

BOARD OF VARIANCE REFERRAL LETTER

DATE: 19 November 2014		DEADLINE: 09 December 2014 for the 08 January 2015 hearing		<i>This is not an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
NAME OF APPLICANT: Avtar Basra				
ADDRESS OF APPLICANT: 7357 Ridge Drive				
TELEPHONE: (604) 537-5602				
PROJECT				
DESCRIPTION: New Two Family Dwelling with detached garages				
ADDRESS: 1205 Sperling Avenue				
LEGAL:	LOT: 3	DL: 132	PLAN: 20814	

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 [104.9, 6.6 (2)(g)(i)]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

The applicant is proposing to construct a new two family dwelling with two detached garages. The following relaxations are being requested:

- 1) The principal building front yard setback, measured from the east property line to the principal building, will be 36.0' where a minimum 40.0' is required based on front yard averaging.
- 2) The proposed detached garage (B-North), measured from the north property line to the detached garage, will be 16.0' where a minimum 24.6' is required.

Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.

KL



Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service

PROJECT DESCRIPTION:
 CIVIC ADDRESS: ON 1205 Spurling Ave. Burnaby, B.C.
 LEGAL ADDRESS: LOT 3 DISTRICT LOT 130
 GPM: NUD PLAN 80814 RD 003-303-480
 ZONING: R4

	PERMITTED	PROPOSED
LOT AREA	19,030.00 s.f.	4,400.00 s.f.
G.F.A.	4,400.00 s.f.	4,400.00 s.f.
DECK	358.00 s.f.	905.00 s.f.
COVERED PORCH	39.00 s.f.	438.00 s.f.
LOT COVERAGE 40%	4,074.00 s.f.	3,565.00 s.f.

IMPERMISSIBLE SITE COVERAGE	
PERMITTED (GPM):	6,081.00 s.f.
TRAILING:	2,980.00 s.f.
PORCH:	0.00 s.f.
GARAGE:	458.00 s.f.
DRAWING:	395.00 s.f.
SIDEWALK:	678.00 s.f.
TOTAL COVERAGE:	4,611.00 s.f.

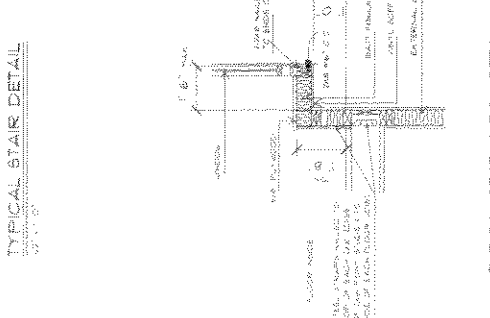
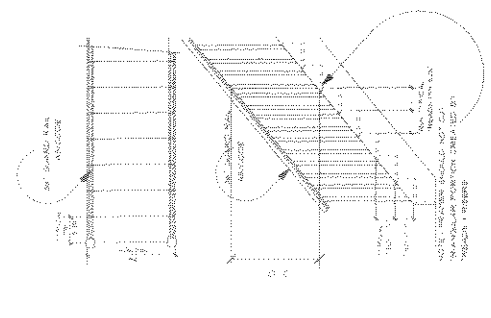
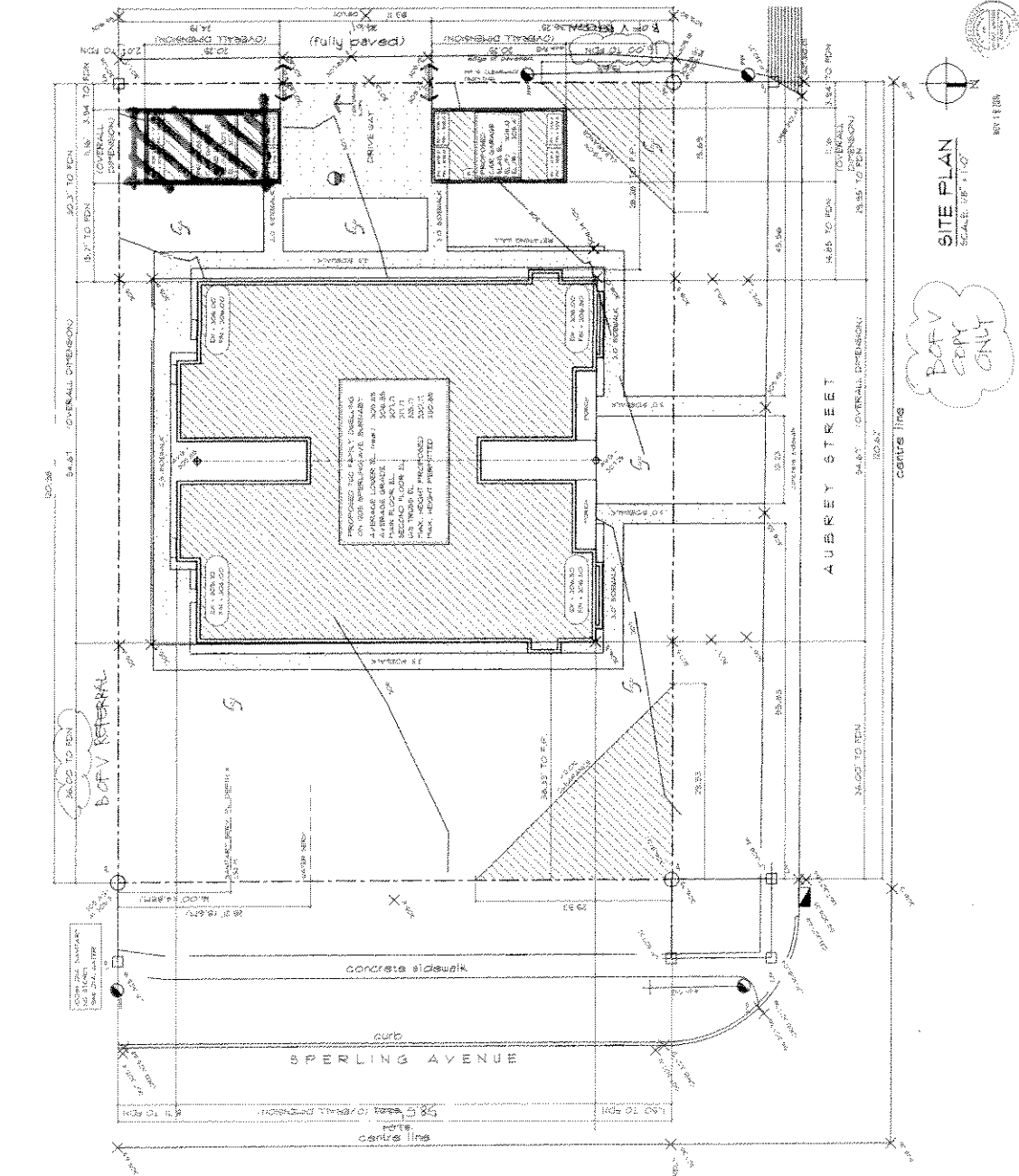
NOTES:

