



## BOARD OF VARIANCE REFERRAL LETTER

|                                                                        |                |                                                            |                                                                                                                            |
|------------------------------------------------------------------------|----------------|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>DATE:</b> May 5, 2015                                               |                | <b>DEADLINE:</b> May 12, 2015 for the June 4, 2015 hearing | <i>This is <b>not</b> an application.<br/>Please take letter to Board of Variance.<br/>(Clerk's office - Ground Floor)</i> |
| <b>NAME OF APPLICANT:</b> Lev Keselman                                 |                |                                                            |                                                                                                                            |
| <b>ADDRESS OF APPLICANT:</b> 227 – 5589 Byrne Rd, Burnaby B.C. V5J 3J1 |                |                                                            |                                                                                                                            |
| <b>TELEPHONE:</b> 604.764.9165                                         |                |                                                            |                                                                                                                            |
| <b>PROJECT</b>                                                         |                |                                                            |                                                                                                                            |
| <b>DESCRIPTION:</b> New Single Family Dwelling                         |                |                                                            |                                                                                                                            |
| <b>ADDRESS:</b> 7842 Kerrywood Crescent                                |                |                                                            |                                                                                                                            |
| <b>LEGAL:</b>                                                          | <b>LOT:</b> 28 | <b>DL:</b> 42                                              | <b>PLAN:</b> 23102                                                                                                         |

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) R1 [101.8; 101.9(1)]**  
of the Burnaby Zoning Bylaw No. 4742

### **COMMENTS:**

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

- 1) The front yard setback will be 16.54 feet to the foundation where a minimum front yard setback of 31.03 feet is required based on front yard averaging. The roof overhang will be 1.0 feet beyond the foundation.
- 2) The side yard setback will be 6.13 feet to the foundation where a minimum side yard setback of 7.9 feet is required.

*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.*

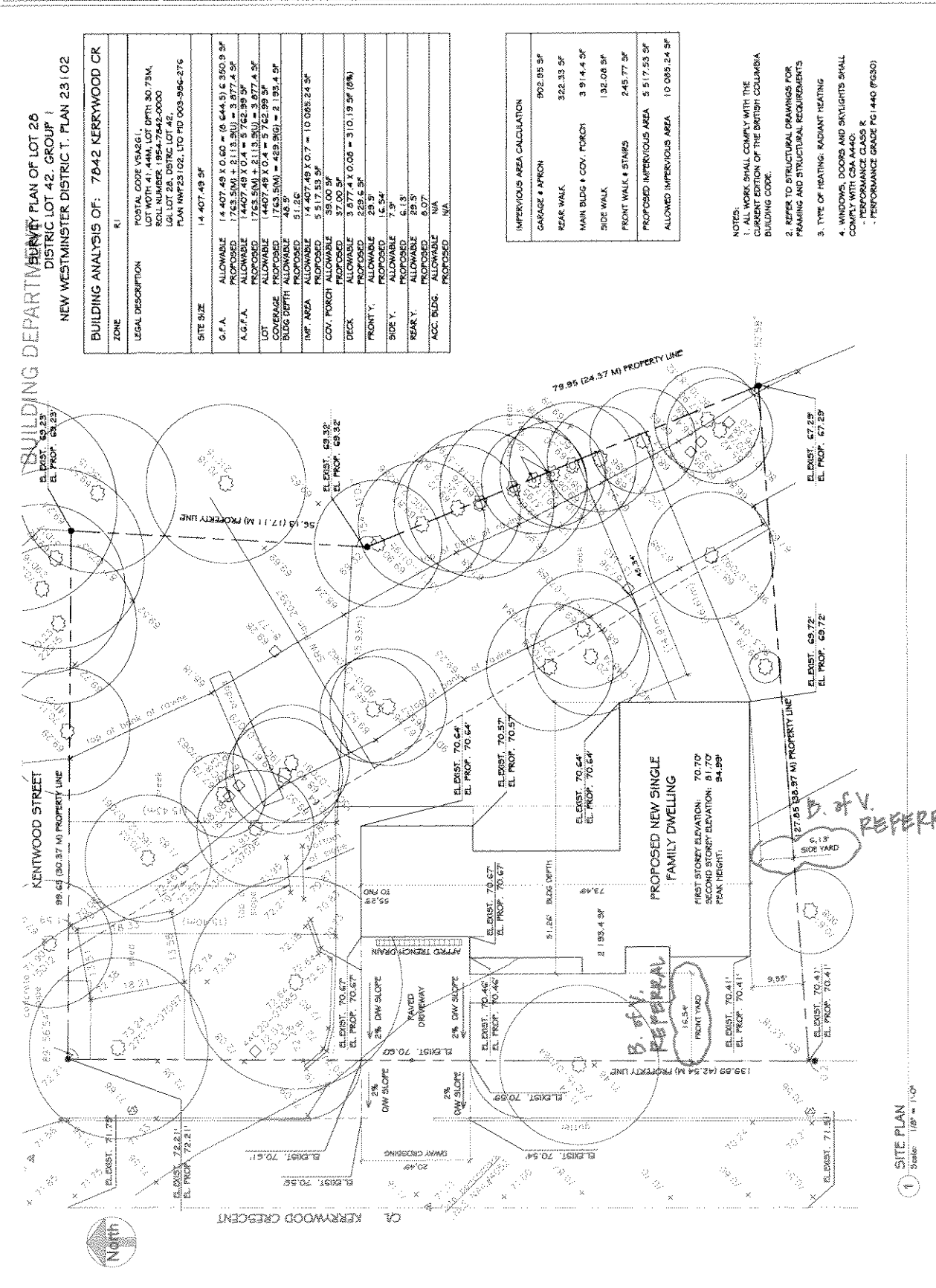
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Peter Kushnir  
Assistant Chief Building Inspector, Permits and Customer Service

