



BOARD OF VARIANCE REFERRAL LETTER

DATE: April 8, 2015		DEADLINE: April 14, 2015 for the May 7, 2015 hearing	<i>This is not an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
NAME OF APPLICANT: Sundeep Puar			
ADDRESS OF APPLICANT: 4880 Boundary Road			
TELEPHONE: 604-454-8361			
PROJECT			
DESCRIPTION: New single family dwelling			
ADDRESS: 3705 Price Street			
LEGAL:	LOT: 1	DL: 35	PLAN: 1123

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) R5 [6.6(2)(d); 6.6(2)(g)(i)]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

The applicant is proposing to build a new detached garage for a new single family dwelling that is currently under construction. The following relaxations are being requested.

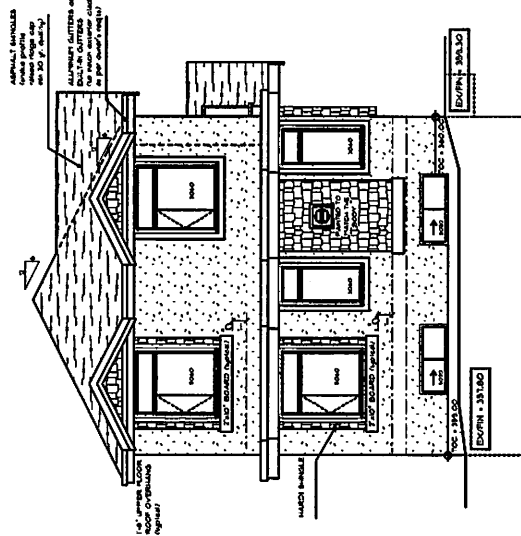
- 1) The setback, from North property line to the garage foundation, will be 2.0 feet where a minimum setback of 3.94 feet is required. The overhang projects 0.5 feet beyond the foundation.
- 2) The setback, from South property line to the garage foundation, will be 10.01 feet where a minimum setback of 19.7 feet is required. The overhang projects 0.5 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.

