



BOARD OF VARIANCE REFERRAL LETTER

DATE: 02 April 2015		DEADLINE: 14 April 2015 for the 07 May 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: Harb Mann				
ADDRESS OF APPLICANT: 7779 11th Avenue, Burnaby				
TELEPHONE: (604) 375-1655				
PROJECT				
DESCRIPTION: New Single Family Dwelling				
ADDRESS: 7913 Suncrest Drive				
LEGAL:	LOT: 5	DL: 175	PLAN: 11750	

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 [800.6(1) and 6.2(2)]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

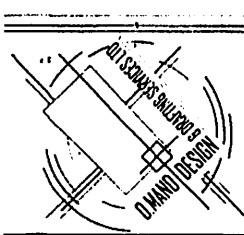
The applicant is proposing to construct a new single family dwelling. The following relaxation is being requested:

- 1) The relaxation of 800.6(1) and 6.2(2) 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 Clinton Street and 4.0 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.

KL

Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service



14650 - 84 AVENUE
SURREY, B.C.
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dmand@telus.net
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THIS SET OF PLANS IS TO BE USED FOR THE CONSTRUCTION OF THE PROJECT WITHIN THE ZONE R-2 RESIDENTIAL DISTRICT. CONTRACTOR SHALL COMPLY WITH ALL CITY OF SURREY REQUIREMENTS FOR THE PROJECT. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS

NO.	DATE	DESCRIPTION
1	10/15/14	PRELIMINARY
2	11/10/14	REVISED
3	12/10/14	REVISED
4	01/10/15	REVISED
5	02/10/15	REVISED
6	03/10/15	REVISED
7	04/10/15	REVISED
8	05/10/15	REVISED
9	06/10/15	REVISED
10	07/10/15	REVISED

7813 SUNCREST DRIVE
BURNABY, B.C.
V5C 2H1
PID: 10015
CUBIC: 10015

DATE	NOV 2014
SCALE	1/4" = 1'-0" (UND)
SHEET	HAPP 014
OF 6	

10/15/14
11/10/14
12/10/14
01/10/15
02/10/15
03/10/15
04/10/15
05/10/15
06/10/15
07/10/15

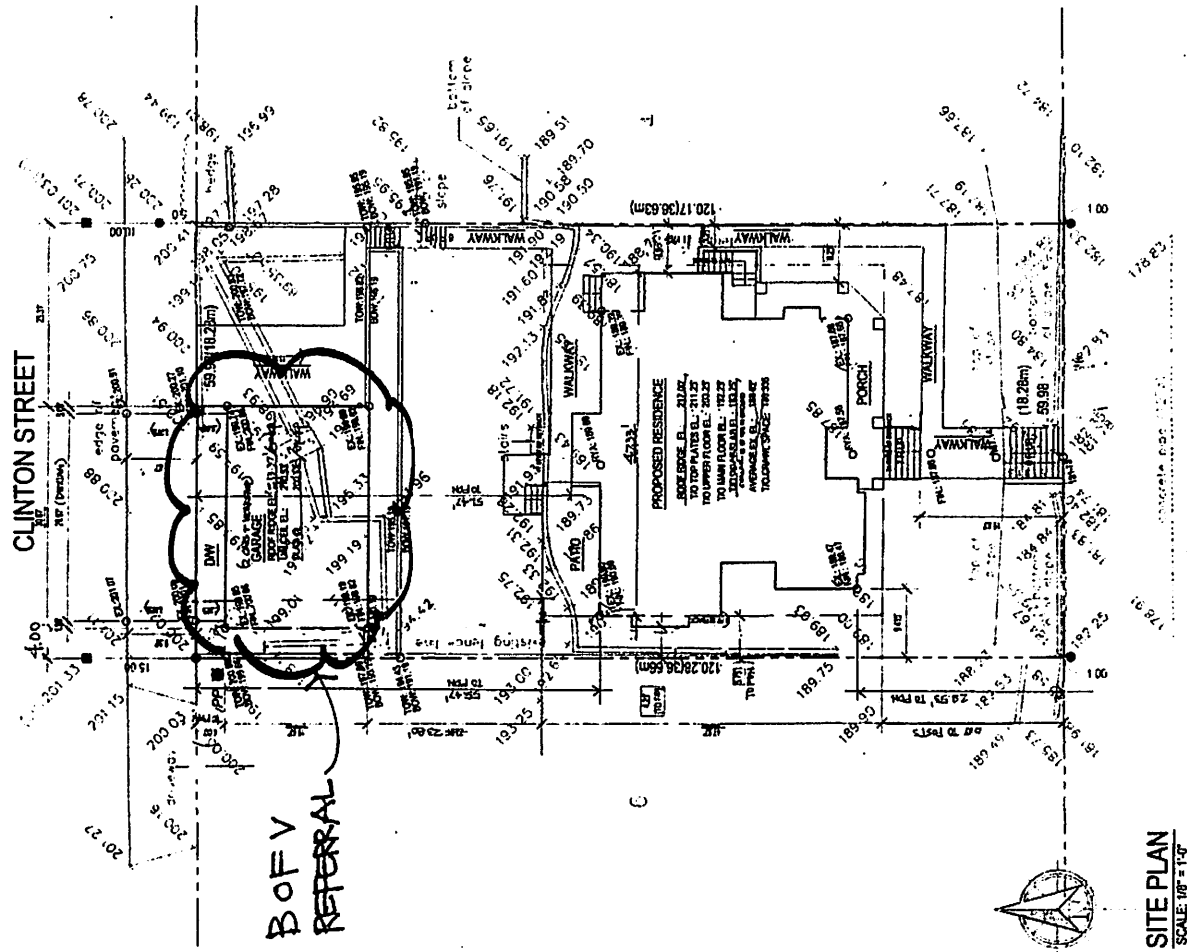
CIVIC ADDRESS:
7813 SUNCREST DRIVE
BURNABY, B.C.

