

**BOARD OF VARIANCE REFERRAL LETTER**

DATE: June 2, 2015	DEADLINE: June 9, 2015 for the July 9, 2015 hearing	<i>This is not an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>	
NAME OF APPLICANT: Daljit Dhami			
ADDRESS OF APPLICANT: 1025 West 58 Avenue, Vancouver V6P 1V9			
TELEPHONE: 604-767-9143			
PROJECT			
DESCRIPTION: New two family dwelling			
ADDRESS: 7220/22 11 th Avenue			
LEGAL:	LOT: 159	DL: 53	PLAN: EPP50735

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) R12 [6.6(2)(c)]
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 width of the accessory building will be 22.0 feet where a maximum accessory building width of 21.3 feet is permitted.

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.

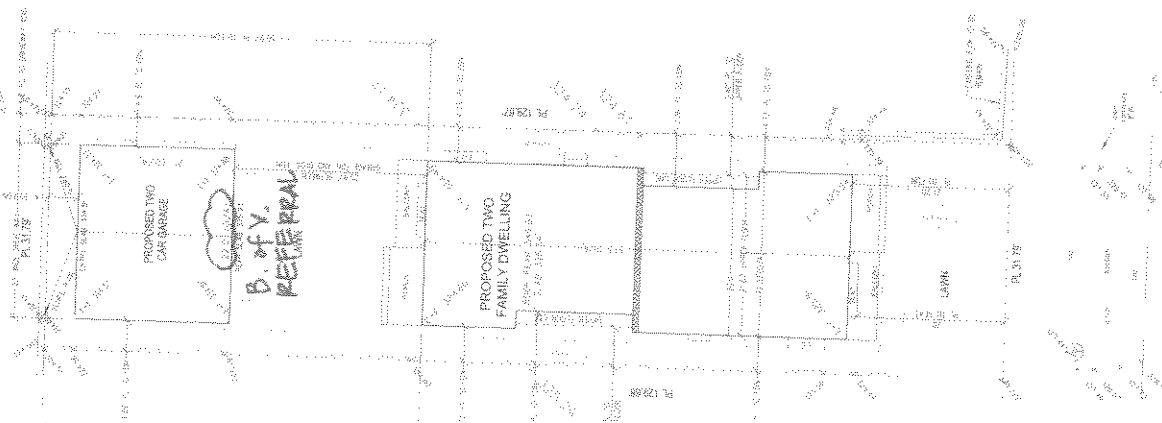
DS

Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service

LOCAL JURISDICTION
 CITY OF BIRMINGHAM
 1315 3RD ST AND 51 1/2 AL OF DISTRICT LOT 53, GROUP 1
 NEW HAMPSHIRE DISTRICT, PLAT 12562

FILE ADDRESS
 7220/7226/7229 11TH AVENUE
 BIRMINGHAM, AL 35202

OWNER
 B. OF Y.



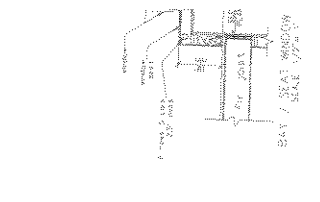
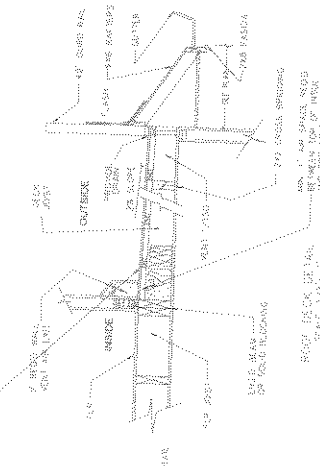
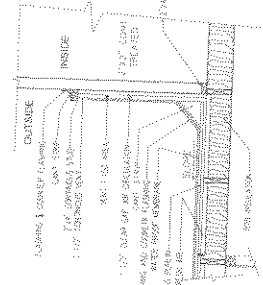
LOT AREA: 4127.6 SFT

ALLOWED BUILDINGS	
U.I. N. 60%	2473.7
L.C. 40%	1853
RSCH. 85	1962
3RD	94
CARAGE	452
452	452

GENERAL NOTES

1. ALL BUILDINGS SHALL BE CONFORM TO THE CITY OF BIRMINGHAM ZONING ORDINANCE.
2. ALL BUILDINGS SHALL BE CONFORM TO THE CITY OF BIRMINGHAM PLANNING DEPARTMENT REQUIREMENTS.
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SITE PLAN
 SCALE 1/8" = 1'



