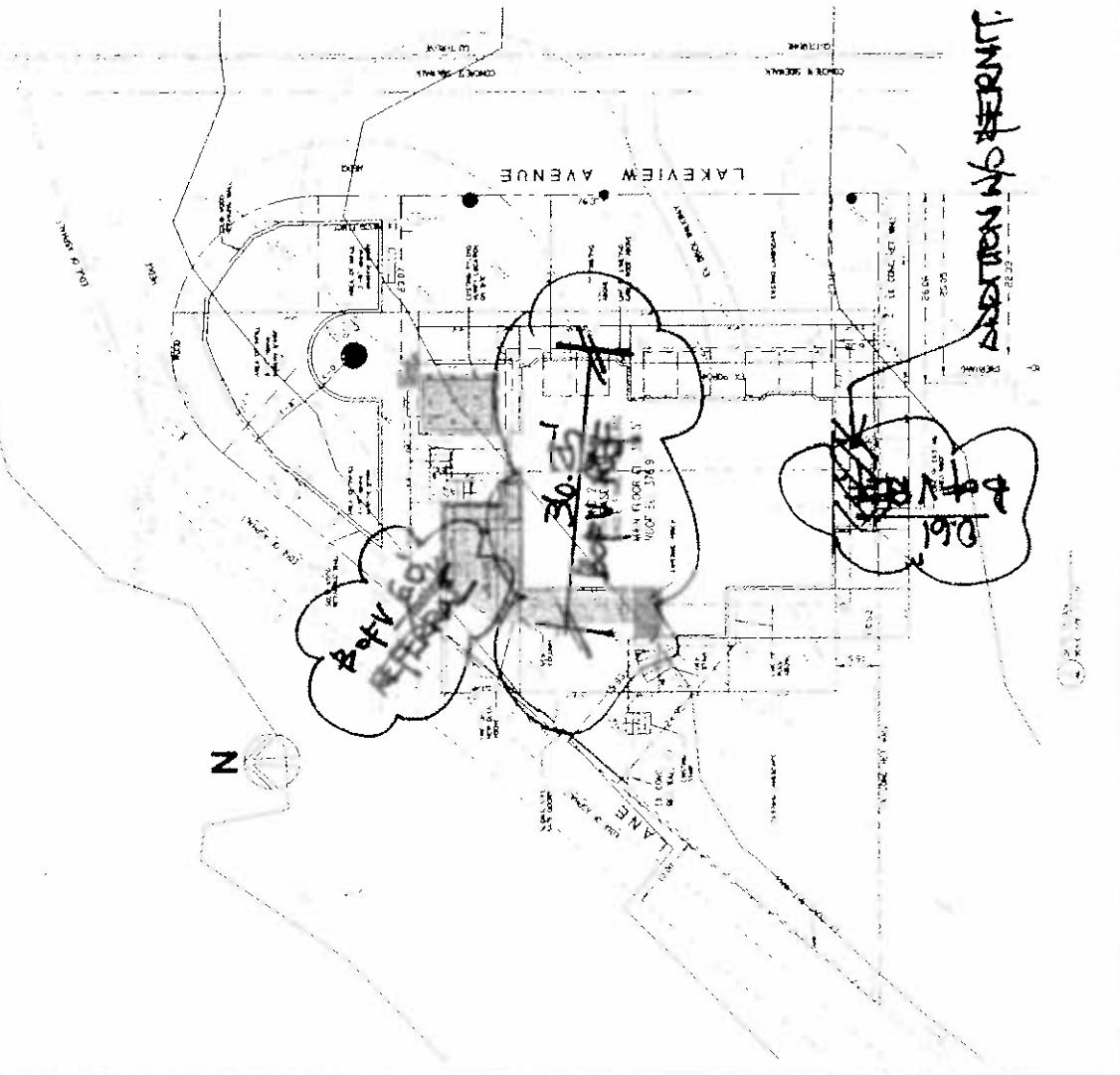
BY

Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service

DECK ADDITION

6311 LAKEVIEW AVENUE BURNABY, BC V5E 2P5

PROJECT DATA	
Lot Description	101' 0" Blk 2, Dm 87, Sub 1, Hrd 1, 1342
Lot Size	Right (Slight Bank, Sloping)
Lot Address	101 Lakeview Avenue, Burnaby, BC
Lot Area	6,837.0 sq ft
Site Coverage	7,634.0 SF @ 40% MAX OF 10% AREA
Allowable	1,323.5 sq ft
Existing	1,877.5 sq ft
Proposed	2,800.0 SF (proposed from City's calculation)
Proposed Gross Square Area	2,800.0 SF (includes new deck area 810 SF)
Garage Floor	1,480.0 SF (includes new garage 320 SF + 810 SF)
Second Floor	1,320.2 SF (includes second story 1070 SF)
Ground Floor Area	2,780.0 SF (excluding garage 1000 SF)
Ground Floor Area	1,350.2 SF (includes ground floor 1020 SF)
Ground Floor Area	2,780.0 SF (excluding garage 1000 SF)
Max. Allowable	3,942.2 SF @ 50% X lot area
Allowable Gross Square Area	2,500.0 SF (calculated from City's calculation)
Max. Floor	1,350.7 SF
Second Floor	1,350.2 SF (includes second story 1020 SF)
Ground Floor Area	2,780.0 SF (excluding garage 1000 SF)
Ground Floor Area	1,350.2 SF (includes ground floor 1020 SF)
Max. Allowable	3,942.2 SF @ 50% X lot area
Max. Allowable	2,272.4 SF @ 25% X lot area = 400 SF
Existing	2,780.0 SF (excluding garage 1000 SF) = 750.0 SF
Proposed	2,787.5 SF (existing garage 1000 SF) = 250.0 SF
Area & Occupancy Areas	30.5 SF @ 6x (Var. Allowance 100% Area) = 182.0 SF
Var. Allowance	30.5 SF @ Var. Allowance 100% Area = 182.0 SF
Proposed Deck	3,942.2 SF (total deck @ 750.0 SF and structure deck @ 610 SF)