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APR 23 2015

|                                                                                                                                                                         |  |                                                      |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------|--|
| Prepared by:<br>Vadim Kadoshnikov<br>214-123 East 19th St.<br>North Vancouver<br>B.C. V7L2Y9<br>Tel: 778-323-1540<br>kadoshnikov@yahoo.com<br>www.vkzdesignservices.com |  | Project Number:<br>7842                              |  |
| Building Name:<br>KERRYWOOD RESIDENCE                                                                                                                                   |  | Project Name:<br>KERRYWOOD CRESCENT<br>BURNABY, B.C. |  |
| Building Address:<br>7842 KERRYWOOD CR                                                                                                                                  |  | Project Date:<br>FEB 2015                            |  |
| Building Type:<br>RESIDENCE                                                                                                                                             |  | Project Status:<br>As indicated                      |  |



SHANTUNG DEPARTMENT

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Kerrywood  
Residence

| No. | Description | Date |
|-----|-------------|------|
|-----|-------------|------|

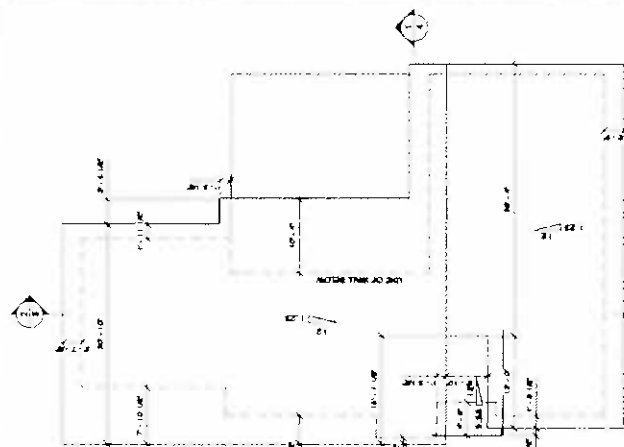
7842  
KERRYWOOD  
CRESCENT  
BURNABY, B.C.