LEGAL DESCRIPTION:
LOT 5
DL 175 GROUP 1
NWD PLAN 11750

CALCULATIONS:
ZONE R-2 RESIDENTIAL DISTRICT

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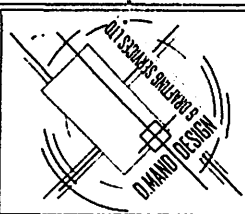


7813 SUNCREST DRIVE

SITE PLAN
SCALE: 1/8" = 1'-0"

1919

6161



14658 - 84 AVENUE
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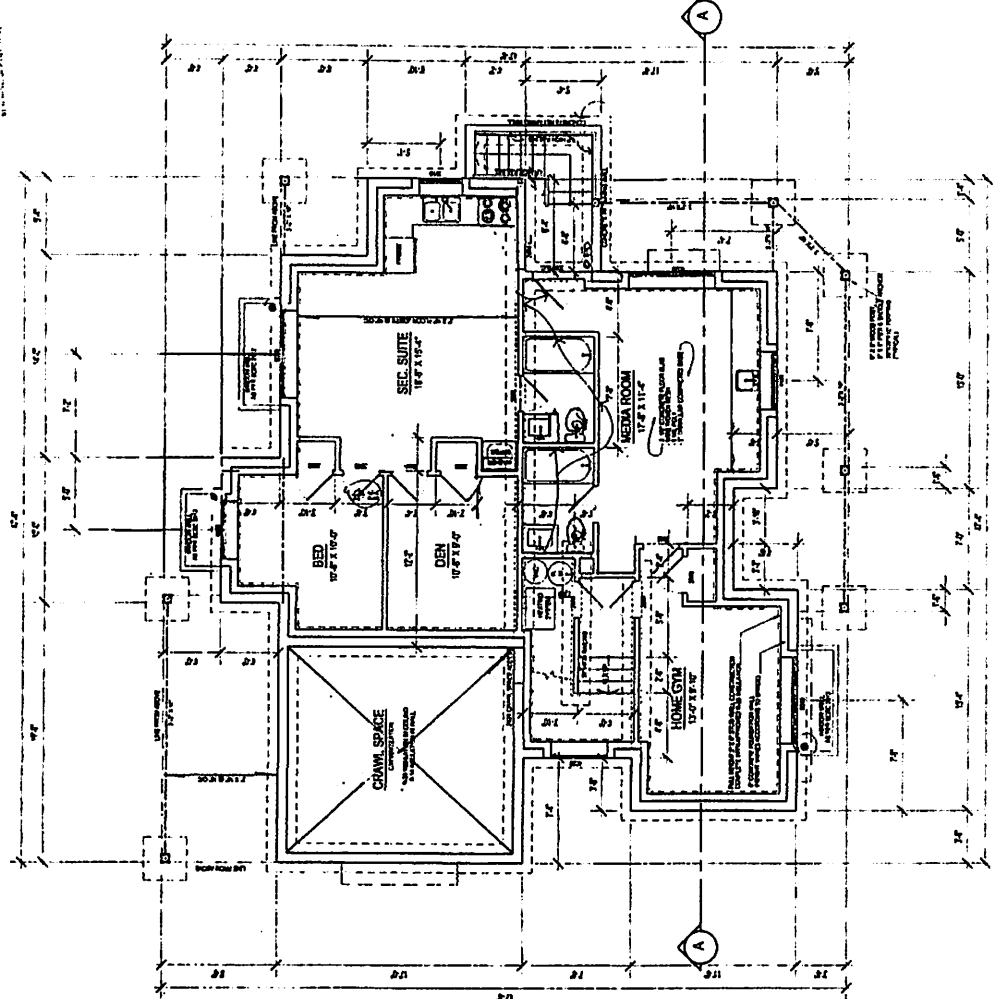
THESE PLANS CONFORM TO CBC 2012
CONSTRUCTION SHALL COMPLY WITH
ALL CITY, PROVINCIAL AND LOCAL BUILDING
BY LAWS.
CONTRACTOR SHALL COVER ALL
EXISTING UTILITIES PRIOR TO START OF
CONSTRUCTION.
THESE PLANS ARE THE PROPERTY OF
D.M. DESIGN. NO PART OF THESE PLANS
SHALL BE REPRODUCED OR TRANSMITTED
IN ANY FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR BY ANY
INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT PERMISSION IN WRITING
FROM D.M. DESIGN.

