

**BOARD OF VARIANCE REFERRAL LETTER**

DATE: March 5, 2015	DEADLINE: March 10, 2015 for the April 2, 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: Gurdeep Sandhar			
ADDRESS OF APPLICANT: 11751 Mellis Dr. Richmond, B.C. V6X 1L9			
TELEPHONE: 604.512.6854			
PROJECT			
DESCRIPTION: New single family dwelling			
ADDRESS: 5591 Marine Drive			
LEGAL:	LOT: 9	DL: 159 and 162	PLAN: 20185

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) R2 [102.8; 6.14(5)(b); 800.6]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

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

- 1) The front yard setback will be 51.46 feet to the post where a minimum front yard setback of 65.05 feet is required based on front yard averaging.
- 2) The relaxation of 6.14(5)(b) of the Zoning By-Law which, if permitted, will allow for the construction of a retaining wall at the rear of the lot with varying heights up to a maximum of 9.0 feet where the maximum permitted height is 5.91 feet.
- 3) The relaxation of 800.6 of the Zoning By-Law which, if permitted, will allow an accessory building in a required front yard, located 4.0 feet from the North property line abutting Eleanor Street and 2.0 feet from the West property line, where siting of an accessory building in a required front yard is prohibited by the Zoning By-Law.

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

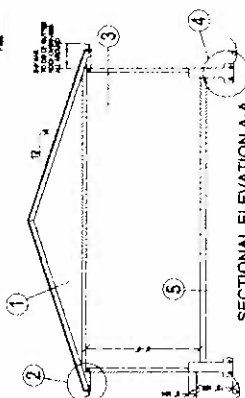
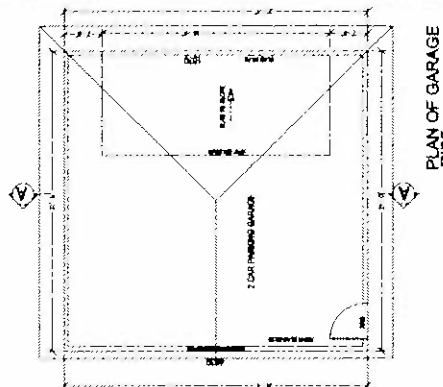
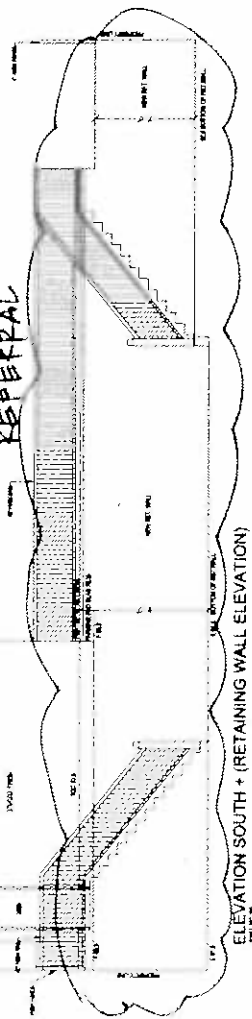
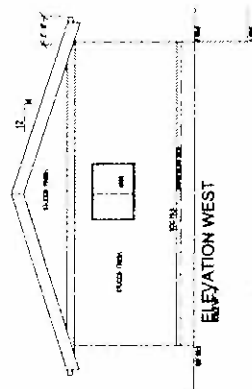
MAR 05 2015

BUILDING DEPARTMENT

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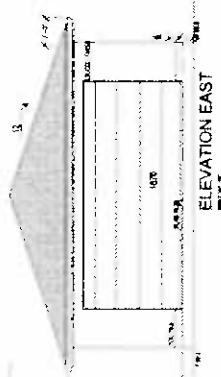
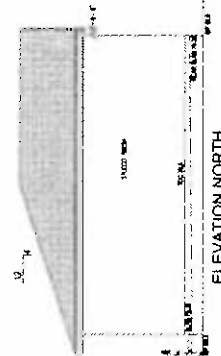
EAPAGE / CARPORT NOTES:

GENERAL NOTES:



SPECIFICATION (SEC)

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PLAN OF GARAGE

SECTIONAL ELEVATION A-A

ELEVATION NORTH

ELEVATION EAST

DESIGN+CONSTRUCT INC.
101-6757 SPRINGFORD STREET, BUNNERY, BC, V2Y 1A8
TEL: 604 324 3140 / 604 330 6177 info@dcconstruct.com

