

**BOARD OF VARIANCE REFERRAL LETTER**

<b>DATE:</b> October 7, 2015		<b>DEADLINE:</b> 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>
<b>NAME OF APPLICANT:</b> Xiao Jia Hu			
<b>ADDRESS OF APPLICANT:</b> 4862 Gilpin Court, Bby., V5G 3A3			
<b>TELEPHONE:</b> 604.808.0578			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> Basement addition, main floor addition, upper floor addition; basement interior alterations, main floor interior alterations, new main floor decks, new upper floor deck, new main floor porch and new basement attached garage only.			
<b>ADDRESS:</b> 4862 Gilpin Court			
<b>LEGAL:</b>	<b>LOT:</b> 3	<b>DL:</b> 34	<b>PLAN:</b> NWP15142

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)(b)]**  
of the Burnaby Zoning Bylaw No. 4742

**COMMENTS:**

The applicant is proposing to construct a basement addition, a main floor addition, an upper floor addition, basement interior alterations, main floor interior alterations, new main floor decks, new upper floor deck, a new main floor porch and a new basement attached garage only. The following relaxation is being requested.

- 1) The principal building height, measured from the rear average elevation, will be 28.57 feet where a maximum of 24.3 feet is permitted.
- 2) The principal building height, measured from the front average elevation, will be 27.45 feet where a maximum of 24.3 is permitted.

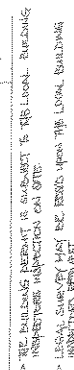
Note: A previous Board of Variance (B.V. 6111) allowed a principal building height (rear) of 27.95 feet, a principal building height (front) of 26.83, a principal building depth of 38.75 feet, a front yard setback of 14.08 feet and a rear yard setback of 7.92 feet.

*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 for P.K.*

Peter Kushnir  
Deputy Chief Building Inspector



TOTAL BALCONY AREA:  
PERMITTED: 8% (3982 ASF)=318 SF  
PROPOSED: 148 SF

Date	P.M. 1944		Eve. 1944		Total Degree Days
	°N	°S	°N	°S	
Jan 25	44.0	1.0	52.0	1.0	420
Feb 1	44.0	1.0	52.0	1.0	420
Feb 8	44.0	1.0	52.0	1.0	420
Feb 15	44.0	1.0	52.0	1.0	420
Feb 22	44.0	1.0	52.0	1.0	420
Feb 29	44.0	1.0	52.0	1.0	420
Mar 6	44.0	1.0	52.0	1.0	420
Mar 13	44.0	1.0	52.0	1.0	420
Mar 20	44.0	1.0	52.0	1.0	420
Mar 27	44.0	1.0	52.0	1.0	420
Apr 3	44.0	1.0	52.0	1.0	420
Apr 10	44.0	1.0	52.0	1.0	420
Apr 17	44.0	1.0	52.0	1.0	420
Apr 24	44.0	1.0	52.0	1.0	420
May 1	44.0	1.0	52.0	1.0	420
May 8	44.0	1.0	52.0	1.0	420
May 15	44.0	1.0	52.0	1.0	420
May 22	44.0	1.0	52.0	1.0	420
May 29	44.0	1.0	52.0	1.0	420
Jun 5	44.0	1.0	52.0	1.0	420
Jun 12	44.0	1.0	52.0	1.0	420
Jun 19	44.0	1.0	52.0	1.0	420
Jun 26	44.0	1.0	52.0	1.0	420
Jul 3	44.0	1.0	52.0	1.0	420
Jul 10	44.0	1.0	52.0	1.0	420
Jul 17	44.0	1.0	52.0	1.0	420
Jul 24	44.0	1.0	52.0	1.0	420
Jul 31	44.0	1.0	52.0	1.0	420
Aug 7	44.0	1.0	52.0	1.0	420
Aug 14	44.0	1.0	52.0	1.0	420
Aug 21	44.0	1.0	52.0	1.0	420
Aug 28	44.0	1.0	52.0	1.0	420
Sep 4	44.0	1.0	52.0	1.0	420
Sep 11	44.0	1.0	52.0	1.0	420
Sep 18	44.0	1.0	52.0	1.0	420
Sep 25	44.0	1.0	52.0	1.0	420
Oct 2	44.0	1.0	52.0	1.0	420
Oct 9	44.0	1.0	52.0	1.0	420
Oct 16	44.0	1.0	52.0	1.0	420
Oct 23	44.0	1.0	52.0	1.0	420
Oct 30	44.0	1.0	52.0	1.0	420
Nov 6	44.0	1.0	52.0	1.0	420
Nov 13	44.0	1.0	52.0	1.0	420
Nov 20	44.0	1.0	52.0	1.0	420
Nov 27	44.0	1.0	52.0	1.0	420
Dec 4	44.0	1.0	52.0	1.0	420
Dec 11	44.0	1.0	52.0	1.0	420
Dec 18	44.0	1.0	52.0	1.0	420
Dec 25	44.0	1.0	52.0	1.0	420