S. ELEVATION, SECTION :  
ROOF PLAN

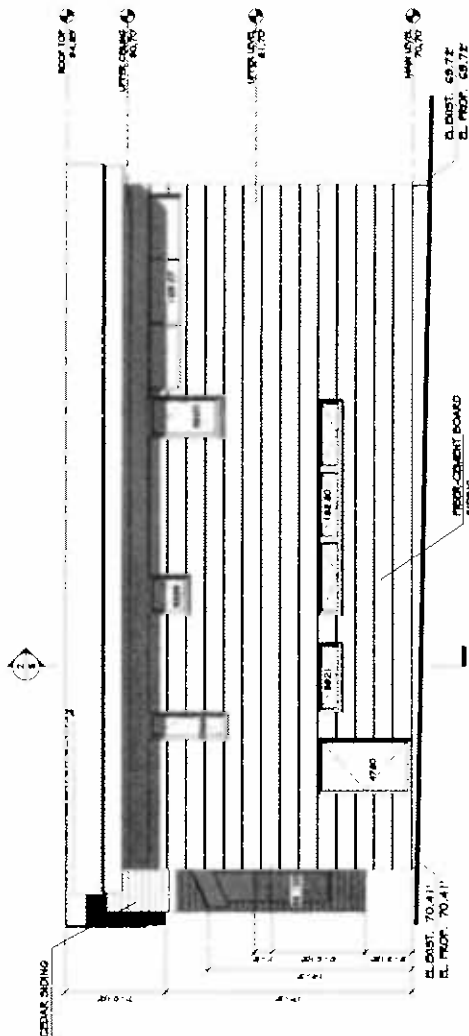
5102 6133

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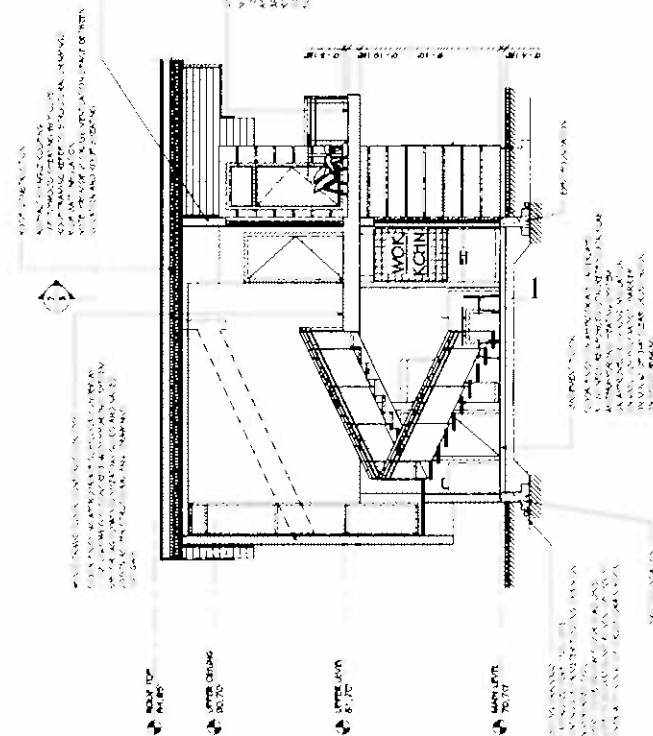
As indicated



2 ROOF PLAN  
Scale: 1/8" = 1'-0"



3 SOUTH (RIGHT) ELEVATION  
Scale: 1/4" = 1'-0"



1 SECTION 1  
Scale: 1/4" = 1'

ABOVE GRADE WALL ASSEMBLY  
(WOOD SIDING)

| DESCRIPTION                                                                    | NOMINAL       | EFFECTIVE       |
|--------------------------------------------------------------------------------|---------------|-----------------|
| R-2.0 BATT INSULATION IN 2X6<br>WOOD JOISTING AT 16" O.C.                      | R-5.3 (R-1.9) | R-5.2 (R-1.5)   |
| OTHER BUILDING ENCLOSURE<br>LAYERS THAT CONTRIBUTE TO<br>EFFECTIVE INSULATION: |               |                 |
| 1. EXTERIOR AIR FILM                                                           | 0.09          |                 |
| 2. WOOD SIDING                                                                 | 0.14          |                 |
| 3. 1/2" AIR SPACE FOR RAIN                                                     | 0.16          | R-5.0 (R-5.3)   |
| 4. BREASTING INSULATION                                                        | 0.11          |                 |
| 5. 1/2" PLYWOOD SHEATHING                                                      | 0.08          |                 |
| 6. POLYURETHANE                                                                | 0.06          |                 |
| 7. 1/2" GYPSUM WALL BOARD                                                      | 0.12          |                 |
| 8. INTERIOR AIR FILM                                                           |               |                 |
| TOTAL EFFECTIVE INSULATION VALUE                                               |               | R-5.0 (R-17.04) |
| MINIMUM EFFECTIVE THERMAL RESISTANCE<br>FOR CEILING BELOW CATHEDRAL PLAT ROOMS |               | R-5.2 (R-15.0)  |

