

**BOARD OF VARIANCE REFERRAL LETTER**

DATE: May 8, 2015	DEADLINE: May 12, 2015 for the June 4, 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: Karmjit Sanghera			
ADDRESS OF APPLICANT: 7069 – 125A Street, Surrey V3W1T5			
TELEPHONE: (604) 537-1851			
PROJECT			
DESCRIPTION: New two family dwelling with a detached garage			
ADDRESS: 3785 Godwin Ave			
Legal:	LOT: B	DL: 76	PLAN: 70205

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) R-12 [6.3.1; 6.6(2)(c); 6.6(2)(d)]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

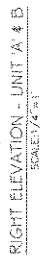
The applicant is proposing to construct a new two family dwelling with a detached garage. The following relaxations are being requested:

- 1) The distance between the principal building and detached garage is 8.25 feet where a minimum distance of 14.8 feet is required.
- 2) The width of the detached garage is 22.5 feet where a maximum width of the detached garage is 22.0 feet is permitted.
- 3) The setback between the detached garage and west property line is 2.5 feet where a minimum distance of 3.94 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

BHS

Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service



TOORA HOME PLANS

AGENTS:
12960 107th AVE
MILWAUKEE, WI 53221 269

TEL: 462-0431 FAX: 434-338
PHONE: (608) 931-4373
E-MAIL: toora@toora.com

PROPOSED DUPLEX FOR
LOT 2 @ 3705 GODWIN AVENUE
BURNABY B.C.

INDICATE	
TITLE	RELATIONS
SOURCE	1.4.1
DATE	1987.12
EXAMINER	RU. TOOR
EXAMINER'S	
DATE	
A3	

1. WILLIAM W. WILSON
1000 1/2 W. 10TH ST. APT. 10
CHICAGO, ILL. 60607

2. WILLIAM W. WILSON
1000 1/2 W. 10TH ST. APT. 10
CHICAGO, ILL. 60607

3. WILLIAM W. WILSON
1000 1/2 W. 10TH ST. APT. 10
CHICAGO, ILL. 60607

4. WILLIAM W. WILSON
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CHICAGO, ILL. 60607

5. WILLIAM W. WILSON
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6. WILLIAM W. WILSON
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7. WILLIAM W. WILSON
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8. WILLIAM W. WILSON
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CHICAGO, ILL. 60607

9. WILLIAM W. WILSON
1000 1/2 W. 10TH ST. APT. 10
CHICAGO, ILL. 60607

10. WILLIAM W. WILSON
1000 1/2 W. 10TH ST. APT. 10
CHICAGO, ILL. 60607



PROPOSED DUPLEX FOR
LOT B @ 3785 GOWAN AVENUE
BURNABY, B.C.

PROJECT 6	GARAGE PLAN & DETAILS		DATE: APR 2015	BY: DWYER	A4
ITEM	ROOM	AS NOTED	INFORM	DATE	BY

**BRITISH COLUMBIA LAND SURVEYOR'S SITE SURVEY PLAN OF
LOT B DISTRICT LOT 76 GROUP 1 N.W.D. PLAN 70205**

P.I.D. 002-120-216

For Building Design Purposes
Scale: 1 inch = 16 feet

Current Civic Address:
3785 Godwin Street
Burnaby, B.C.

Notes:

- All dimensions are in feet.
- This Site Plan adheres to city's Tree By-law.
- Elevations are based on City of Burnaby integrated monument 357 elevation = 169.35 ft (51.618m).
- property dimensions are derived from Land Title Office records and are subject to change upon field survey

Building Envelope in R12 zoning:

- adjacent lot average:
 - House 5863 setback = 23.49 ft
 - House 5873 setback = 19.71 ft
- Front yard average = 21.60 ft
- Front yard = minimum = 20.00 ft
- Rear yard minimum = 24.5'
- Rear yard = remainder = 30.69'
- Building depth = maximum = 65.00 feet
- Side yard = 4.0 ft. min.
- = 6.0 ft. min. (flanking street)

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

LEGEND

- IP ● ...denotes iron post
- LP ■ ...denotes lead plug
- (172.6) ...denotes gutter
- +999.9 ...denotes spot elevation
- ⊙COWF ...denotes tree
- ⊙ ...denotes sanitary manhole
- CB ⊙ ...denotes lawn basin
- LS ☀ ...denotes lamp standard
- WV ⊙ ...denotes water valve

RECEIVED
APR 24 2015

BUILDING DEPARTMENT

NW537

A

PLAN 70205

(SEE POSTING PLAN EPP50424)
SITE AREA = 3816 sq ft

APPROX.
BUILDING
ENVELOPE

GODWIN AVENUE

SPROTT STREET

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DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
216-12899 76th Avenue
Surrey, B.C. V3W 1E6
Phone: 604 501-6188
Fax: 604 501-6189
File: 1503141-701

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

Date of Survey: 30th day of March, 2015
PAUL ANTON
BRITISH COLUMBIA
SEAL
GEN. REG. NO. 803
C.L.S. 803