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MAY 05 2015

BUILDING DEPARTMENT

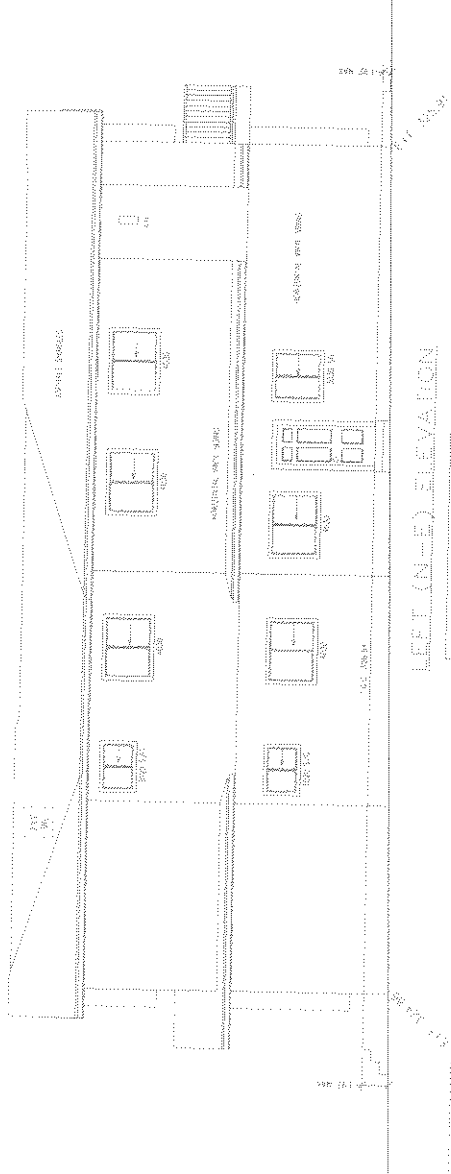
SITE PLAN & CONSTRUCTION DETAILS

11TH AVENUE
 BIRMINGHAM, AL

SA 04/05/2015

SDD

SHIKDER DESIGN & DRAFT
 1000 1/2 1ST AVENUE
 BIRMINGHAM, AL 35202
 Phone: 778 880 3740

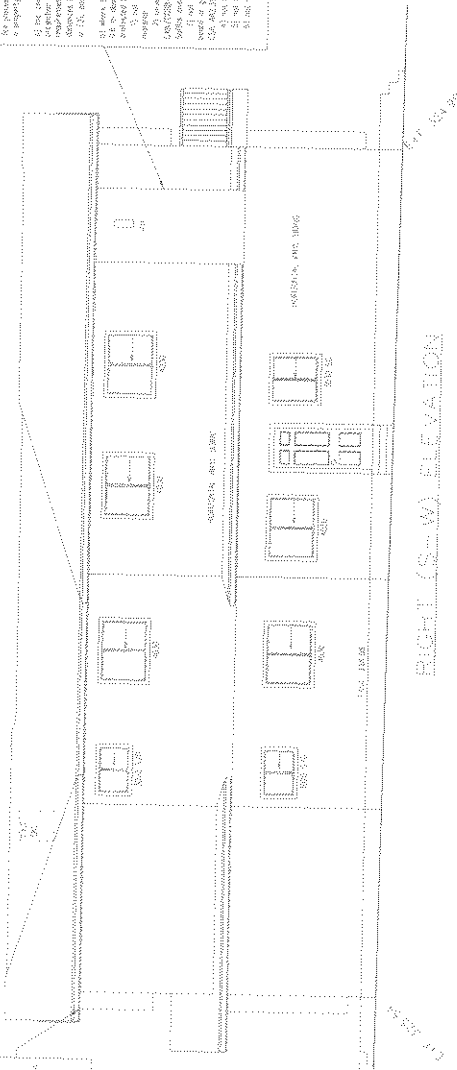


LEFT (N-E) ELEVATION

NEW GLASS & SILL
EXISTING WINDOW FRAME
WINDOW FRAME 24.5' x 34.5'