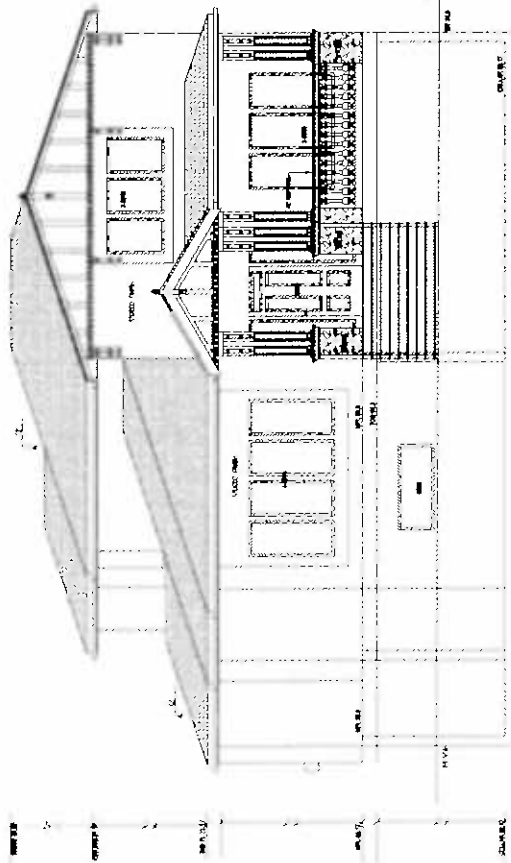
4401 LAWRENCE DRIVE, BURLINGTON, B.C.
 604-681-1111
 604-681-1112

ARCH-1/5

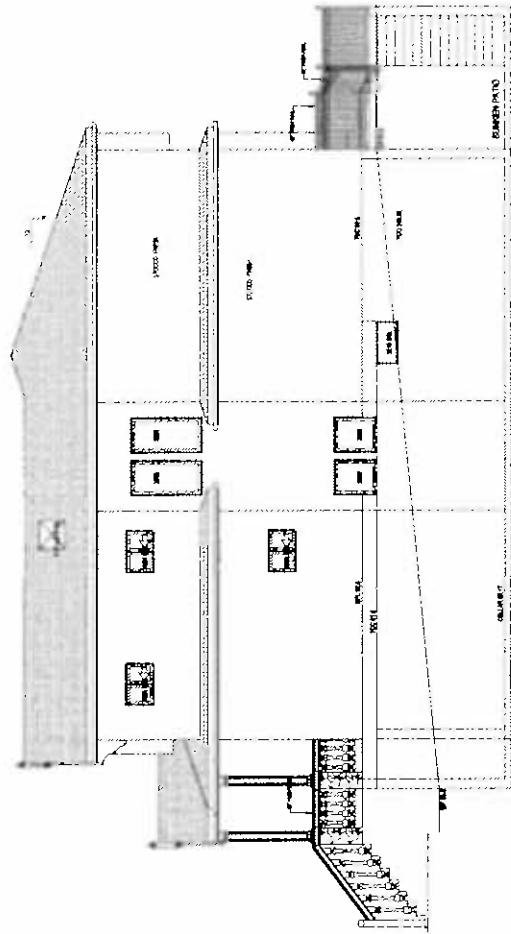
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MAR 05 2015