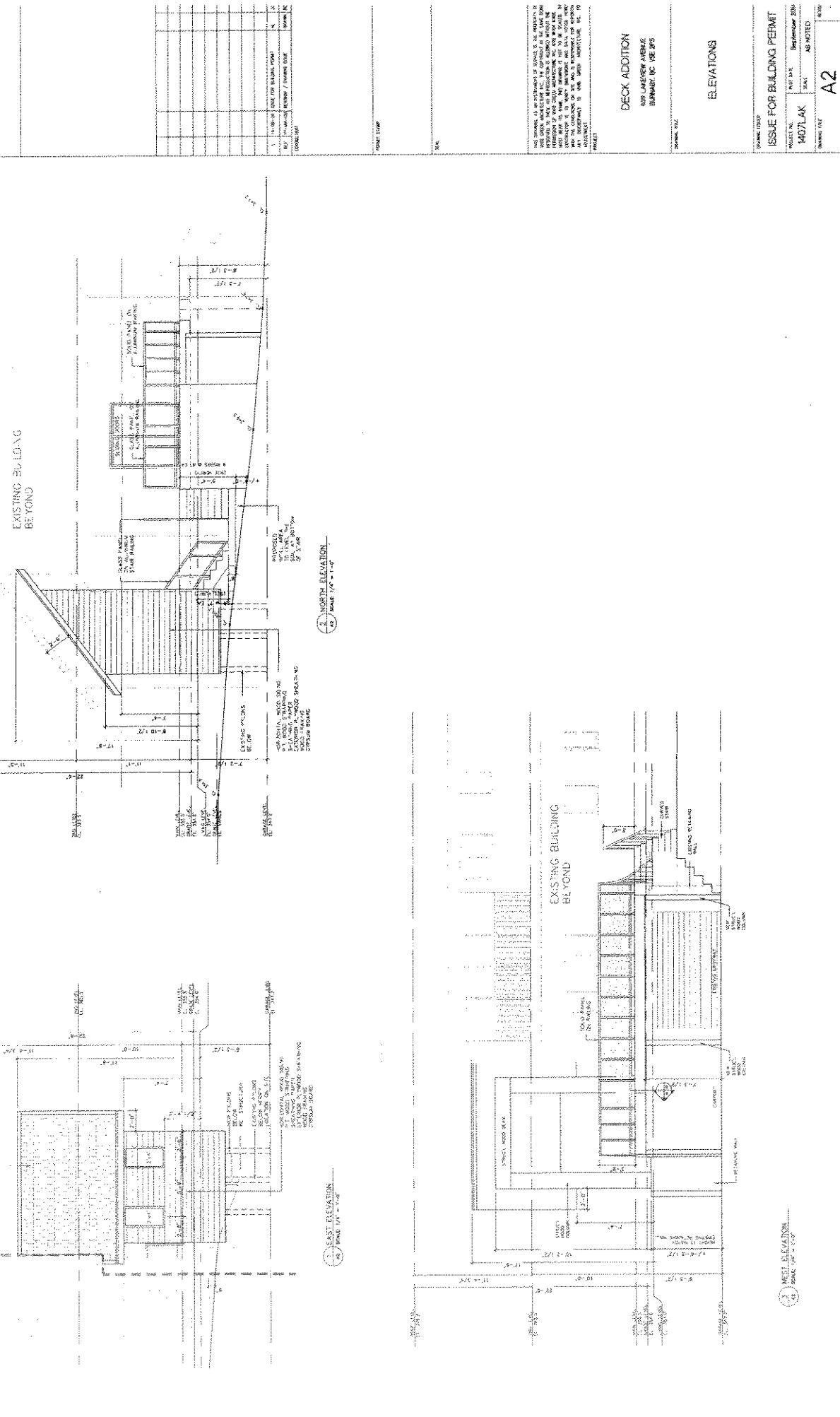
DECK ADDITION
101 LAKEVIEW AVENUE
BURNABY, BC V5E 2P5

SITE PLAN
PROJECT DATA

ISSUE FOR BUILDING PERMIT
Project No. 101-1000-204
Proposed 250 SF
400 SF
Max. 610 SF
Date: 22/03/2023
AO