ABOVE GRADE WALL ASSEMBLY  
(STUCCO SIDING)

| DESCRIPTION                                                                       | NOMINAL<br>R-VALUE (R) | EFFECTIVE<br>R-VALUE (R-E) |
|-----------------------------------------------------------------------------------|------------------------|----------------------------|
| WOOD FRAME AT 16" O.C.                                                            |                        |                            |
| 2.0" STUCCO INSULATION IN 2x6<br>WOOD JOISTS                                      | R-13.45 (-9)           | R-2.36 (R-13.4)            |
| OTHER BUILDING ENCLOSURE<br>LAYERS THAT CONTRIBUTE TO<br>EFFECTIVE INSULATION:    |                        |                            |
| 1. EXTERIOR AIR FILM                                                              | 0.03                   |                            |
| 2. STUCCO<br>SHEATHING                                                            | 0.16                   | R-0.5 (R-2.84)             |
| 3. SHEATHING UNDERLAME<br>SHEATHING                                               | 0.11                   |                            |
| 4. 1/2" PLUMWOOD SHEATHING                                                        | 0.08                   |                            |
| 5. POLYURETHANE<br>INSULATION                                                     | 0.08                   |                            |
| 7. 1/2" POLYURETHANE WOOD<br>INSULATION                                           | 0.12                   |                            |
| 8. INTERIOR AIR FILM                                                              |                        |                            |
| TOTAL EFFECTIVE INSULATION VALUE                                                  |                        |                            |
|                                                                                   |                        | R-2.86 (R-15.24)           |
| MINIMUM EFFECTIVE THERMAL RESISTANCE<br>FOR CEILINGS BELOW CATHEDRAL + FLAT ROOFS |                        |                            |
|                                                                                   |                        | R-3.2 (R-15.6)             |

ABOVE GRADE WALL ASSEMBLY  
(WOOD SIDING)

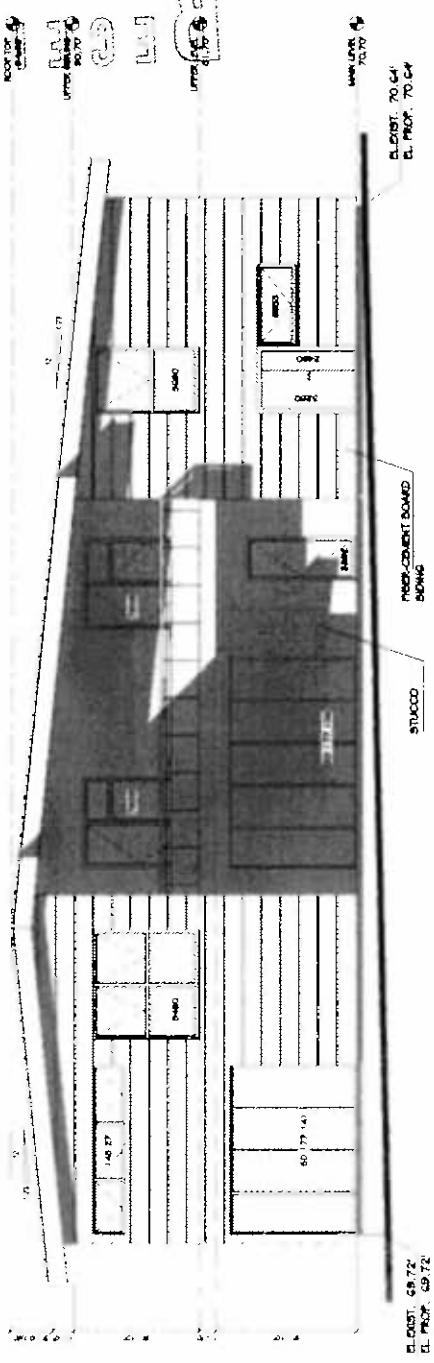
| DESCRIPTION                                                                    | NOMINAL       | EFFECTIVE       |
|--------------------------------------------------------------------------------|---------------|-----------------|
| R-2.0 BATT INSULATION IN 2X6<br>WOOD JOISTING AT 16" O.C.                      | R-5.3 (R-1.9) | R-5.2 (R-1.5)   |
| OTHER BUILDING ENCLOSURE<br>LAYERS THAT CONTRIBUTE TO<br>EFFECTIVE INSULATION: |               |                 |
| 1. EXTERIOR AIR FILM                                                           | 0.09          |                 |
| 2. WOOD SIDING                                                                 | 0.14          |                 |
| 3. 1/2" AIR SPACE FOR RAIN                                                     | 0.16          | R-5.0 (R-5.3)   |
| 4. BREASTING INSULATION                                                        | 0.11          |                 |
| 5. 1/2" PLYWOOD SHEATHING                                                      | 0.08          |                 |
| 6. POLYURETHANE                                                                | 0.06          |                 |
| 7. 1/2" GYPSUM WALL BOARD                                                      | 0.12          |                 |
| 8. INTERIOR AIR FILM                                                           |               |                 |
| TOTAL EFFECTIVE INSULATION VALUE                                               |               | R-5.0 (R-17.04) |
| MINIMUM EFFECTIVE THERMAL RESISTANCE<br>FOR CEILING BELOW CATHEDRAL PLAT ROOMS |               | R-5.2 (R-15.0)  |