DATE: 11/10/2014
BY: D.M. DESIGN
JOB NO: 14658-84
JOB DESCRIPTION:
CELLAR, CRAWL SPACE AND FOUNDATION PLAN

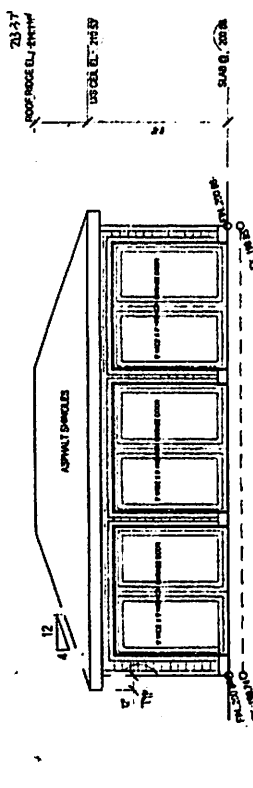
7913 SUNCREST DRIVE
BURNABY, B.C.
V5C 2G1
DLT INC GROUP 1
MPOD PL 141750
PID: 141750

NOV 2014
1/4" = 1'-0" (UND)
HARD COPY
4 OF 8

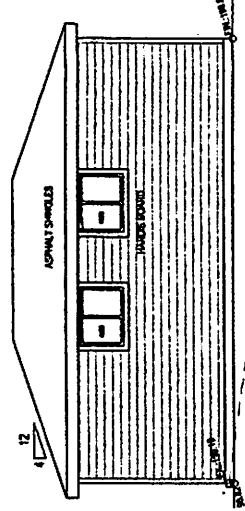
CELLAR, CRAWL SPACE AND FOUNDATION PLAN



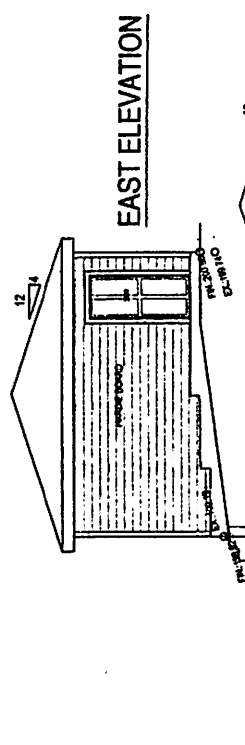
CELLAR, CRAWL SPACE AND FOUNDATION PLAN



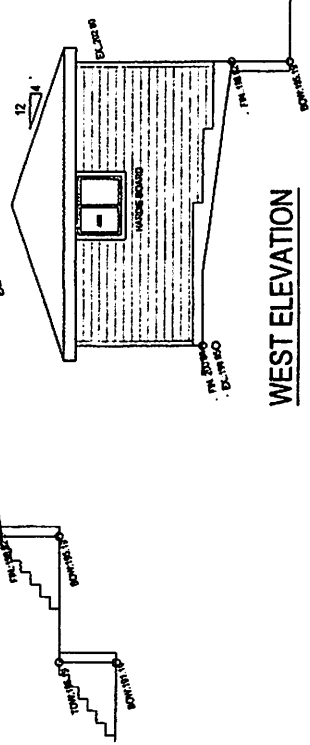
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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**SURVEY PLAN OF LOT 5
DISTRICT LOT 175, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN 11750**

SCALE 1" = 16'
All distances are in feet.