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Toronto, Ontario M5R 1B9
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PLAN OF SURVEY OF LOT 17 BLOCK 2 DISTRICT LOT 92 GROUP 1 NEW WESTMINSTER DISTRICT 13792

#6311 LAKEVIEW AVENUE,
BURNABY, B.C.
P.I.D. 009-872-141

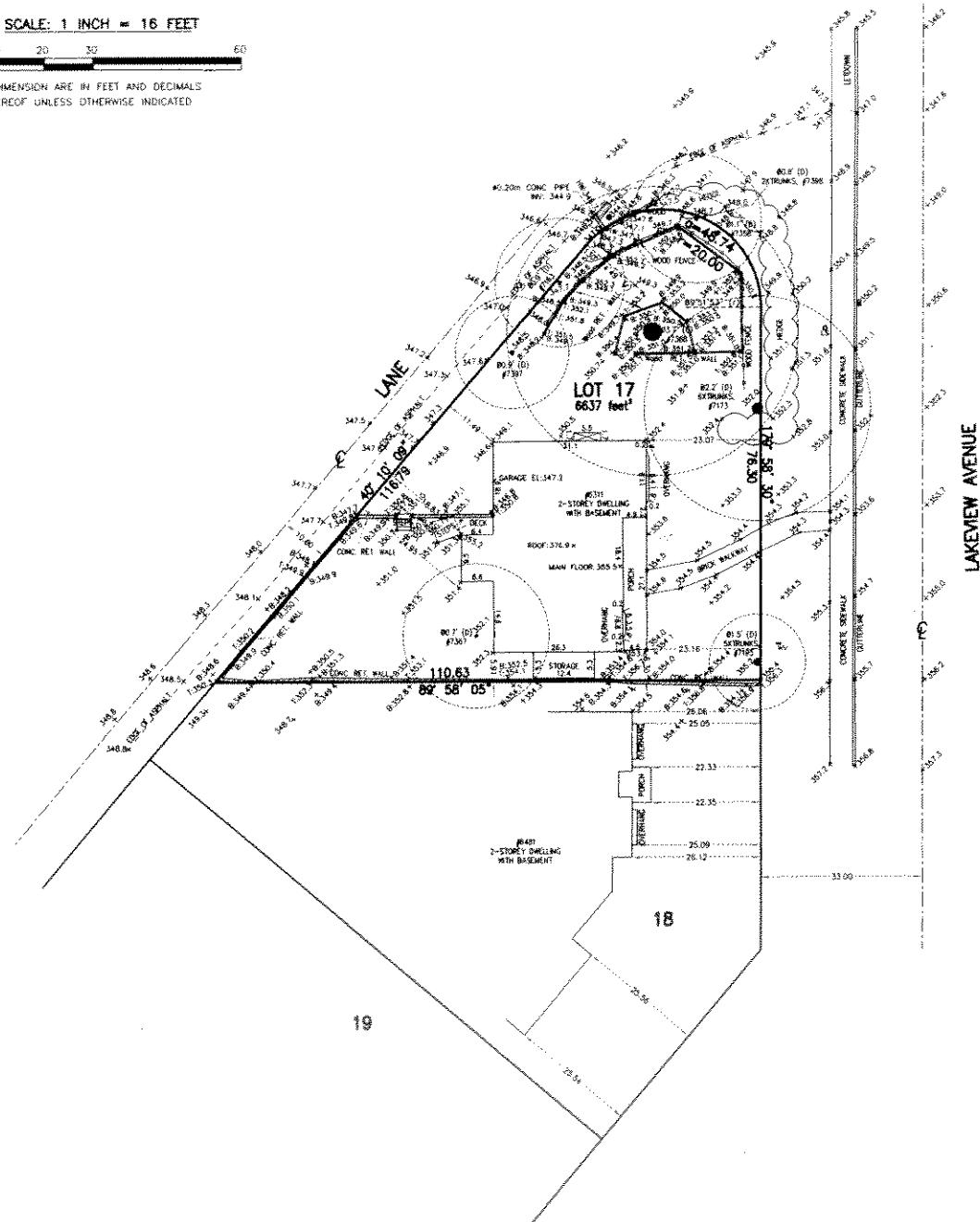
ZONING: R4



SCALE: 1 INCH = 16 FEET

0 5 10 20 30 60

ALL DIMENSIONS ARE IN FEET AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



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Job No. 5277
FB-236 P16-38, FB-266 P16
Drawn By: TM/W

LEGEND:
 • denotes round catch basin
 □ denotes catch basin
 ☰ denotes lamp standard
 + denotes water valve
 T denotes top of retaining wall
 B denotes bottom of retaining wall
 (C) denotes coniferous
 (D) denotes deciduous

NOTE:
 Elevations shown are based on
 NAD83 Geodetic Datum
 Bench Mark Control Monument 87H2647
 Bench Mark Elevation = 360.18 feet
 (109.786 metres)

CERTIFIED CORRECT:

JOHNSON D. TAM, B.C.L.S.
 SEPTEMBER 4TH, 2014.