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BUILDING DEPARTMENT

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Kerrywood  
Residence

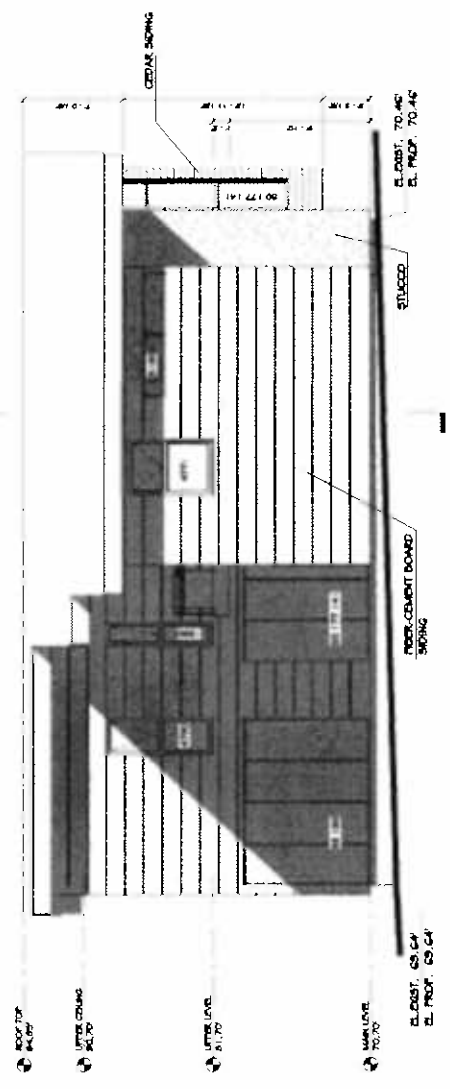
| No   | Description                            | Date         |
|------|----------------------------------------|--------------|
| 7042 | KERRYWOOD<br>CRESCENT<br>BURNABY, B.C. |              |
|      | ELEVATIONS                             |              |
|      |                                        | FEB 2015     |
| 6    |                                        |              |
|      |                                        | 1/4" = 1'-0" |



1 EAST (REAR) ELEVATION  
Scale: 1/4" = 1'-0"

ABOVE GRADE WALL ASSEMBLY  
(6.35MM FIBER-CEMENT BOARD SIDING)

| DESCRIPTION                                                                    | NOMINAL           | EFFECTIVE           |
|--------------------------------------------------------------------------------|-------------------|---------------------|
| R-2.6 BATT INSULATION IN 2x6 WOOD FRAMING AT 16" O.C.                          | RSI 5.34 (R-1.19) | RSI 2.36 (R-1.34)   |
| OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:       |                   |                     |
| 1. EXTERIOR AIR FILM                                                           | 0.03              |                     |
| 2. 6MM FIBER-CEMENT BOARD SIDING                                               | 0.23              |                     |
| 3. 1/2" AIR SPACE FOR RAIN SCREEN                                              | 0.16              | RSI 0.825 (R-2.57)  |
| 4. SHEETING MEMBRANE                                                           | 0.11              |                     |
| 5. 1/2" PLYWOOD SHEATHING                                                      | 0.11              |                     |
| 6. POLYETHYLENE                                                                | 0.06              |                     |
| 7. 1/2" GYPSUM WALL BOARD                                                      | 0.12              |                     |
| 8. INTERIOR AIR FILM                                                           | 0.12              |                     |
| TOTAL EFFECTIVE INSULATION VALUE                                               |                   | RSI 2.603 (R-14.57) |
| MINIMUM EFFECTIVE THERMAL RESISTANCE FOR CEILINGS BELOW CATHEDRAL & FLAT ROOFS |                   |                     |
|                                                                                |                   | RSI 2.76 (R-15.5)   |