Applicable Adjacent House	Depth of Rear Yard
7923 Suncrest Drive	50.06 ft.
7917 Suncrest Drive	28.87 ft.
7907 Suncrest Drive	56.53 ft.
7903 Suncrest Drive	54.27 ft.
Total	190.52 ft.
Average	47.63 ft.

Applicable Adjacent House	Depth of Front Yard
7923 Suncrest Drive	28.57 ft.
7917 Suncrest Drive	31.18 ft.
7907 Suncrest Drive	20.19 ft.
7903 Suncrest Drive	28.14 ft.
Total	117.08 ft.
Average	29.27 ft.

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CIVIC ADDRESS
7913 SUNCREST DRIVE
BURNABY, B.C.

ZONING: R2

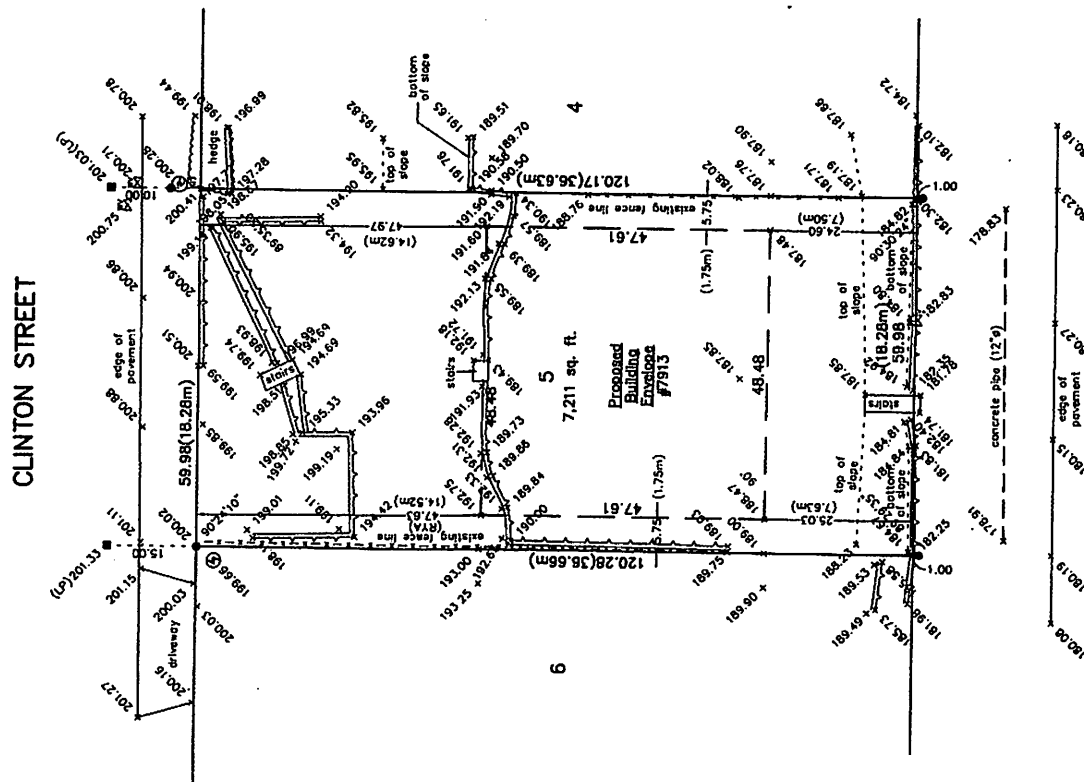
CERTIFIED CORRECT
DATED THIS 4TH DAY OF SEPT., 2014



IVAN NGAN B.C.L.S.

LNLIS METRO VANCOUVER
LAND SURVEYORS

PID: 009-584-340
FILE: BSU-7913P
4932 VICTORIA DRIVE, VANCOUVER, BC, V5P 3T6
T 604.327.1535 F 604.327.1536



- NOTES:**
- Lot dimensions are derived from field survey.
 - Elevations are based on Geodetic Datum of Burnaby and are derived from control monument DTS-428 situated at the intersection of Suncrest Drive and Patterson Avenue.
 - For elevation control, use control monument or level plugs in concrete sidewalk only.
 - Building envelope shown is just an approximate interpretation of City Zoning Bylaws. Consult Planning Department for final building envelope prior to design.
 - Symbols plotted are for administrative purposes and are not representative of their true size.
 - denotes demarcation iron post.
 - denotes lead plug.
 - denotes hydrant pole.
 - denotes top of wall.
 - denotes bottom of wall.
 - denotes water valve.
 - denotes hydrant.