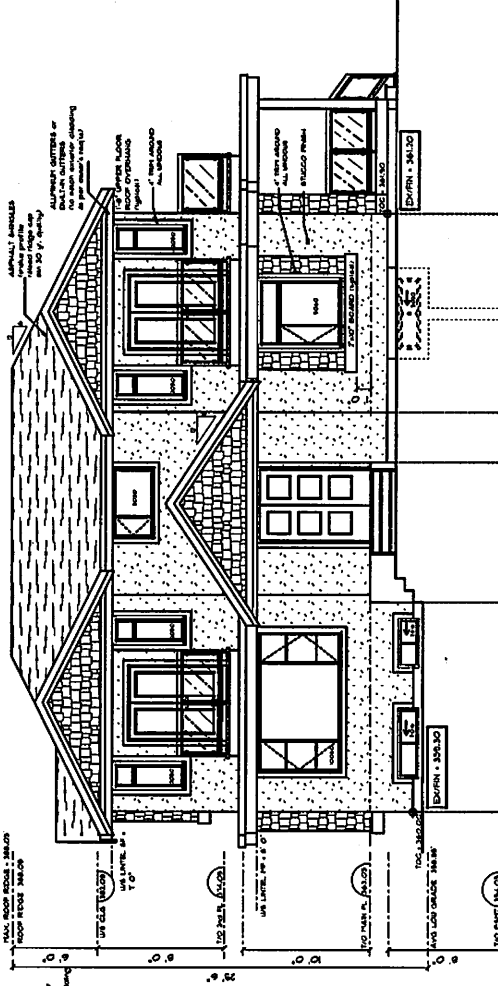
BHS

Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service

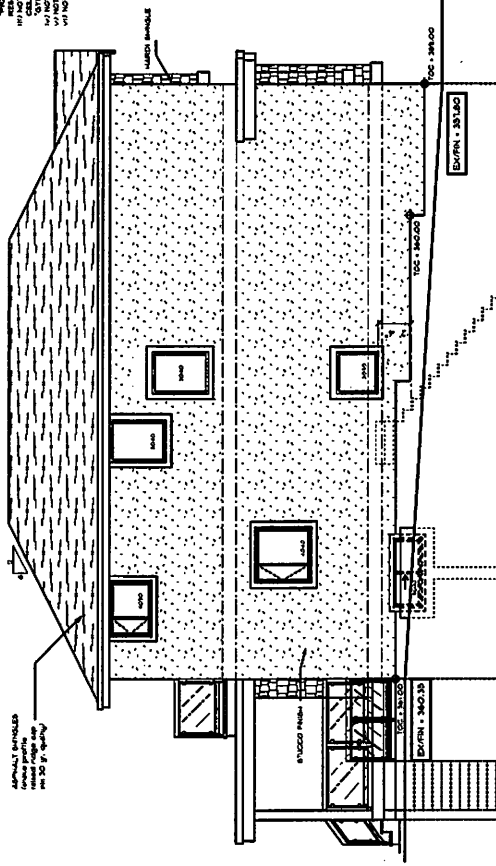
6/64



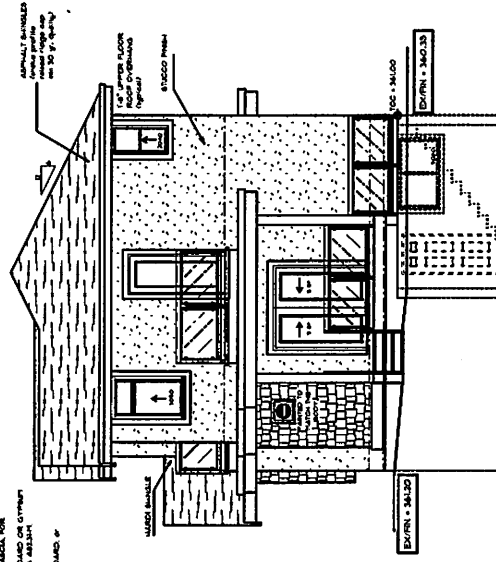
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

CONSTRUCTION TO CHANGE FROM THE FOLLOWING MATERIALS
 FOR THE ROOFING AS PER ROOFING SPECIFICATIONS
 1) NOT LESS THAN 1/2\"/>

TOTAL WALL AREA: 875.00 SF
 UNPROTECTED OPENINGS PROHIBITED: 48.00 SF
 UNPROTECTED OPENINGS PROPOSED: 63.00 SF

PROPOSED RESIDENCE for PALWAR DEVELOPMENT (604-454-8361)
 ON 3705 PRICE STREET, BURNABY, B.C.

