

**BOARD OF VARIANCE REFERRAL LETTER**

DATE: June 1, 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 W.58 Ave., Vancouver V6P 1V9			
TELEPHONE: 604-767-9143			
PROJECT			
DESCRIPTION: New two family dwelling			
ADDRESS: 7232 / 34 11 th Ave.			
LEGAL:	LOT: 4	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.

BHS

Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service

PROPOSED TWO
FAMILY DWELLING

BY REFERRAL

PROPOSED TWO
FAMILY DWELLING

7232/34 11TH AVENUE

RECEIVED

MAY 05 2015

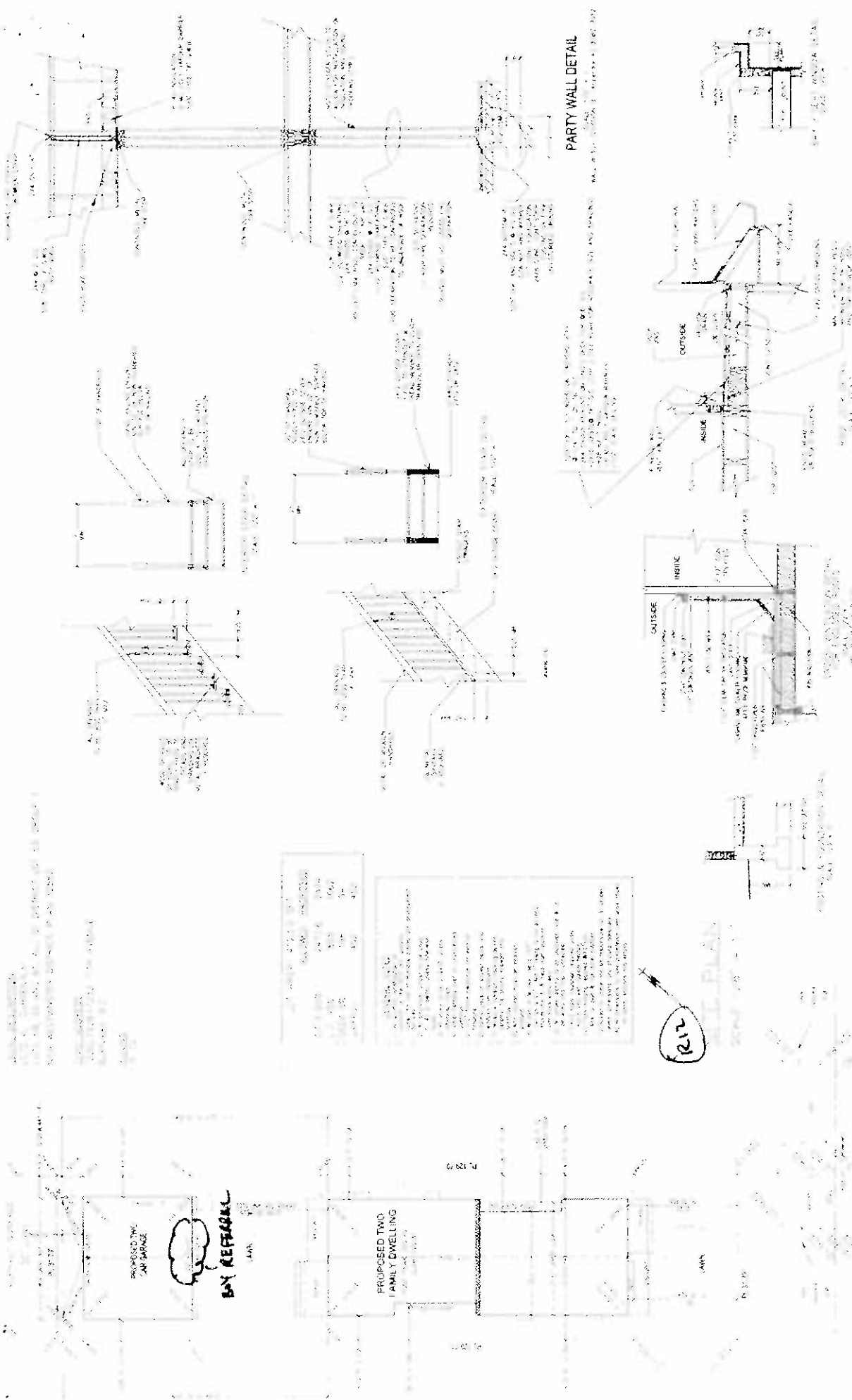
SDD

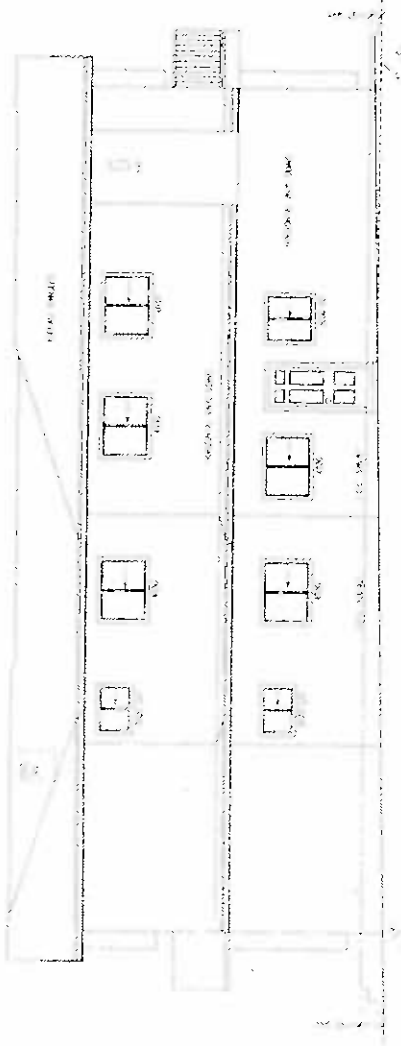
SHIKDER DESIGN & DRAFTING

3000 15th Avenue NW
Calgary, Alberta T2M 1K4
Phone: 776 889 3740

PARTY WALL DETAIL

Rev

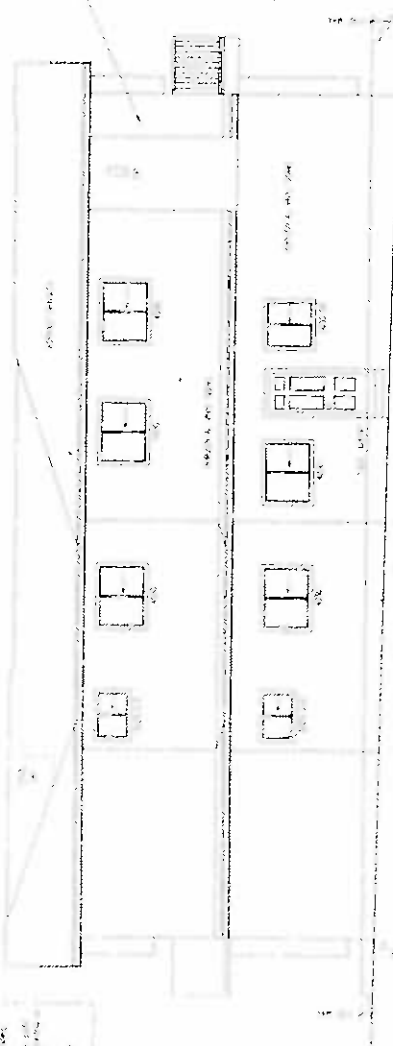




FRONT (N-W) ELEVATION

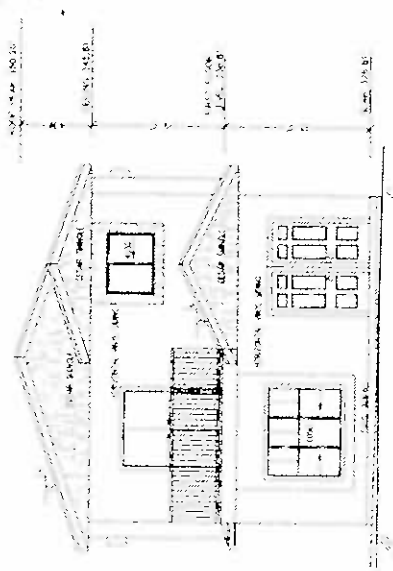
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
3. MATERIALS ARE TO BE DETERMINED BY THE ARCHITECT.