- THIS PLAN COMPLIES WITH THE B.C. BUILDING CODE, TEST METHOD 10, AND THE B.C. BUILDING CODE, TEST METHOD 10, AND THE B.C. BUILDING CODE, TEST METHOD 10.
- THE PROPOSED DESIGN IS BASED ON THE ASSUMPTION THAT THE SITE IS FLAT AND THE GROUNDWATER TABLE IS AT LEAST 10 FEET BELOW THE FINISHED GRADE.
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PERMITS AND REFERENCE NOTES:

- PERMITS TO BE OBTAINED AND PAID FOR BY THE SUBMITTER:
- 1.1.1. B.C. BUILDING CODE, TEST METHOD 10, AND THE B.C. BUILDING CODE, TEST METHOD 10.
- 1.1.2. B.C. BUILDING CODE, TEST METHOD 10, AND THE B.C. BUILDING CODE, TEST METHOD 10.
- 1.1.3. B.C. BUILDING CODE, TEST METHOD 10, AND THE B.C. BUILDING CODE, TEST METHOD 10.
- 1.1.4. B.C. BUILDING CODE, TEST METHOD 10, AND THE B.C. BUILDING CODE, TEST METHOD 10.
- 1.1.5. B.C. BUILDING CODE, TEST METHOD 10, AND THE B.C. BUILDING CODE, TEST METHOD 10.
- 1.1.6. B.C. BUILDING CODE, TEST METHOD 10, AND THE B.C. BUILDING CODE, TEST METHOD 10.
- 1.1.7. B.C. BUILDING CODE, TEST METHOD 10, AND THE B.C. BUILDING CODE, TEST METHOD 10.
- 1.1.8. B.C. BUILDING CODE, TEST METHOD 10, AND THE B.C. BUILDING CODE, TEST METHOD 10.
- 1.1.9. B.C. BUILDING CODE, TEST METHOD 10, AND THE B.C. BUILDING CODE, TEST METHOD 10.
- 1.1.10. B.C. BUILDING CODE, TEST METHOD 10, AND THE B.C. BUILDING CODE, TEST METHOD 10.