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SCALE: 1/4\"/>

DATE: JAN. 2014

PROJECT: 10-147-18

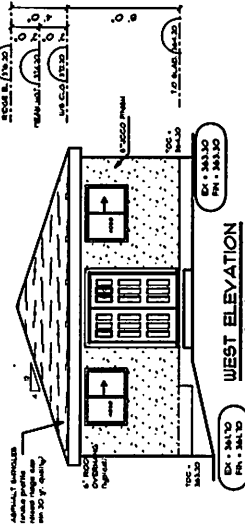
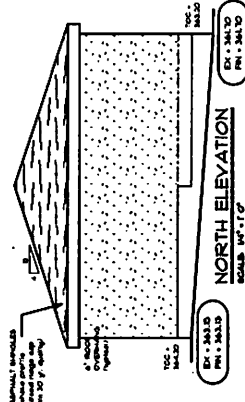
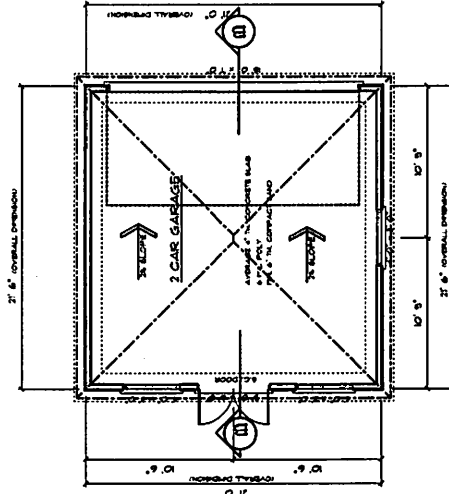
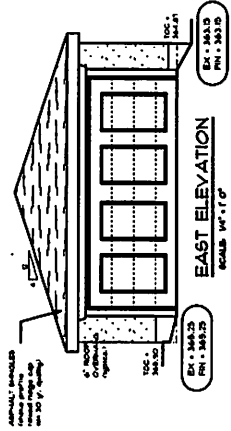
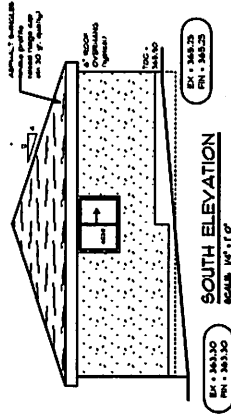
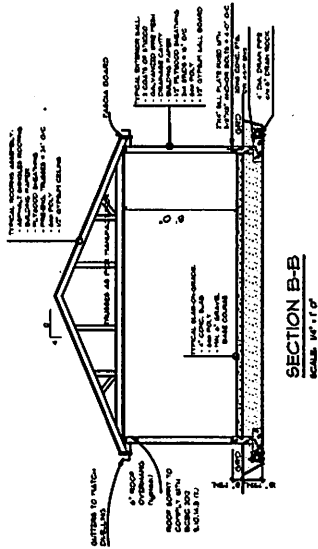
DESIGNER: BH

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PROPOSED RESIDENCE for PALJAR DEVELOPEMENT (604-454-8361)
ON 3705 PRICE STREET, BURNABY, B.C.

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DATE: JAN. 2014
DRAWN BY: [Name]
SCALE: 1/4" = 1'-0"
PAPER: 1014-2-14

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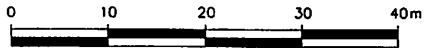
POSTING PLAN OF LOT 1
BLOCK 7 DISTRICT LOT 35 GROUP 1
NEW WESTMINSTER DISTRICT PLAN 1123
PURSUANT TO SECTION 68 OF THE LAND TITLE ACT
BCGS 92G.025
CITY OF BURNABY
SCALE 1:500

PLAN EPP42125

RECEIVED

AUG 20 2014

BUILDING DEPARTMENT



(All distances are in metres)

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:500.