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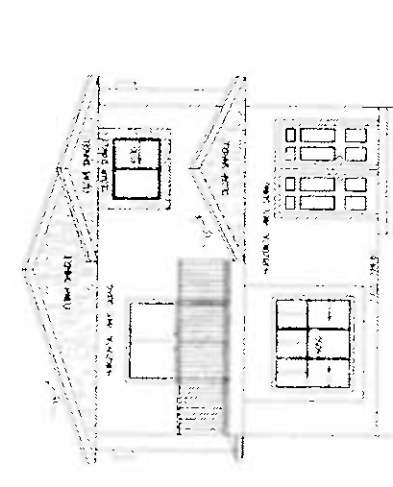
LEFT (N-E) ELEVATION

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
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RIGHT (S-W) ELEVATION

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FRONT (S-E) ELEVATION

RECEIVED

MAY 05 2015

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

PLAN EPP50735

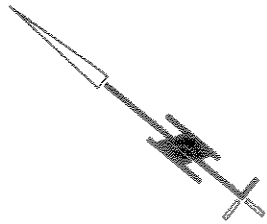
BCGS 92G.026

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(CSR)4.0.0.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(CSR)4.0.0.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 lead plug found.
- 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.

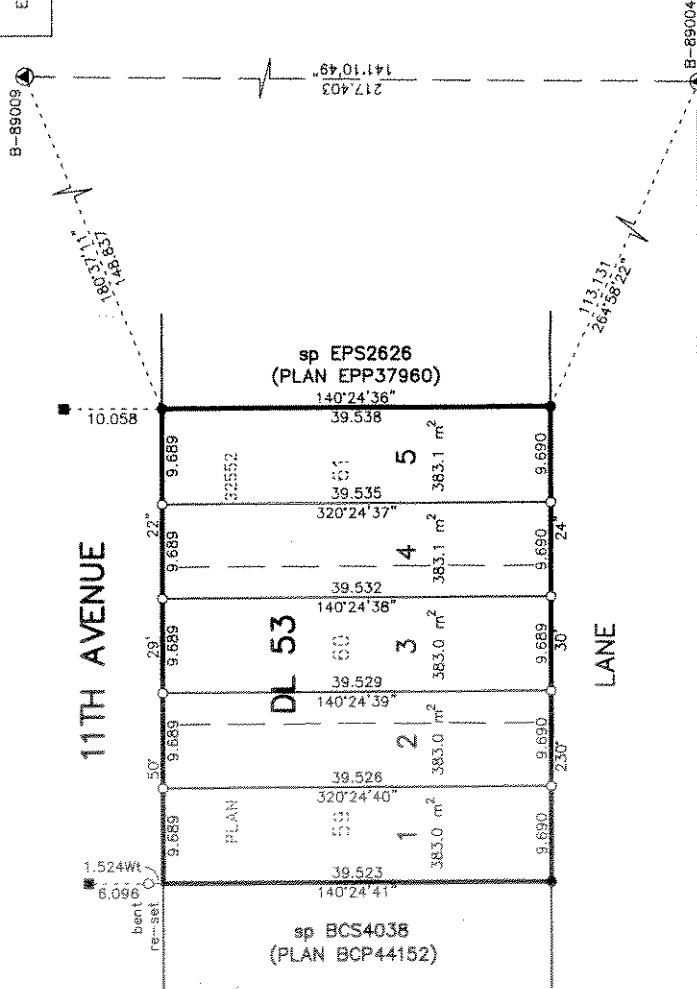
The field survey represented by this plan was
completed on the 31st day of March, 2015.
LOUIS NGAN, BCLS

*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(CSR)4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5450902.67
UTM Easting: 504198.97
Estimated horizontal positional
accuracy 0.01 metres.

