

## BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> January 9, 2014	<b>DEADLINE:</b> January 13, 2015 for the February 5, 2015 hearing		<i>This is <b>not</b> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
<b>NAME OF APPLICANT:</b> Dharam Kajal			
<b>ADDRESS OF APPLICANT:</b> 3565 Monmouth Ave., Vancouver V5R5S1			
<b>TELEPHONE:</b> 604-789-9520			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> New single family dwelling			
<b>ADDRESS:</b> 5469 Forglen Drive			
<b>LEGAL:</b>	<b>LOT:</b> 9	<b>DL:</b> 32	<b>PLAN:</b> 17168

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) R4 [104.9]**  
of the Burnaby Zoning Bylaw No. 4742

### **COMMENTS:**

The applicant is proposing to build a new single family dwelling. The following relaxation is being requested.

- 1) The front yard setback, to the foundation, will be 25.02 feet where a minimum front yard setback of 35.66 feet is required based on front yard averaging. The window seat projects 1 foot beyond the foundation. The overhang projects 2 feet beyond the foundation. The porch stairs project 3.5 feet beyond the foundation.

*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.*

BHS

  
Peter Kushnir  
Assistant Chief Building Inspector, Permits and Customer Service





1. CHURCH OF THE HOLY SPIRIT  
 2. 1000 N. 10TH ST. S.W.  
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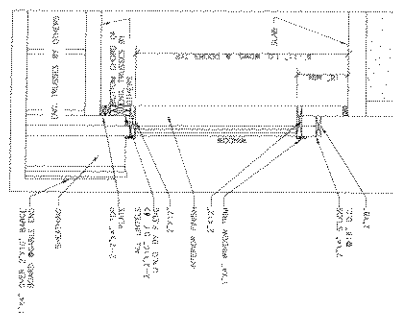
THESE PLANS CONFORM TO THE 1990 CONSTRUCTION ACT

# TOORA HOME PLANS

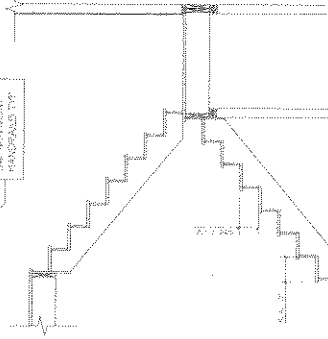
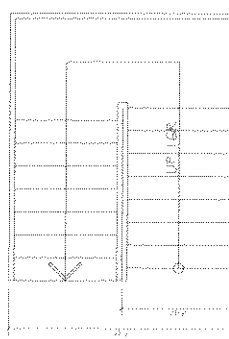
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SUDBURY, ONT. V8T 2E9  
TEL. (604) 591-4343  
FAX. (604) 591-4373

PROPOSED SINGLE FAMILY DWELLING FOR  
5469 - FOREIGN DRIVE  
BURNABY, B.C.

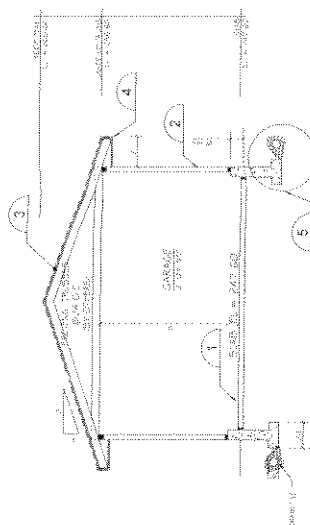
THE GREAT TRANSFORMATION



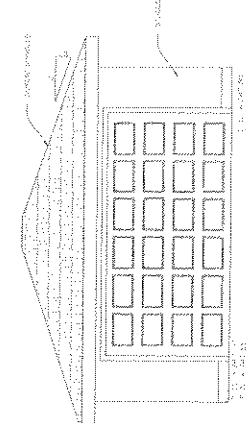
**WINDOW SEAT**  
**SECTION**  
SCALE: 1/4" = 1'-0"



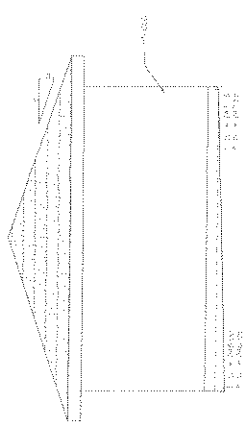
STAR DETAIL  
800-368-7887  
www.star-detective.com