LEGEND

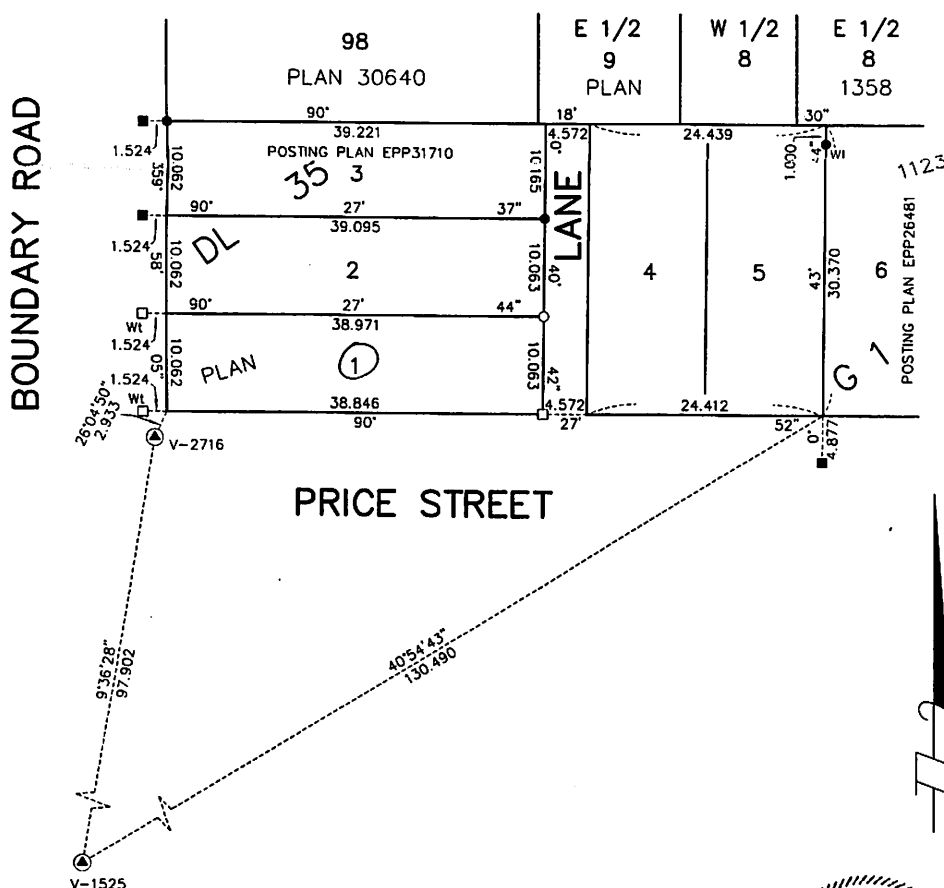
- ⊙ Indicates control monument found
- Indicates standard iron post found
- Indicates standard iron post placed
- Indicates lead plug found
- Indicates lead plug placed
- Wt Indicates witness

Grid bearings are derived from observations between geodetic control monuments V-2717 and V-1525, Integrated Survey Area No. 25, Burnaby, B.C. NAD 83 (CSRS)

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by average combined factor of 0.99958585 which has been derived from geodetic control monuments V-2717 and V-1525.

Note:

This plan shows one or more witness posts which are not set on the true corner(s).



DHALIWAL & ASSOCIATES
LAND SURVEYING INC.

216-12899 76th Avenue
Surrey, B.C.
V3W 1E6
(ph) 604 501-6188
(fx) 604 501-6189

FILE : 1405131-P01.DWG

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

Gene Paul Nikula

The field survey represented by this plan was completed on the 14th day of July, 2014.

Gene Paul Nikula, BCLS 803

6164

BRITISH COLUMBIA LAND SURVEYOR'S SITE SURVEY PLAN OF LOT 1 BLK 7 DISTRICT LOT 35 GROUP 1 N.W.D. PLAN 1123

P.L.D. 003-421-368

For Building Design Purposes

Scale: 1 inch = 16 feet

Current Civic Address:
4880 Boundary Road
Burnaby, B.C.

LEGEND

- ...denotes iron post
- ...denotes lead plug
- (g) ...denotes gutter
- ...denotes spot elevation
- ...denotes tree
- ...denotes sanitary manhole
- ...denotes storm manhole
- ...denotes catch basin
- ...denotes hydrant
- WV= ...denotes water valve
- UB ...denotes utility box
- PP ...denotes power pole
- ...denotes anchor
- LS ...denotes lamp standard

- Notes:
- All dimensions are in feet.
 - Property line dimensions are based on legal field survey.
 - This Site Plan adheres to city's Tree Bylaw.
 - Elevations are based on City of Burnaby Integrated monument V2716 elevation = 354.78 ft (108.138m).