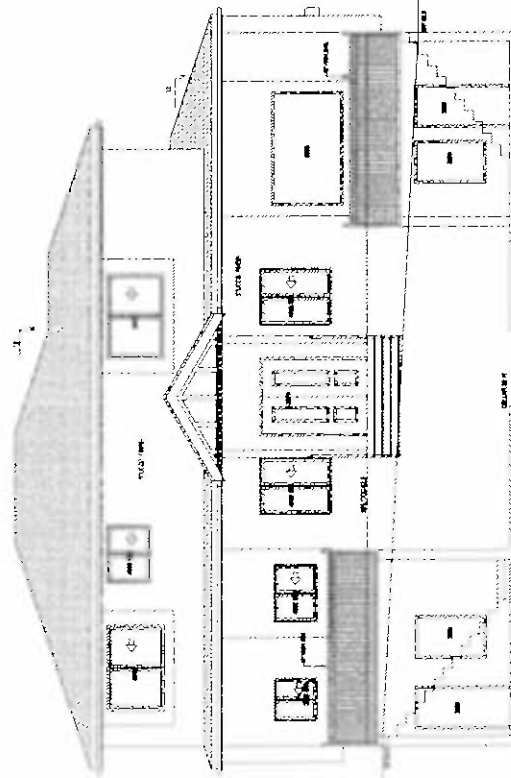
BUILDING DEPARTMENT



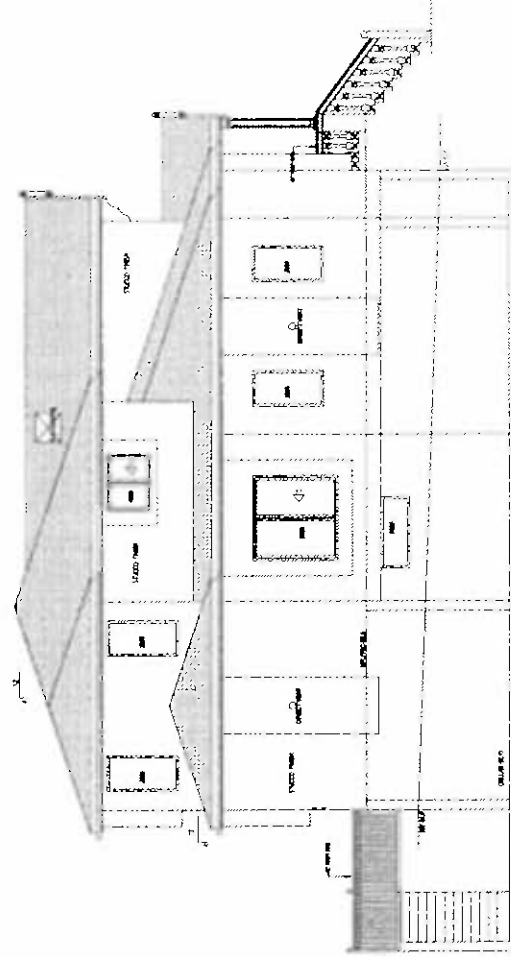
FRONT ELEVATION (S)



SIDE ELEVATION (E)



REAR ELEVATION (N)



SIDE ELEVATION (W)

EWAN DESIGN-CONSTRUCT INC
10147 BIRCHWOOD STREET BURNABY BC V5J 1J8
TEL 604 334 3355 AND 338 8177 email ewan@ewandesign.com

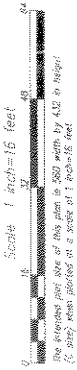
100 WARD DRIVE BURNABY BC
V5C 1A4
ELEVATION

ARCH-415

TOPOGRAPHICAL PLAN OF LOT 9 DISTRICT LOTS 159 AND 162 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 20185

PID: 002-883-091
 Civic Address: 5591 Marine Drive,
 City of Burnaby

Note: These parcels to be line low 1995 are shown



All Distances And Elevations Are In Feet And Decimals
 Unless Otherwise Specified

- Legend:**
- Standard City Plot
 - From (Owner) in plan
 - XXM Center
 - Metreage Catch Basin
 - Power Pole

Surf:
 ? = Elevation at top of web

Zone/RP

Setbacks (Measure Drive)

Lot	Front	Address
7	01.25	5571
6	25.74	5581
1	05.95	5511
2	08.92	5525

Average = 45.05

Setbacks (Measure Street)

