



BOARD OF VARIANCE REFERRAL LETTER

DATE: February 6, 2015		DEADLINE: February 10, 2015 for the March 5, 2015 hearing		<i>This is not an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
NAME OF APPLICANT: Krishan Anand				
ADDRESS OF APPLICANT: 7045 Greenwood Street Burnaby, B.C. V5A 1X7				
TELEPHONE: 604.720.7299				
PROJECT				
DESCRIPTION: New single family dwelling				
ADDRESS: 7495 Whelen Court				
LEGAL:	Lot 2 except: part subdivided by plan 30433	DL: 86	PLAN: 24141	

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) R1 [101.6(1)(b);101.8]
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 principal building height, measured from the rear average elevation will be 31.98 feet. The principal building height, measured from the front average elevation will be 23.82 feet. The maximum building height of 24.3 feet is permitted.
- 2) The front yard setback will be 17.17 feet to the post where a front yard setback of 29.5 feet is required based on minimum front yard. The roof overhang will be 3.0 feet beyond the post.

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

DS

Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service

205.86'
El. 206.72'



LIMITING DISTANCE CALCULATION:		
EXPOSED BUILDING SURFACE AREA	73.6 ft	6" ± 0"
LIMITING DISTANCE	1.6 ft	2.3 ft
ALLOWABLE UNPROTECTED AREA	45.1 ft	6.0 ft
ACTUAL UNPROTECTED AREA	41.5 ft	4.4 ft

LEGEND
 BUILDING GREEN LINE
 EXPOSED GRADE LINE
 EXIST'G GRADE LINE

LEFT ELEVATION

21/4/2014 10:14:23 AM

E. BL.: 174.73'
P. EL.: 173.86'
T.O.C.: 173.03'

E. B. L.: 183,60'
D. B. L.: 181,93'
T. O. C.: 182,83'

LIMITING DISTANCE CALCULATIONS:	EXPLODED BUILDING SURFACE AREA	LIMITING DISTANCE	ALLOWABLE UNPROTECTED AREA	ACTUAL PROTECT. AREA

POSTING PLAN OF LOT 2 EXCEPT: PART SUBDIVIDED BY PLAN 30433, DISTRICT LOT 86 GROUP 1 NWD PLAN 24141

PURSUANT TO SECTION 68, Land Title Act
B.C.G.S. 926-026

SCALE 1 : 500

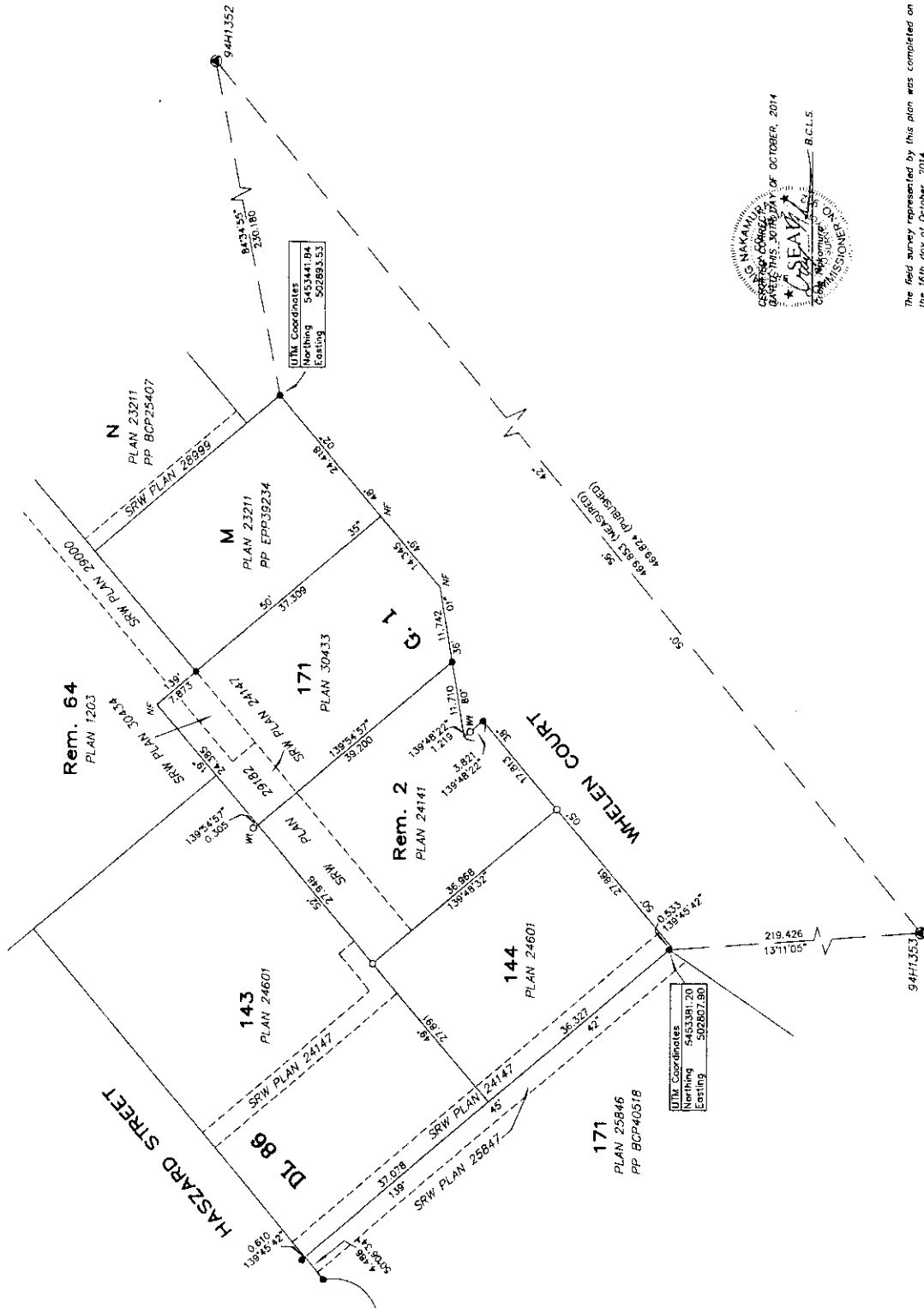


ALL DISTANCES ARE IN METRES
The intended plot size of this plan is 560mm in width
and 432mm in height (C size) when plotted at a scale of 1:500.

LEGEND

- DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- WF DENOTES STANDARD IRON POST SET
- MF DENOTES WITNESS
- MF DENOTES NOTHING FOUND
- PP DENOTES POSTING PLAN

Note: This plan shows one or more witness posts which are not
shown on the final certificate(s).



INTEGRATED SURVEY AREA NO. 25, BURNABY
NAD 83 (CSPS) 4.00 BC 1.0000
Grid bearings are derived from observations between
geodetic control monuments 9441353 and 9441352.
This plan shows horizontal ground-level distances unless
otherwise specified. To compute grid distances, multiply
ground-level distances by the average combined factor
of 0.99999265 which has been derived from geodetic
control monuments 9441353 and 9441352.

TARGET
LAND SURVEYING
www.targetlandsurveying.ca
FILE: N2605-POST
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THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

The field survey represented by this plan was completed on
the 16th day of October, 2014.
Craig Nakamura, BCLS 932

PLAN EPP46093

RECEIVED
JAN 19 2015
BUILDING DEPARTMENT

CRAG NAKAMURA
BCLS 932
REGISTERED SURVEYOR
B.C. 1998
B.C.L.S.
GIVEN THIS 30th DAY OF OCTOBER, 2014