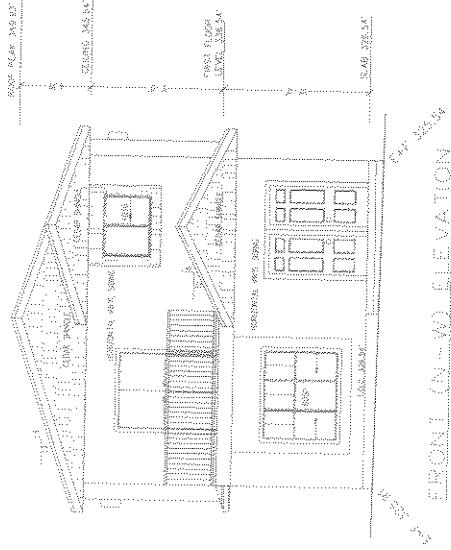
NOTES:
1. All work shall be in accordance with the City of Halifax Building Code.
2. All materials shall be of the highest quality and shall be approved by the City of Halifax Building Department.
3. All work shall be completed within the specified time frame.
4. All work shall be done in accordance with the City of Halifax Building Code.
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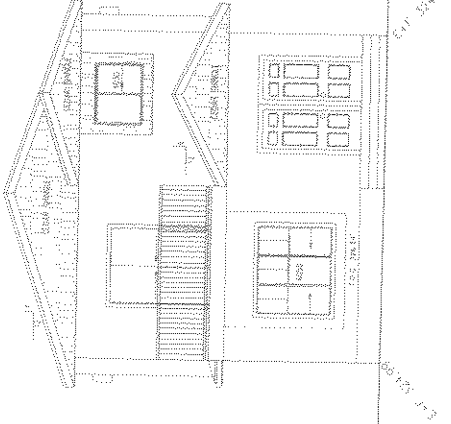


RIGHT (S-W) ELEVATION

NEW GLASS & SILL
EXISTING WINDOW FRAME
WINDOW FRAME 24.5' x 34.5'



FRONT (N-W) ELEVATION



REAR (S-E) ELEVATION

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720/12

ELEVATIONS
1171 AVENUE (LOT 1)
BRANDY, BC

SCALE 1/4" = 1'

DATE 11/03/2015
SA 3 OF 4



SHKDER DESIGN & DRAFTING
200-825 EAST 10TH AVE
VANCOUVER, BC V6L 1T6
Phone: 604 676 2894

BUILDING DEPARTMENT

SUBDIVISION PLAN OF LOTS 59, 60 AND 61
ALL OF DISTRICT LOT 53, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN 32552

PLAN EPP50735

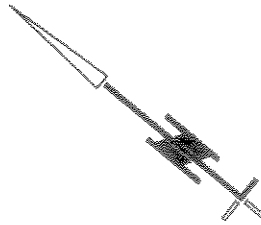
BCGS 92G.026

SCALE 1 : 500



All distances are in metres.

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



Datum: NAD83(CSRS)4.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5451071.99
UTM Easting: 504062.74
Estimated horizontal positional
accuracy 0.01 metres.

LEGEND:

Integrated survey area No. 25, Burnaby, NAD83(CSRS)4.0.BC.1.GVRD
Grid bearings are derived from observations between
geodetic control monuments B-89009 and B-89004.
This plan shows horizontal ground-level distances unless
otherwise specified. To compute grid distances, multiply
ground-level distances by the average combined factor
of 0.9995874, which has been derived from geodetic
control monuments B-89004 and B-89009.

- ▲ denotes control monument found.
- denotes standard iron post found.
- denotes standard iron post placed.
- denotes lead plug found.
- sp denotes strata plan.

Note:
This plan shows one or more witness posts which are not set
on the true corner(s). Unless otherwise shown, witness posts
are on the production of the property lines.