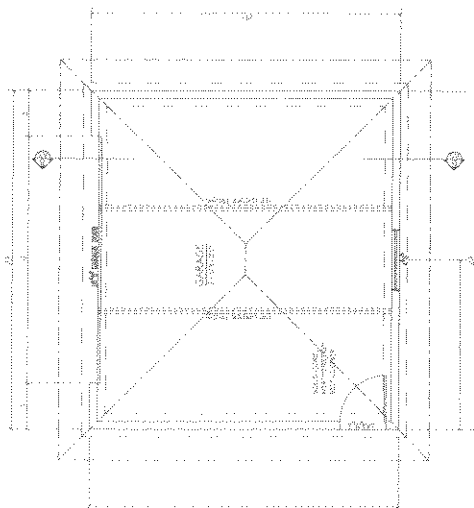
SECTION B-B  
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REAR ELEVATION

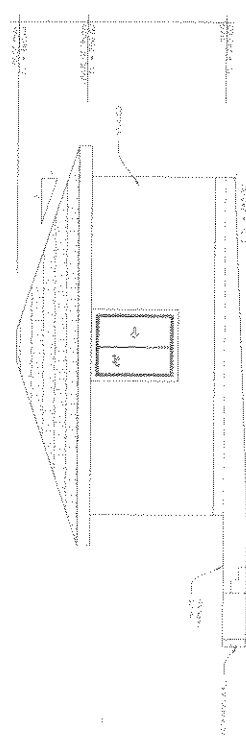
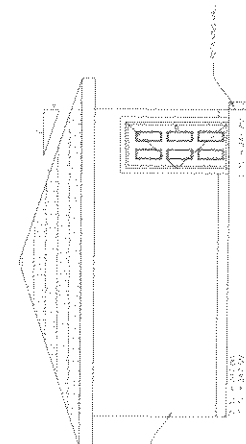


RIGHT ELEVATION



DETACHED GARAGE

CARAC<sub>2</sub> FLUON, A511A = 2.24; 50, 47

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UNIVERSITY OF ALABAMA  
AT BIRMINGHAM

BRITISH COLUMBIA LAND SURVEYOR'S SITE SURVEY PLAN OF  
LOT 9 DISTRICT LOT 32 GROUP 1 N.W.D. PLAN 17168

P.L.D. 010-286-942

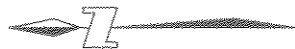
For Building Design Purposes

Scale: 1 inch = 16 feet

Current Civic Address:  
5469 Forglan Drive  
Burnaby, B.C.

LEGEND

- IP ... denotes iron post
- LP ... denotes lead plug
- (g) ... denotes gutter
- x ... denotes spot elevation
- CONF ... denotes tree
- LS ... denotes lamp standard
- PP ... denotes power pole
- SM ... denotes sanitary manhole



**Building Envelope in R4 zoning:**  
adjacent lot overage:  
House 4981 setback = 28.68 ft  
House 5469 setback = 39.06 ft  
House 5459 setback = 39.23 ft  
Front yard = overage = 35.66 ft  
Rear yard = minimum = 29.5  
Building depth = remainder = 49.78 feet  
Side yard = 4.9 ft. min.  
= 11.5 ft. min. (sum both sides)  
It is the contractor's responsibility  
to verify applicable zoning category  
and setback requirements.

FORGLAN DRIVE

PLAN 17168

APPROX.  
BUILDING  
ENVELOPE

SITE AREA = 6898 sq ft

LANE

- Notes:
- All dimensions are in feet.
  - Property line dimensions are based on legal field survey.
  - Elevations are based on City of Burnaby integrated monument 8743303 elevation = 244.24 ft (74.444m).
  - This Site Plan adheres to city's Tree By-law.

COPYRIGHT  
DHALLIWAL AND ASSOCIATES  
LAND SURVEYING INC.  
216-12859 76th Avenue  
Surrey, B.C. V3W 1E6  
Phone: 604 501-6188  
Fax: 604 501-6189  
File: 1405146-101

Date of Survey: 15th day of September 2001  
SEAL  
GENE PAUL MCKINNON P.L.S. 803

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED

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RECEIVED

DEC 18 2001

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