

**BOARD OF VARIANCE REFERRAL LETTER**

DATE: March 26, 2015	DEADLINE: April 14, 2015 for the May 7, 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: Amitoj Sanghera			
ADDRESS OF APPLICANT: 5846 124A St., Surrey V3X1X3			
TELEPHONE: 604-825-1639			
PROJECT:			
DESCRIPTION: New two family dwelling			
ADDRESS: 6585 Halifax Street			
LEGAL:	LOT: 227	DL: 132	PLAN: 32419

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 two family dwelling. The following relaxation is being requested.

- 1) The front yard setback, to the porch post, will be 29.05 feet where a minimum front yard setback of 42.43 feet is required based on front yard averaging. The overhang projects 2 feet beyond the porch post. The porch stairs project 3 feet beyond the porch post.

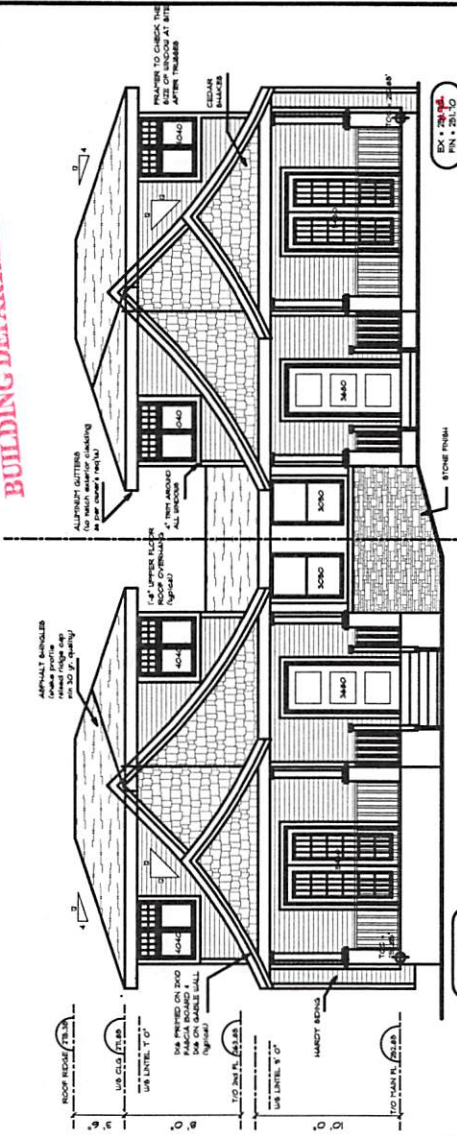
Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.

BHS

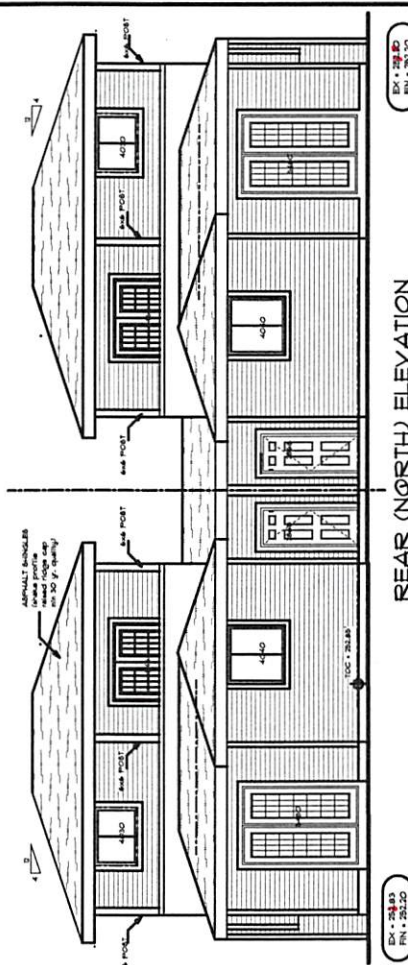
Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service