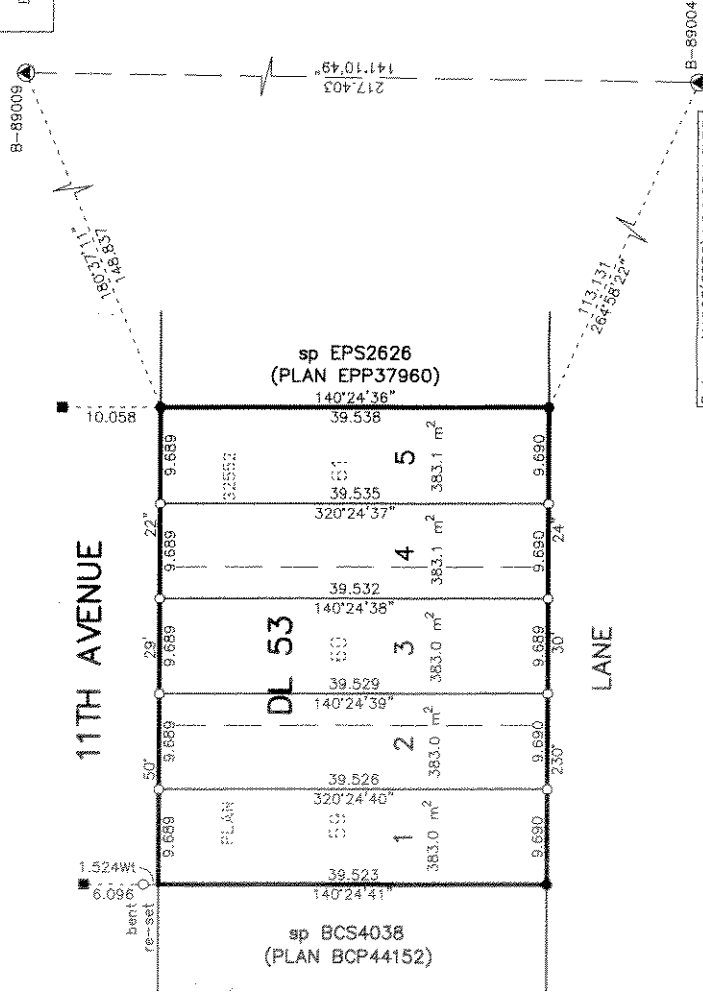
This plan lies within the jurisdiction of the
Approving Officer for City of Burnaby.

The field survey represented by this plan was
completed on the 31st day of March, 2015.
LOUIS NGAN, BCLS

*This plan lies within the
Greater Vancouver Regional District*

L N L S	
METRO VANCOUVER LAND SURVEYORS	
4932 VICTORIA DRIVE, VANCOUVER, BC, V5P 3T6 T 604.327.1535 WEB WWW.LNLS.CA	

FILE: B11-7220SD



Datum: NAD83(CSRS)4.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5450902.67
UTM Easting: 504198.97
Estimated horizontal positional
accuracy 0.01 metres.

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BUILDING DEPARTMENT

SCALE 1" = 16'
All distances are in feet

Applicable Adjacent House	Depth of Front Yard
7210 11th Avenue	21.04 ft.
7216 11th Avenue	21.07 ft.
7238 11th Avenue (Vacant)	25.05 ft.
7244 11th Avenue (Vacant)	20.00 ft.
Total	92.11 ft.
Average	20.53 ft.

SECTION

- List elevations are derived from field survey.
 Elevations are based on Geodetic Datum of Burnaby and
 are derived from control monument B-88939 situated at
 the intersection of 14th Street and 12th Avenue.
 Elevation = 326.28 feet.
 For elevation control, use control monument only.
 Any new development is to be an appropriate interpretation
 of City of Burnaby's intent as shown on the existing
 building envelope prior to design.
 All trees have been planted as required by Burnaby Bylaw 1996.
 All elevations along curb lines are gutter levels.
 Symbols plotted are for illustrative purposes and are
 not representative of their true size.

④ denotes hydro pole.
 ⑤ denotes top of wgs.
 ⑥ denotes bottom of wgs.
 ⑦ denotes mantle
 ⑧ denotes notch basin.
 ⑨ denotes tree.
 G10-1234 (tree tag number)
 L dip line radius (feet)
 C coniferous
 D deciduous
 P planimeter (inches)

W
E
E
E
E
E
E

55054

BUILDING DEPARTMENT

CIVIC ADDRESS
17220/7226/7232 11TH AVENUE
BURNABY, B.C.

