

Lev Keselman & Tammy Chu

#227 - 5589 Byrne Road, Burnaby, BC, V5S 4P7

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► **City of Burnaby, Board of Variance**

Hardship Letter, re: 7842 Kerrywood Cr, Burnaby, BC, V5A 2G1

We are the owners of property located at 7842 Kerrywood Crescent, it is currently occupied by a 46 year old bungalow and we are wishing to build a new house on this property for ourselves and our family.

The property is extremely challenged from a by-law point of view,

Eagle Creek is running thru the back of the property as you can see on the site plan attached to this application. With the current City bylaws - the property wouldn't allow for a new home to be built on it because of the setbacks required from both the street side and the creek side by current city bylaws.

It was suggested to us (by City of Burnaby planning department) to build the new home from the existing foundation and that way we will minimize the disturbance to the creek. We already went thru an environmental review committee and were given a conditional approval for the new structure (in terms of keep the existing foundation and staying as close to the creek as where the existing home is positioned).

We are now seeking approval from the board of variance regarding the front yard and the side yard of the property.

We feel that the suggested plans (going into a two story home of the existing foundation) is probably the least aggravating way to build a new home on this property with regards to respecting current city bylaws and minimizing any sort of environmental concerns that arise with Eagle Creek

Thank you,

Lev Keselman & Tammy Chu

[Pick the date]

Designed by:
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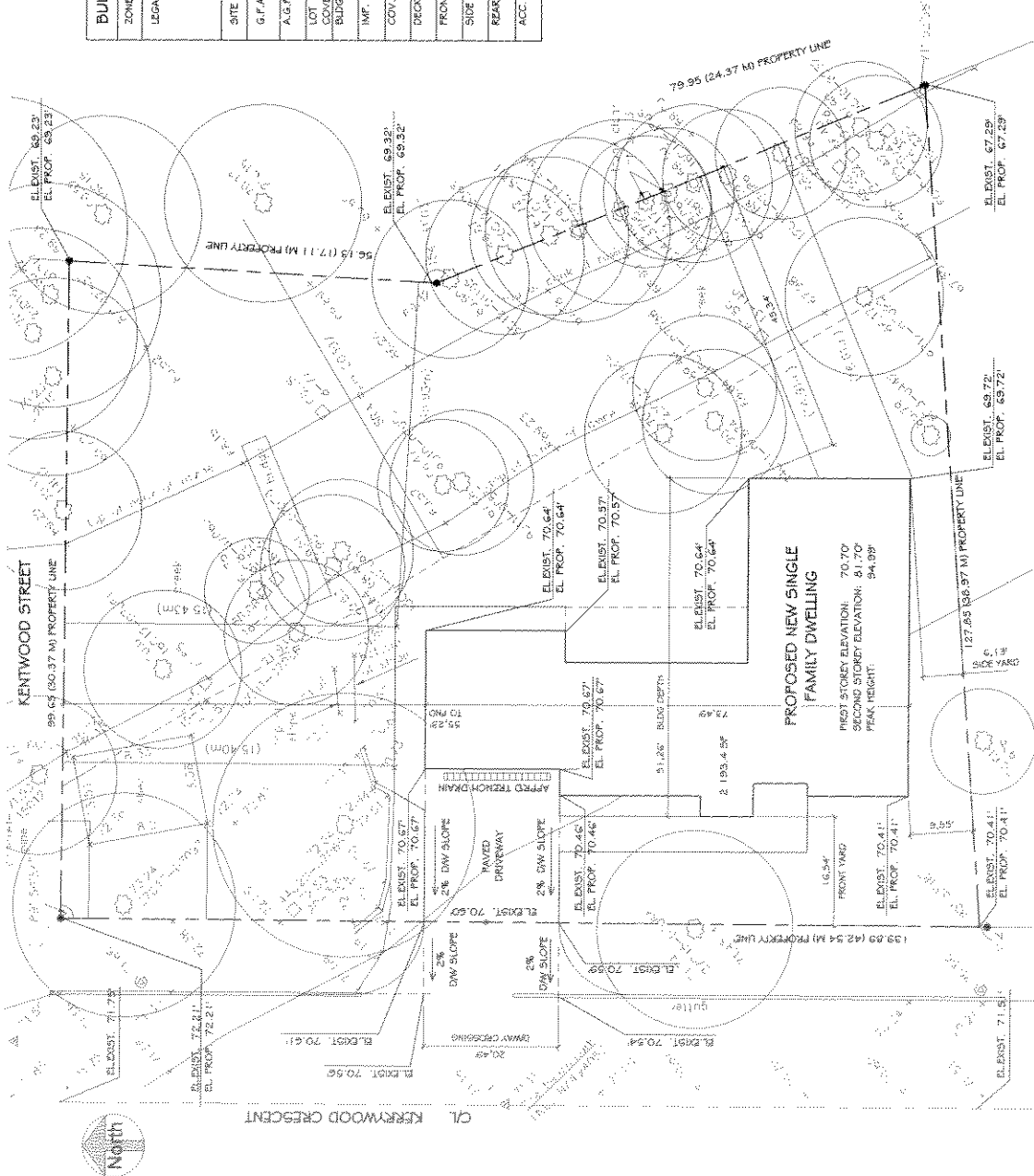
Kerrywood Residence