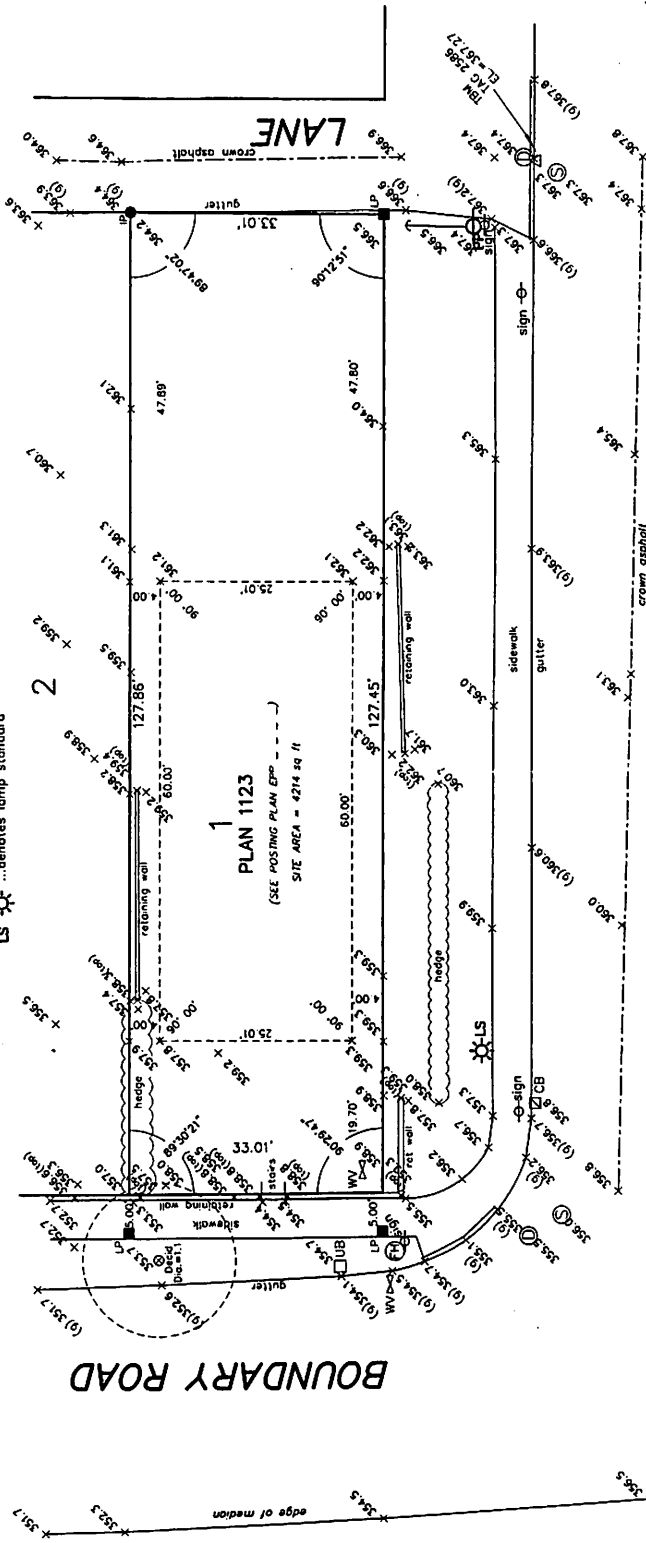
It is the contractor's responsibility to verify applicable zoning category and setback requirements.

Building Envelope in R5 zoning:

- adjacent lot average:
 - House 4870 setback = 26.40 ft
 - House 4860 setback = 19.7 ft (locant)
- Front yard average = 23.05 ft
- Front yard = minimum = 19.70 ft
- Rear yard = remainder = 47.80
- Building depth = maximum = 60.00 feet
- Side yard = 4.0 ft. min.

BUILDING DEPARTMENT

AUG 20 2014



PRICE STREET

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DHANWAL AND ASSOCIATES
LAND SURVEYING INC.
216-12899 76th Avenue
Surrey, B.C. V3W 1E6
Phone: 604 501-6188
Fax: 604 501-6189
File: 1405131-701.DWG

Date of Survey: 28th day of June, 2014
28th day of June, 2014
GENE PADE, V.P.L.S. 803

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

6164