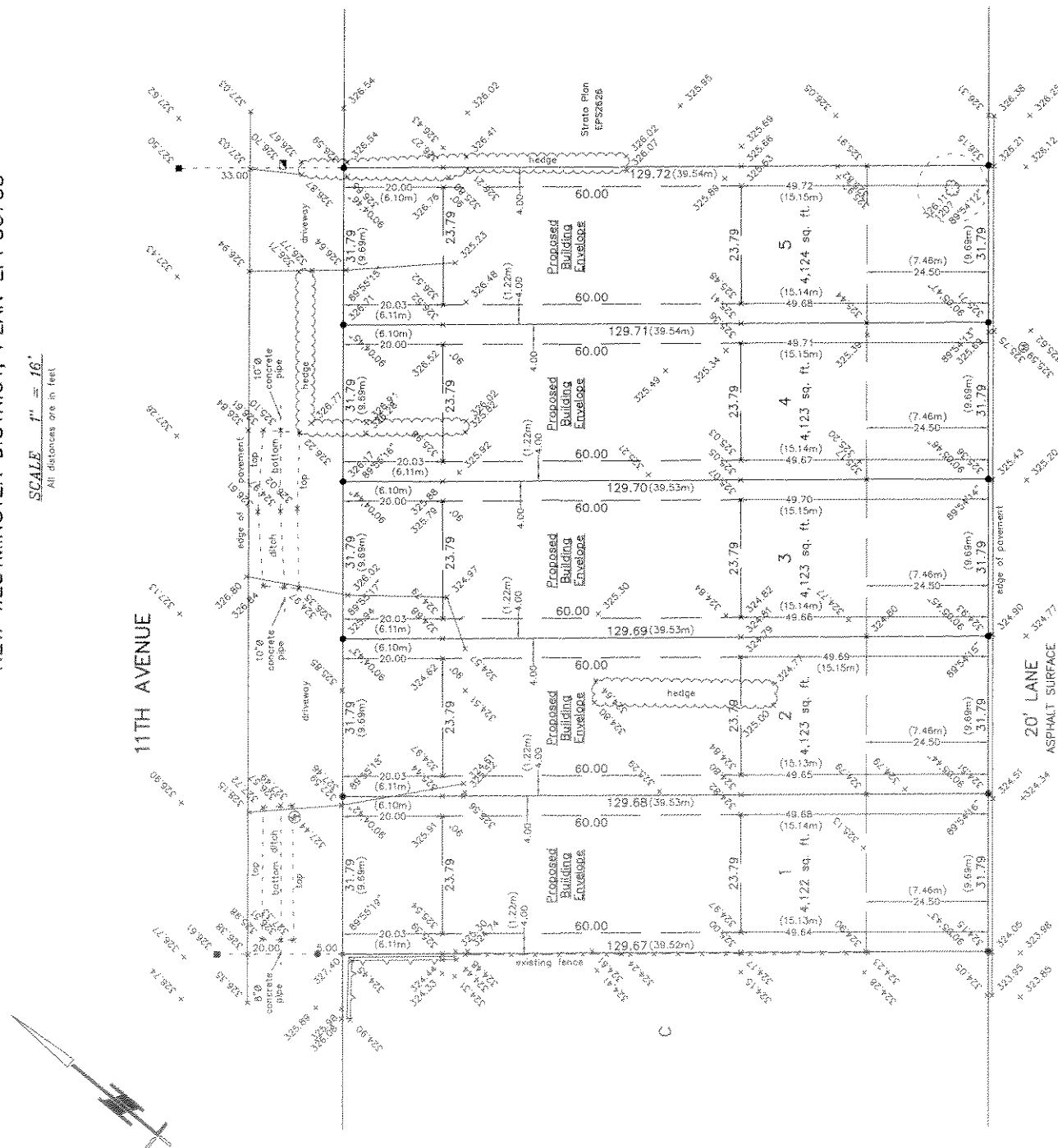
ZONING: R12

LEGAL DESCRIPTION REVISED
DATED THIS 31ST DAY OF MAR., 2015
CERTIFIED CORRECT.
DATED THIS 3RD DAY OF OCT., 2014

LOUIS NGAN

LOUIS NGAN B.C.L.S.

LAND SURVEYORS
METRO VANCOUVER
LAND SURVEYORS



PLAN EPP50735

SUBDIVISION PLAN OF LOTS 59, 60 AND 61
ALL OF DISTRICT LOT 53, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN 32552

BCGS 92G.028

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L N L S METRO VANCOUVER
LAND SURVEYORS

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T 604.327.1535 WEB WWW.LNLS.CA

FILE: B11-7220SD