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MAR 16 2015

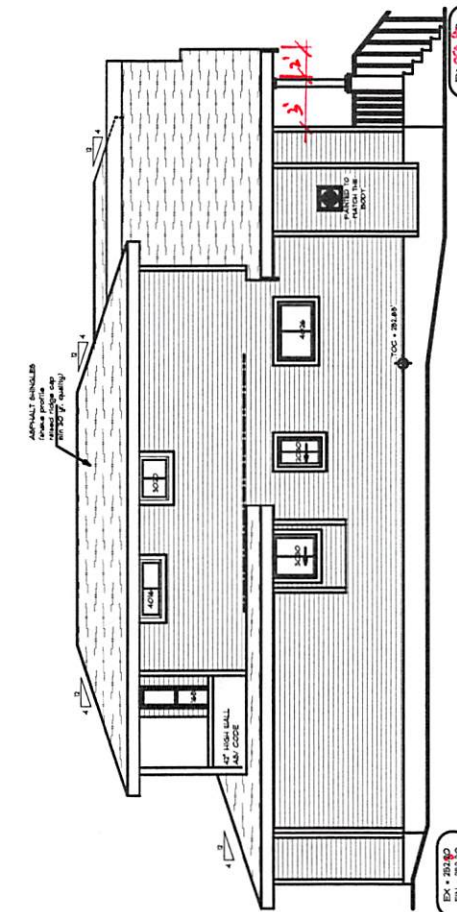
BUILDING DEPARTMENT



FRONT (SOUTH) ELEVATION

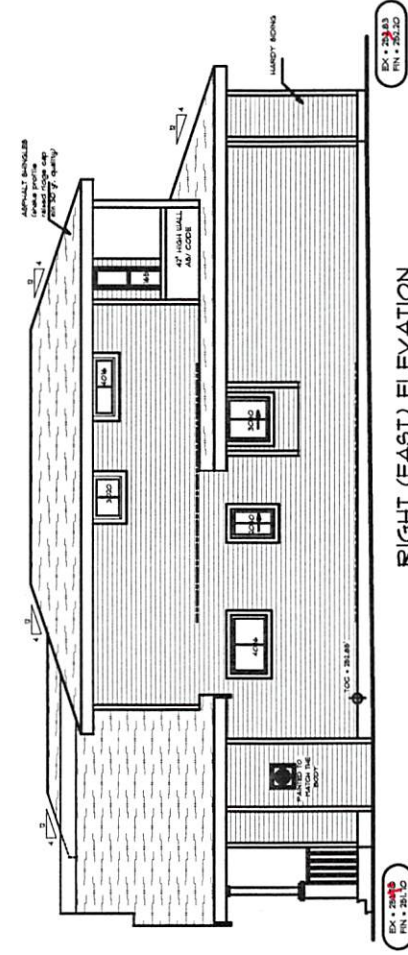


REAR (NORTH) ELEVATION



LEFT (WEST) ELEVATION

TOTAL WALL AREA: 691.4 SQ. FT.
PERCENTAGE AREA OF WINDOW OPENING: 8.64%
WINDOW OPENING ALLOWED: 59.58 SQ. FT.
WINDOW OPENING PROPOSED: 31.00 SQ. FT.



RIGHT (EAST) ELEVATION

TOTAL WALL AREA: 691.4 SQ. FT.
PERCENTAGE AREA OF WINDOW OPENING: 8.64%
WINDOW OPENING ALLOWED: 59.58 SQ. FT.
WINDOW OPENING PROPOSED: 31.00 SQ. FT.

PROPOSED RESIDENCE for Mr. AMITJOY SANGHERA (604-825-1639)
ON 6585 HAUFAX STREET, BURNABY, B.C.

4 simple design
this drawing is the exclusive property of
SIMPLEX HOME DESIGN LTD. nobody is authorized to use
this drawing without the written approval
from SIMPLEX HOME DESIGN LTD.
SCALE: 1/4" = 1'-0"
DATE: MARCH, 2015
DRAWN: CH

6162

6/62

POSTING PLAN OF LOT 227
DISTRICT LOT 132
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 32419

Pursuant to Sec 48 Land Title Act
BCGS 705.026
City of Burnaby



The intended plot size of this plan is
shown in meters by 432m in height & size
shown plotted at a scale of 1:500