6/61

PLAN EPP44882

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MAY 18 2014

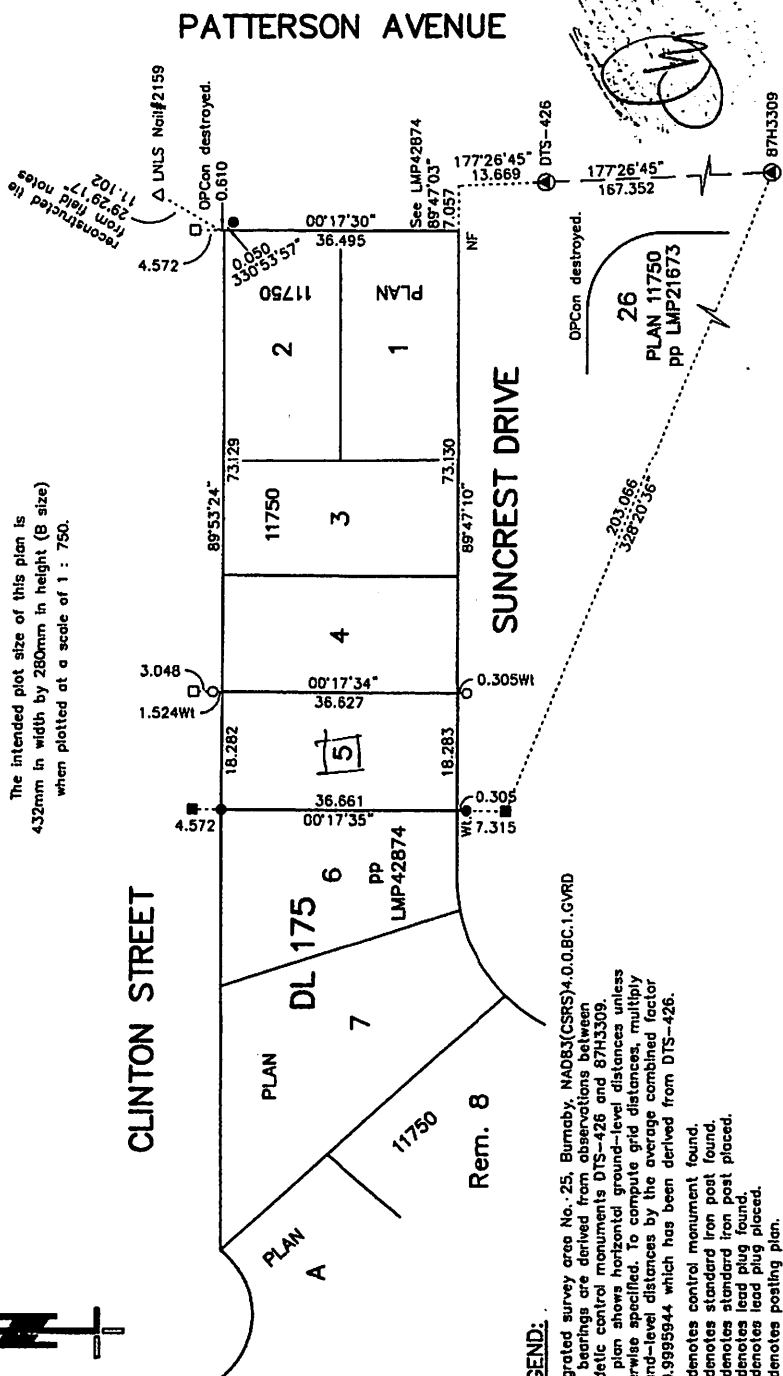
Pursuant to Section 68, Land Title Act.

SCALE 1 : 750



All distances are in metres.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1 : 750.



LEGEND:

Integrated survey area No. 25, Bumaby, NAD83(CSRS)4,0.08C,1.6VRD
Grid bearings are derived from observations between
geodetic control monuments DTS-426 and 87H3309.
This plan shows horizontal ground-level distances unless
otherwise specified. To compute grid distances, multiply
ground-level distances by the average combined factor
of 0.99859944 which has been derived from DTS-426.

Ⓐ denotes control monument found.
 ● denotes standard iron post found.
 ○ denotes standard iron post placed.
 ■ denotes lead plug found.
 □ denotes lead plug placed.
 pp denotes posting plan.

Note: This plan shows one or more witness posts which are not set on the true corner(s). Unless otherwise shown, offset posts are on the production of the property lines.

The field survey represented by this plan was completed on the 9th day of September, 2014.
IVAN NGAN, BCLS #849

This plan lies within the
Greater Vancouver Regional District

L	N	L	S
METRO VANCOUVER LAND SURVEYORS			

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FILE: BSU-7913PT

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