simplex home design
 1205 Spurling Ave. Burnaby, B.C.
 604-537-5602

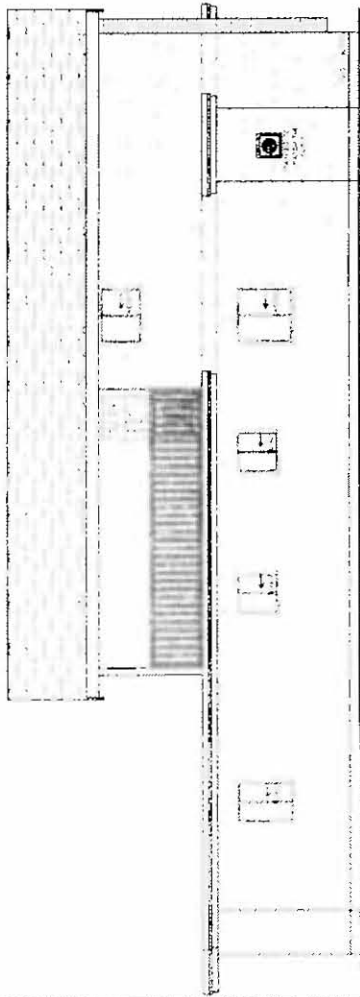


PROPOSED RESIDENCE for Mr. AVTAR BASRA (604-537-5602)
 ON 1205 Spurling Avenue, BURNABY

1

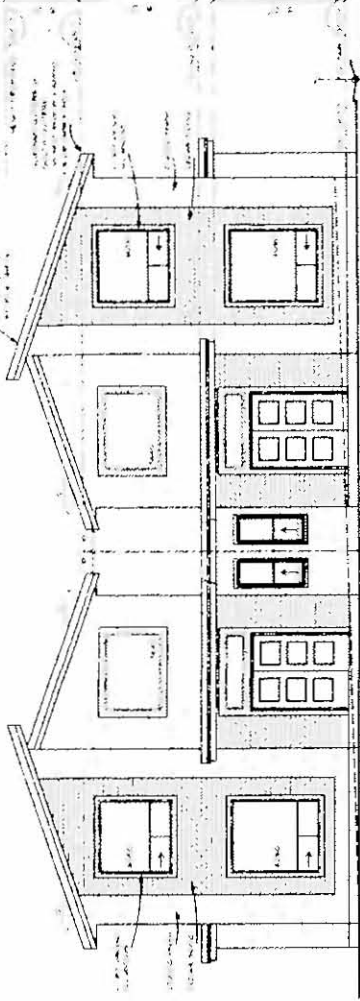
DATE: 10-10-2014
SCALE: 1/8" = 1'-0"

DESIGNED BY: [Signature]
CHECKED BY: [Signature]



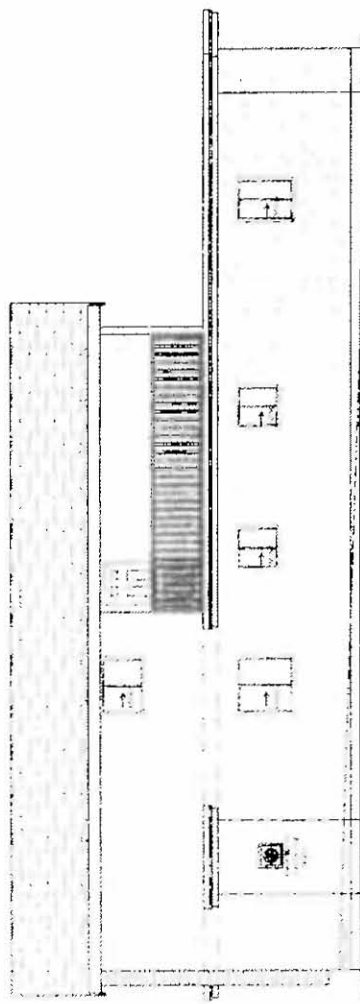
EAST ELEVATION

60' 0" x 120' 0"



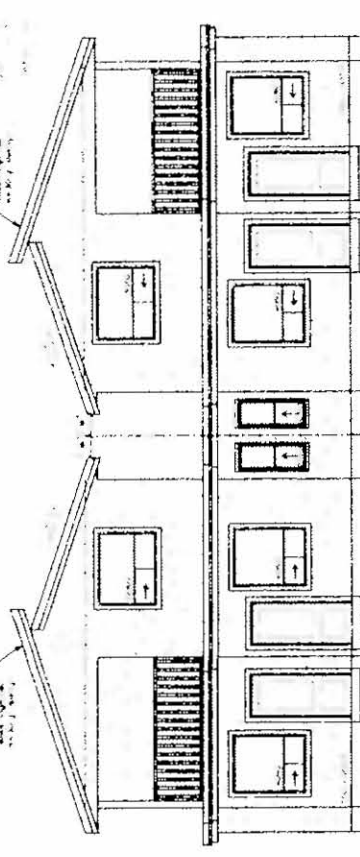
NORTH ELEVATION

60' 0" x 120' 0"



WEST ELEVATION

60' 0" x 120' 0"



SOUTH ELEVATION

60' 0" x 120' 0"



CROSS-SECTION
DETAIL FOR INSULATED
FLAT ROOF

PROPOSED RESIDENCE for Mr. AVTAR BASRA (604-537-5602)
ON 1205 Sperling Avenue, BURNABY