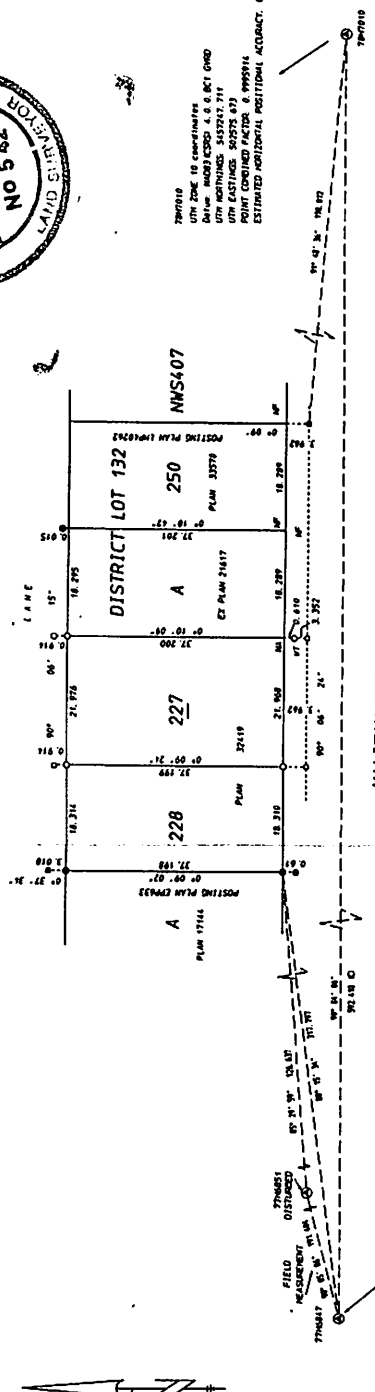
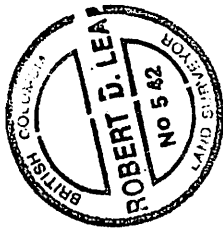
PID: 003-048-471

PLAN EPP46737

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THM010
UTM ZONE 18 coordinates
Datum: NAD83 (CSRS) 4.0 & BC1 OND
UTM NORTHINGS: 5457245.418
UTM EASTINGS: 391893.497
UTM SCALE FACTOR: 0.9999999999999999
ESTIMATED HORIZONTAL POSITIONAL ACCURACY: 0.007m

The UTM coordinates and estimated horizontal
positional accuracy are derived from conventional lines
to geodetic control monuments THM017 and THM010

Grid bearings are derived from
conventional lines to geodetic control monuments
THM017 and THM010

Integrated survey area number 25,
City of Burnaby, NAD83 (CSRS) 4.0 & BC1 OND

LEA & ASSOCIATES

Land Surveying Ltd.
1184 W. 12TH AVENUE
VANCOUVER, B.C. V6K 2P7
PHONE: 604-683-1344
EMAIL: lea_survey@shaw.ca

This plan shows horizontal ground-level
distances unless otherwise specified
The plan shows horizontal ground-level
distances unless otherwise specified
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distances unless otherwise specified
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distances unless otherwise specified

LEGEND

- Lead Plug
- Standard Iron Post
- Control Monument
- Witness
- POSTING PLAN
- CORNER NOT ACCESSIBLE
- Nothing Found
- The plan line within the
- GOVERNMENT SURVEY DISTRICT

ALL SURVEY EVIDENCE IS INTACT THIS
12th DAY OF MARCH 2015

Robert D. Leach BCS

All distances are in metres and
decimals thereof, unless otherwise noted.
Witness or offset posts are on property
lines unless otherwise noted.
This plan shows one or more witness posts
which are not on the true corner.

The field survey represented by this plan was completed
on the 8th day of JANUARY 2015, ROBERT D. LEACH, BCS
Commission No. 542

FILE 5404

- LEAD PLUG
- IRON PIN
- W.T. WITNESS

SCALE: 1 INCH = 20 FEET

(C) top
(B) bottom

TO SET OUT ANY ELEVATIONS FOR CONSTRUCTION, REFER TO THE POINT MARKED "BENCH MARK".

ALL TREES HAVE BEEN PLOTTED AS REQUIRED.

ALL ELEVATIONS ARE BASED ON THE CITY OF BURNABY - DATUM, AND ARE DERIVED FROM DCM N° 7287 7010 ELEVATION = 2551.00 FEET

LOCATION: 25 SPERLING AVE. & HALIFAX ST.

THE BUILDING ENVELOPE(S) SHOWN HEREON ARE SUBJECT TO BURNABY CITY HALL VERIFICATION. WE CAN ASSUME NO RESPONSIBILITY FOR CHANGES MADE IN THE DIMENSIONS OF THE BUILDING ENVELOPE, AND SUGGEST PRIOR APPROVAL FROM THE CITY OF BURNABY'S APPROPRIATE DEPARTMENT'S PRIOR TO ANY INITIAL HOUSE OR BUILDING DESIGNS.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED IN RED COLOUR.

CERTIFIED CORRECT THIS 12th DAY OF JANUARY 2015

ROBERT D. LEA, B.C.L.S.

SURVEY PLAN SHOWING THE LOCATION OF THE ADJACENT HOUSE SETBACKS, THE PROPOSED BUILDING ENVELOPE, ELEVATIONS AND TREES ON: LOT 227 DL 132 G.P.I. AMWD. PLAN 32419. PID N° 003-048-471

ADDRESS: 6585 HALIFAX STREET FILE: 5604

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MAR 12 2015

BUILDING DEPARTMENT