2 NORTH (LEFT) ELEVATION  
Scale: 1/4" = 1'-0"

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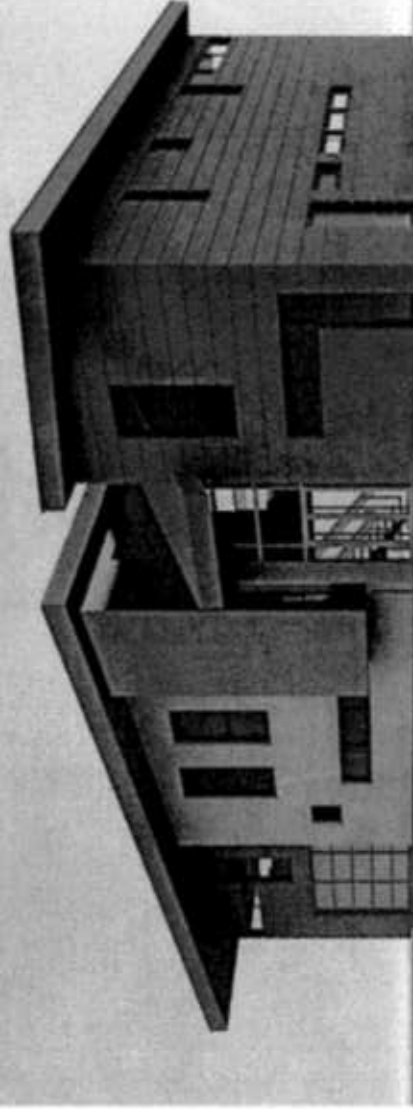
BUILDING DEPARTMENT

# SINGLE FAMILY DWELLING

7842 KERRYWOOD CRESCENT, BURNABY, B.C.

## CONTENTS:

- 1 SITE PLAN
- 2 MAIN LEVEL
- 3 UPPER LEVEL
- 4 S.ELEVATION, SECTION 1,  
ROOF PLAN
- 5 W.ELEVATION, SECTION 2
- 6 ELEVATIONS



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Kerrywood  
Residence

| No.  | Description                            | Date     |
|------|----------------------------------------|----------|
| 7842 | KERRYWOOD<br>CRESCENT<br>BURNABY, B.C. | FEB 2015 |

**SCALE** 1" = 16'

| Applicable Adjacent Houses | Depth of Front Yard |
|----------------------------|---------------------|
| 7832 Kerrywood Crescent    | 29.35 ft            |
| 7822 Kerrywood Crescent    | 32.71 ft            |
| Total                      | 62.06 ft            |
| Average                    | 31.03 ft            |

## NOTES

All original corner posts have been located and are undisturbed, therefore a posting plan is not required. Property may be subject to Restrictive Covenant 304860C, see 431825F.

- Lot dimensions are derived from field survey.
- Elevations are based on Geodetic Datum of Burnaby and are derived from control monument 94H1450 situated in front of house #7650 on Winston Street.
- Elevation = 91.37 feet.
- For elevation control, use control monument or site benchmarks
- All trees have been plotted as required by Burnaby Bylaw 1998.
- All elevations along curb lines are gutter levels.
- Symbols plotted are for illustrative purposes and are not representative of their true size.

- denotes standard iron post.  
 ○ denotes lamp standard.  
 ☆ denotes top of wall.  
 ☆ denotes bottom of wall.  
 ○ denotes tree stump.  
 ○ height (inches)  
 ○ diameter (inches)  
 ○ denotes tree.  
 ○-1234 (tree tag number)  
 ○ tip tree radius (feet)  
 ○ Disposition  
 ○ diameter (inches)

CIVIC ADDRESS  
7842 KERRYWOOD CRESCENT  
BURNABY, B.C.

**ZONING: R1**

CERTIFIED CORRECT.  
DATED THIS 18TH DAY OF DEC., 2014

**IVAN NGAN** **B.C.L.S.**

L N L S  
METRO VANCOUVER  
LAND SURVEYORS

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