

BOARD OF VARIANCE REFERRAL LETTER

DATE: October 9, 2015	DEADLINE: October 13, 2015 for the November 5, 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: Rosa Alexander			
ADDRESS OF APPLICANT: 175 Ranelagh Ave. North, V5B 1H7			
TELEPHONE: 604.2309595			
PROJECT			
DESCRIPTION: Existing single family dwelling substantially reconstructed. Basement: interior alterations; Main floor: new porch, new addition, interior alterations, new deck; Upper floor: all new.			
ADDRESS: 175 Ranelagh Avenue North			
LEGAL:	LOT: 22	DL: 189	PLAN: 4953

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) R5 [105.6(1)(a);6.12(3)(a)]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

The applicant is substantially reconstructing an existing single family dwelling. Basement: interior alterations; Main floor: new porch, new addition, interior alterations, new deck; Upper floor: all new. The following relaxations are being requested.

- 1) The principal building height, measured from the rear average grade, will be 30.41 feet where a maximum of 29.5 feet is permitted. Note the height measured from the front average grade will be 28.31 feet.
- 2) The side yard setback will be 2.6 feet where a minimum side yard setback of 3.3 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

DC

DC AS PER P.K.

Peter Kushnir
Deputy Chief Building Inspector



TOPOGRAPHIC PLAN OF LOT 22, BLOCK 53, DISTRICT LOT 189
GROUP 1, NEW WESTMINSTER DISTRICT
PLAN 4953

FOR RENOVATION DESIGN PURPOSES

*175 North Ranelagh Avenue
Burnaby, B.C.

ZONING: R5

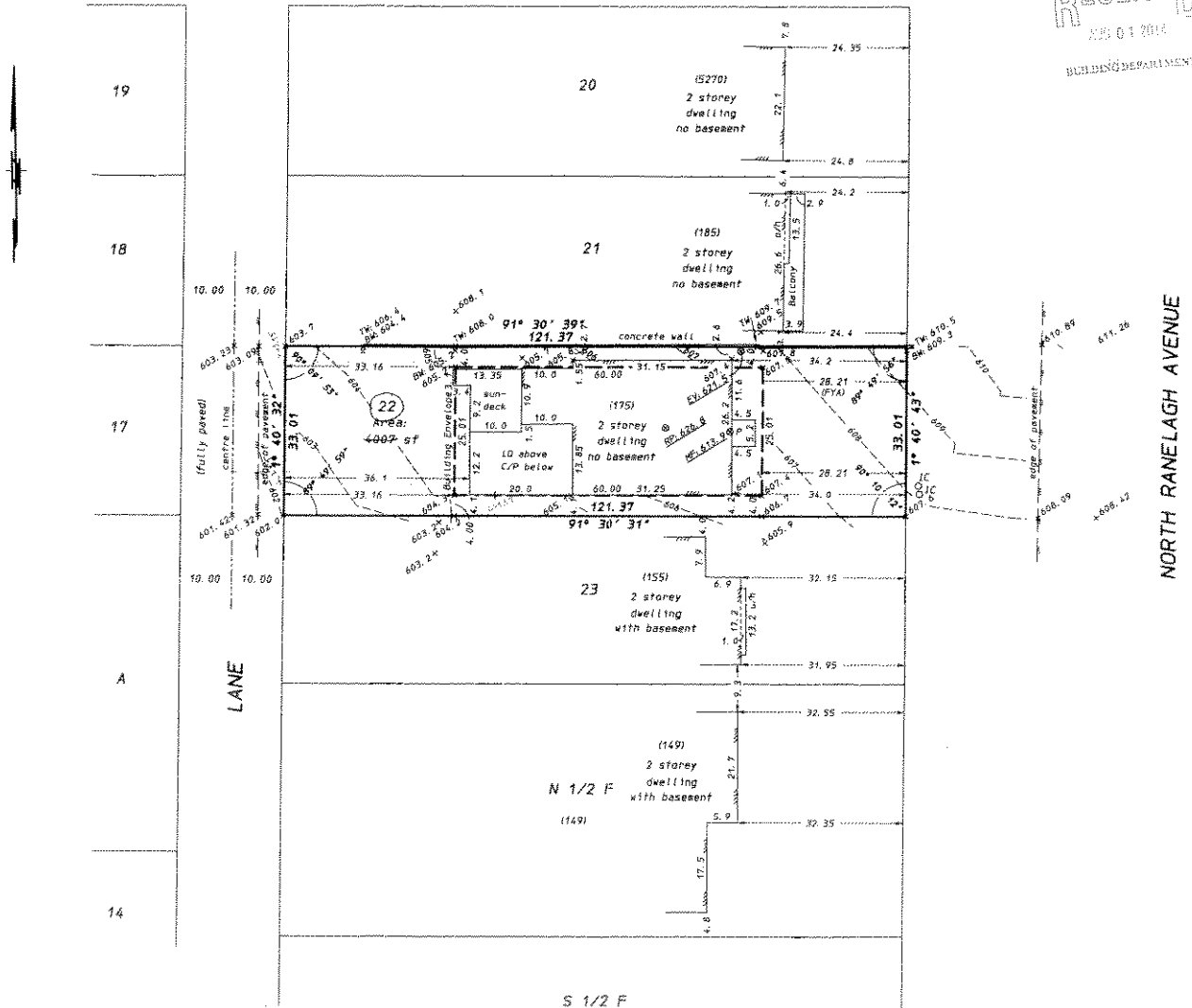
CAMBRIDGE STREET

SCALE: 1 INCH = 16 FEET



All dimensions are in feet and decimals
thereof unless otherwise indicated

RECEIVED
AUG 01 2014
BUILDING DEPARTMENT



NOTE:

Elevations are based on
geodetic datum.
Bench Mark: Central Monument
77MS796 located at the intersection
North Springer Ave. and Cambridge Street.
Elevation = 601.05 feet
(183.201 metres Geodetic).

LEGEND:

- MF: main floor
- RP: roof peak
- EV: eaves trough
- IC: inspection chamber
- LQ: living quarters
- C/P: car-port
- BW: bottom of wall
- TW: top of wall
- sq: square feet
- o/h: overhang
- TW: top of wall
- BW: bottom of wall
- CP: covered porch
- P: uncovered porch
- FYA: front yard average

CERTIFIED CORRECT:

Lot dimensions are based on
ground survey results.

E. J. Hong
B.C.L.S.

July 30, 2014

FILE: TF-4657

PID: 007-799-144

BLD14-01151

NOTE:

The building envelope shown is only our
interpretation of the City of Burnaby
building bylaws. The size and location
of the building envelope must be confirmed
by the City of Burnaby planning department
prior to any design work. Failure to confirm
with the planning department will place the
responsibility onto the house designer.

HOUSE NO.	LOT NO.	MIN. FRONT SETBACK	AVERAGE
5276	20	24.35	
185	21	24.2	
155	23	31.95	
149	N 1/2 F	32.35	
	TOTAL	112.85	28.21

NOTE:

Trees are plotted in accordance
with City of Burnaby Tree
Bylaw No. 1996 (no trees).

NOTE:

For construction, use lead
plugs in sidewalk or City
survey monument only, for
elevation control.

Ken K. Wong and Associates
Canada and B.C. Land Surveyors
5024 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: 294-8881
Fax: 294-0625
140473 FB914 P79
A-9879A
Drawn by: TB