SURVEY PLAN OF LOT 25 DISTRICT LOT 42, GROUP 1 NEW WESTMINSTER DISTRICT T. PLAN 23 102

BUILDING ANALYSIS OF: 7842 KERRYWOOD CR	
ZONE	R1
LEGAL DESCRIPTION	POSTAL CODE V5A2G1, LOT WITH 41.44M, LOT DPTH 30.73M, ROLL NUMBER 1394-7842-0000 KERRYWOOD RESIDENCE PLAN NW23102, LTO NO 003-986-276
SITE SIZE	14,407.49 SF
G.F.A.	ALLOWABLE 14,407.49 X 0.60 = 8,644.51 & 350.9 SF PROPOSED 1763.5(M) + 2113.9(M) = 3,877.4 SF
A.G.F.A.	ALLOWABLE 14407.49 X 0.4 = 5,762.99 SF PROPOSED 1763.5(M) + 2113.9(M) = 3,877.4 SF
LOT COVERAGE	ALLOWABLE 1763.5(M) + 2113.9(M) = 3,877.4 SF PROPOSED 1763.5(M) + 2113.9(M) = 3,877.4 SF
BUDG DEPTH	ALLOWABLE 48.5' PROPOSED 51.25'
IMP. AREA	ALLOWABLE 14,407.49 X 0.7 = 10,085.24 SF PROPOSED 5,817.93 SF
COV. PORCH	ALLOWABLE 39.00 SF PROPOSED 37.00 SF
DECK	ALLOWABLE 28.6 SF PROPOSED 28.6 SF
FRONT Y.	ALLOWABLE 25.5' PROPOSED 25.5'
SIDE Y.	ALLOWABLE 16.54' PROPOSED 16.54'
REAR Y.	ALLOWABLE 7.8' PROPOSED 7.8'
ACC. BLDG.	ALLOWABLE 39.5' PROPOSED 39.5'
ACC. BLDG.	ALLOWABLE 6.07' PROPOSED 6.07'
ACC. BLDG.	ALLOWABLE N/A PROPOSED N/A

INTERVIEWS AREA CALCULATION	
GARAGE & APRON	502.95 SF
REAR WALK	322.83 SF
MAIN BLDG & COV. PORCH	9,914.4 SF
SIDE WALK	132.08 SF
FRONT WALK & STAIRS	245.77 SF
PROPOSED INTERVIEW AREA	5,917.53 SF
ALLOWED INTERVIEW AREA	10,085.24 SF

- NOTES:
1. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE.
 2. REFER TO STRUCTURAL DRAWINGS FOR FRAMING AND STRUCTURAL REQUIREMENTS.
 3. TYPE OF HEATING: RADIANT HEATING.
 4. WINDOWS, DOORS AND SKYLIGHTS SHALL COMPLY WITH CSA A440:
 - PERFORMANCE CLASS R
 - PERFORMANCE GRADE PG 1440 (PG30)



1 SITE PLAN
Scale: 1/8\" = 1'-0\"

7842
KERRYWOOD
CRESCENT
BURNABY, B.C.

SITE PLAN

Project number	
Date	FEB 2015
Scale	As indicated