RECEIVED

MAY 05 2015

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)	20.60 ft
7244 11th Avenue (Vacant)	20.90 ft
Total	82.11 ft
Average	20.53 ft

NOTES:

- ... Elevations are derived from field survey.
- ... All elevations are based on Geodetic Datum of Burnaby, and are derived from control monument B-48309, situated at the intersection of 15th Street and 12th Avenue. Elevation = 330.28 feet.
- ... For elevation control, use control monument only.
- ... Building elevations shown is just an approximate interpretation of City Zoning Bylaws. Consult Planning Department for final elevations.
- ... All trees have been culled as required by Burnaby Bylaw 1996.
- ... Symbols plotted are for illustrative purposes and are not representative of their true size.

⑤ denotes hydra pole.
 tw denotes top of wall.
 bw denotes bottom of wall.
 ⑥ denotes mantle.
 ⑦ denotes catch basins.
 ⑧ denotes tree.
 C10-1234 (tree tag number)
 — drip line radius (feet)
 — C=coniferous
 — D=deciduous
 — diameter (inches)

DEWEER

MAY 05 2015

BUILDING DEPARTMENT

CIVIC ADDRESS
7220/7226/7232 11TH AVENUE
BURNABY, B.C.

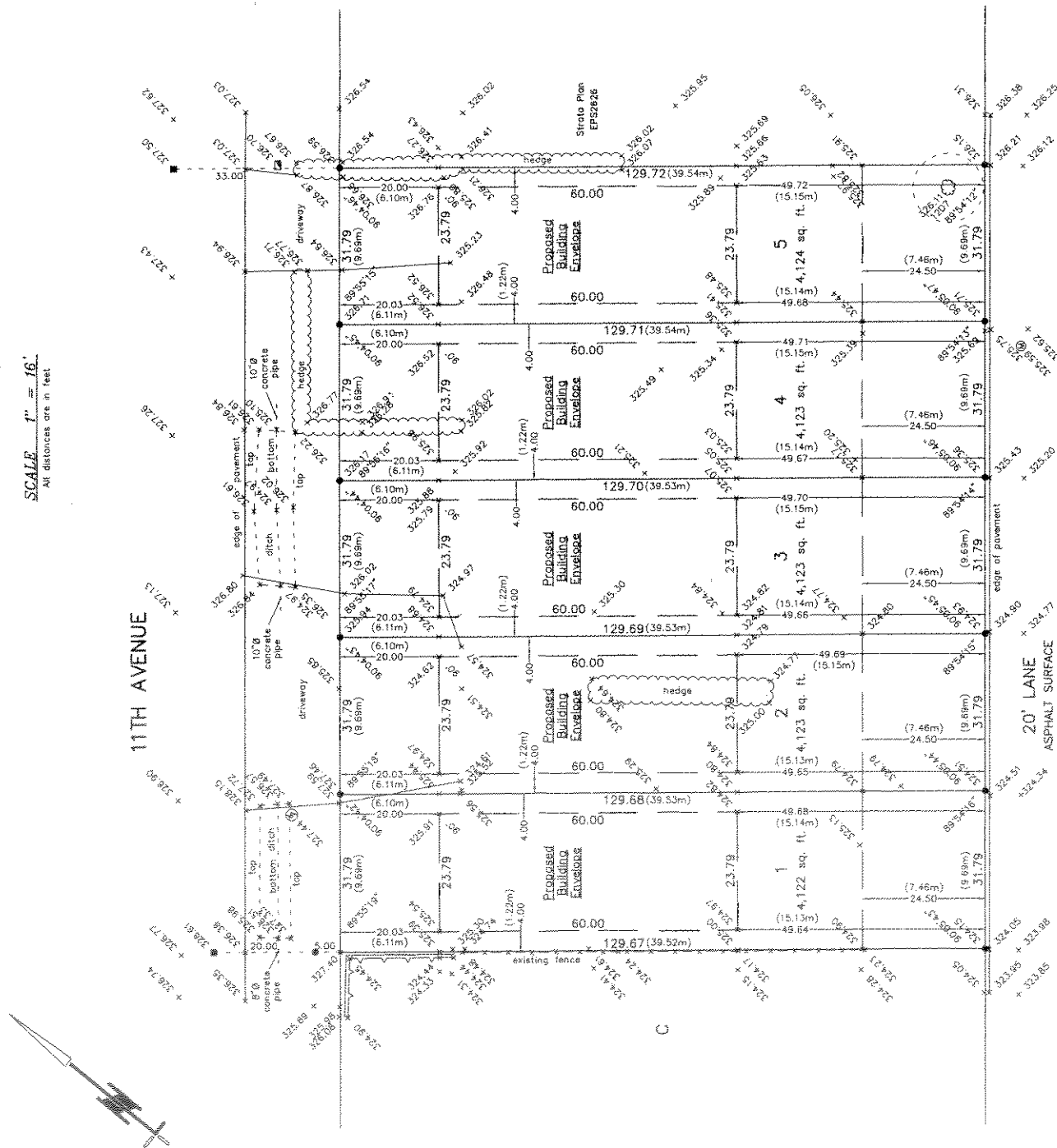
ZONING: R12

LEGAL DESCRIPTION REVISED
DATED THIS 21ST DAY OF MAR., 2015
CERTIFIED CORRECT.
DATED THIS 3RD DAY OF OCT., 2014

LOUIS NGAN B.C.L.S.

L N L S METRO VANCOUVER LAND SURVEYORS

4932 VICTORIA DRIVE, VANCOUVER, BC, V5P 3T6



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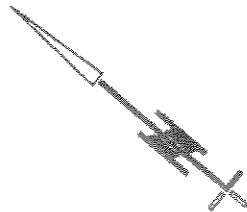
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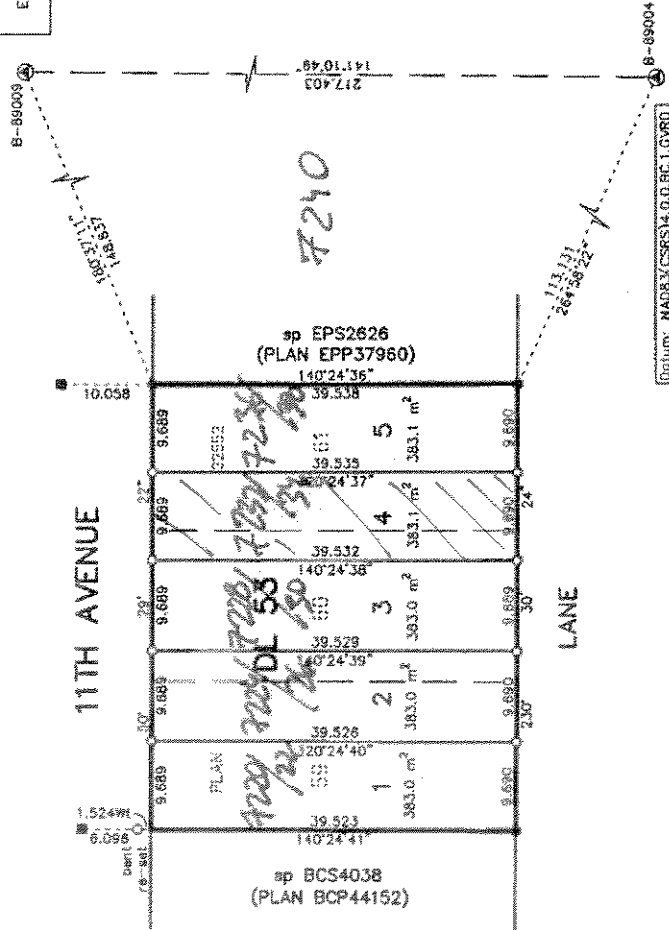
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FILE: B11-72205D



Datum: NAD83(CRS)4.0.0.BC.1.GVRD
UTM Zone 10
UTM Northing: 5450602.67
UTM Easting: 504188.97
Estimated horizontal positional
accuracy 0.01 metres.