Lot	Address
7	45.54 5571
8	68.2 5581
1	28.12 5511
2	27.52 5525

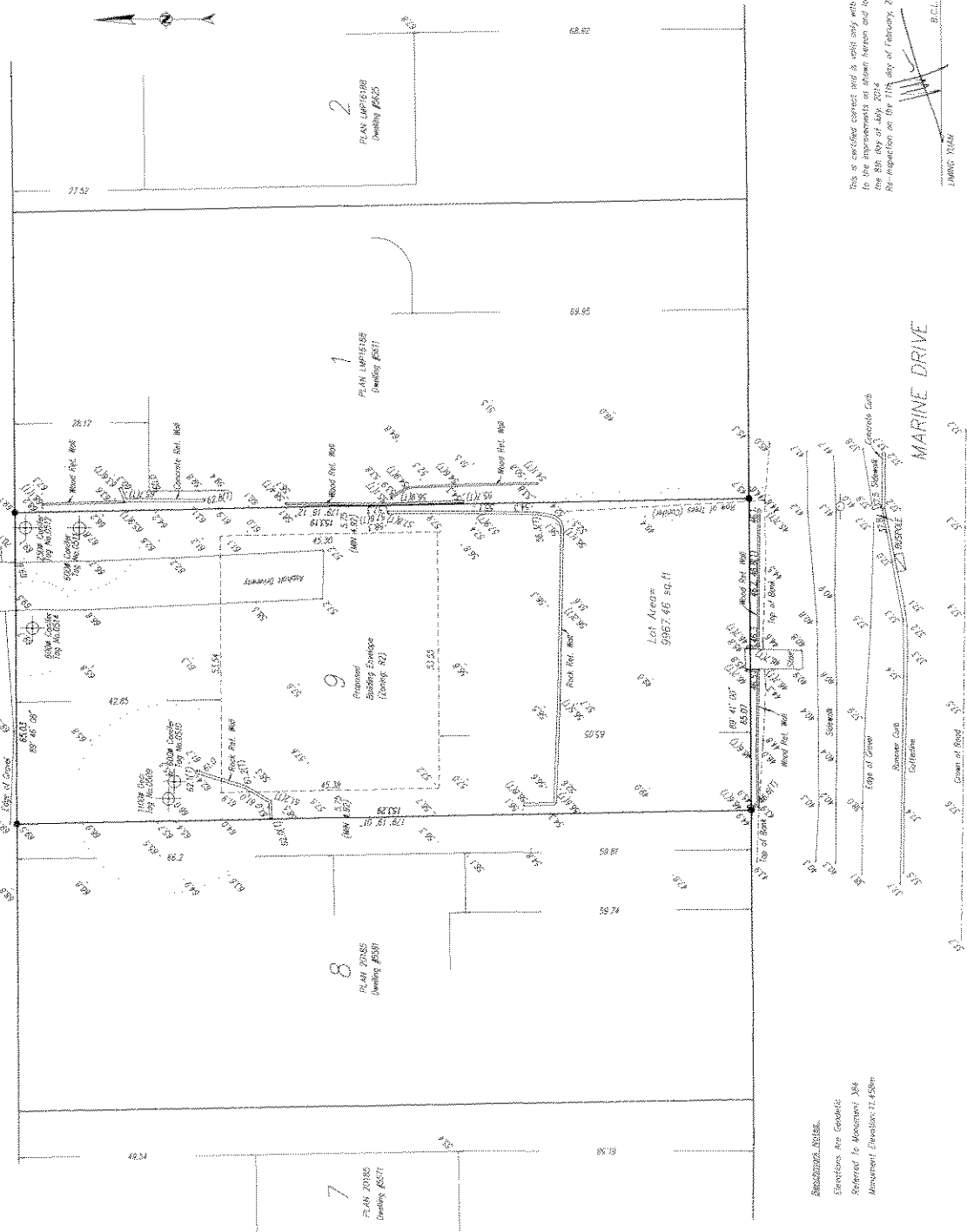
Average = 47.65

Grid bearings are derived from observations between
 grade/corner monuments 8741250 and 354.

Building envelopes shown as only approximate.
 For inspection of City Building Envelope
 please consult Planning Department for their
 building envelopes when required.

Notes:
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 is for the exclusive use of the owner.
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 transmit, or otherwise use any part of this document
 in whole or in part without the prior written consent
 of the undersigned.

Revised: 2014.04.04
 Elevations are Grade
 Referenced to Monocent 354
 Monocent Elevation: 77.55m



This is certified correct and is valid only with respect
 to the improvements as shown herein and located on
 the 8th day of July 2014
 Re-inspection on the 11th day of February, 2015

LMING YUEN
 The Document is Not Valid Unless
 Officially Signed And Sealed
 B.C.L.S. #008

File No. 81025-1595

#001-5000 Smith Avenue, Burnaby, BC, V5C 2W5
 Tel: (604) 670-5288 Email Address: topography@burnaby.ca

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FEB 12 2015
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