

**BOARD OF VARIANCE REFERRAL LETTER**

DATE: June 8, 2015	DEADLINE: May 09, 2015 for the July 09, 2015 hearing	<i>This is not an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>	
NAME OF APPLICANT: Avtar Basra			
ADDRESS OF APPLICANT: 7357 Ridge Drive			
TELEPHONE: (604) 537-5602			
PROJECT			
DESCRIPTION: New two family dwelling with a detached garage			
ADDRESS: 6696 Aubrey Street			
Legal:	LOT: 3	DL: 132	PLAN: 20814

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-4 [6.3.1]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

The applicant is proposing to construct a new two family dwelling with a detached garage which the two family dwelling is currently under construction. The following relaxation is being requested:

- 1) The distance between the principal building and detached garage is 6.00 feet where a minimum distance of 14.8 feet is required.

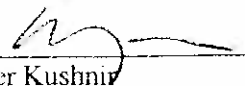
Note: A previous Board of Variance (B.V. 6140) approved an appeal requesting: a) The principal building front yard setback, measured from the east property line to the principal building, will be 36.0' where a minimum 40.0' is required based on front yard averaging and b) The proposed detached garage (B-North), measured from the north property line to the detached garage, will be 16.0' where a minimum 24.6' is required.

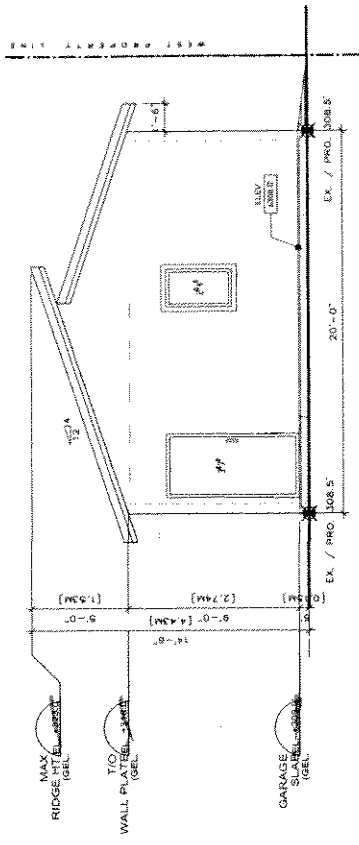
Note: A previous Board of Variance (B.V. 6155) denied an appeal requesting the distance between the principal building and the detached garage to be 6.01 feet where a minimum distance of 14.8 feet is required.

Note: A previous Board of Variance (B.V. 6170) denied an appeal requesting the distance between the principal building and the detached garage to be 6.00 feet where a minimum distance of 14.8 feet is required.

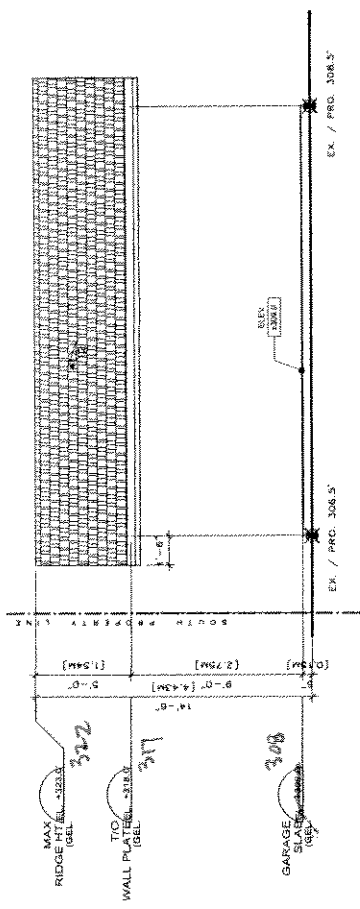
Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required

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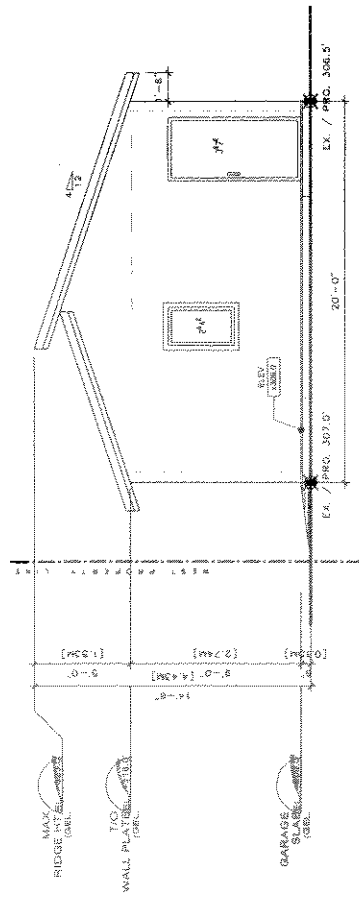

Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service



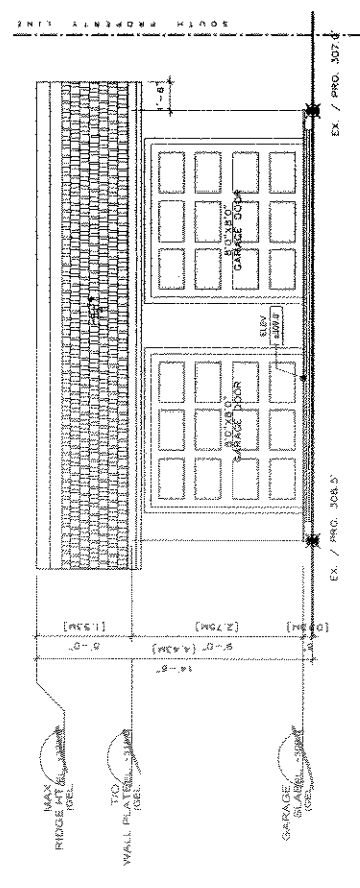
NORTH SIDE



EAST SIDE



SOUTH SIDE



WEST SIDE

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BUILDING DEPARTMENT

Architectural floor plan of a two-car garage. The plan shows two cars, labeled 'GARAGE 1' and 'GARAGE 2', parked side-by-side. The overall dimensions are 20'-0" wide by 20'-0" deep. The plan includes a north arrow pointing towards the top right. Key dimensions and labels include:

- Overall width: 20'-0" (6.09m)
- Overall depth: 20'-0" (6.09m)
- Car width: 5'-4" (1.63m)
- Car length: 13'-10" (4.23m)
- Garage 1 width: 5'-0" (1.52m)
- Garage 2 width: 5'-0" (1.52m)
- Garage 1 length: 13'-0" (3.96m)
- Garage 2 length: 13'-0" (3.96m)
- Garage door opening: 8'-2" (2.49m)
- Driveway: 8'-0" (2.44m)
- Garage door: 8'-0" (2.44m)
- Garage 1 label: 'GARAGE 1' with '28 SLIPS' and '28 SLIPS' below it.
- Garage 2 label: 'GARAGE 2' with '28 SLIPS' and '28 SLIPS' below it.
- Notes: '20' x 20' CON. SLAB' and '20' x 20' COMPACT ENG.' are noted near the cars.
- Scale: 1/4" = 1'-0"
- Area: 107% AREA: 400.00 SQ. FT.