THOMAS TENSAR ARCHITECT, INC.  
1000 W. 10TH AVE. SUITE 100  
DENVER, CO 80202  
TEL: (303) 733-1111  
WWW.TTARCH.COM

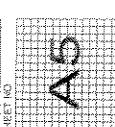
PROJECT NO.	2022-001
DATE	04/24/22
DESIGNED BY	THOMAS TENSAR
CHECKED BY	THOMAS TENSAR
APPROVED BY	THOMAS TENSAR
SCALE	AS SHOWN
SHEET NO.	1 OF 1

DESCRIPTION  
REVISIONS  
LTS-2022-01

OWNER  
REMARKS

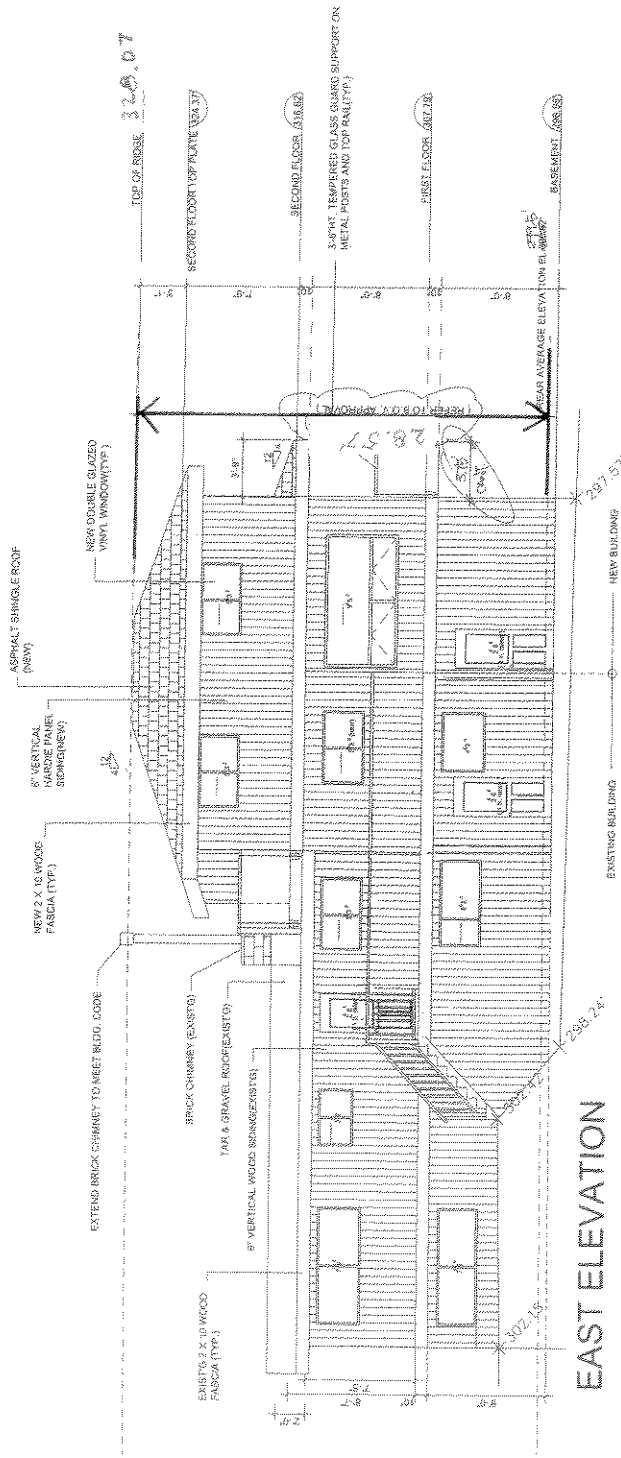
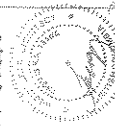
RENOVATION AND ADDITION  
4000 GLENVIEW COURT  
BAYVIEW, MI 48066

PROJECT	4000 GLENVIEW COURT
DATE	04/24/22
DESIGNED BY	THOMAS TENSAR
CHECKED BY	THOMAS TENSAR
APPROVED BY	THOMAS TENSAR
SCALE	AS SHOWN
SHEET NO.	1 OF 1

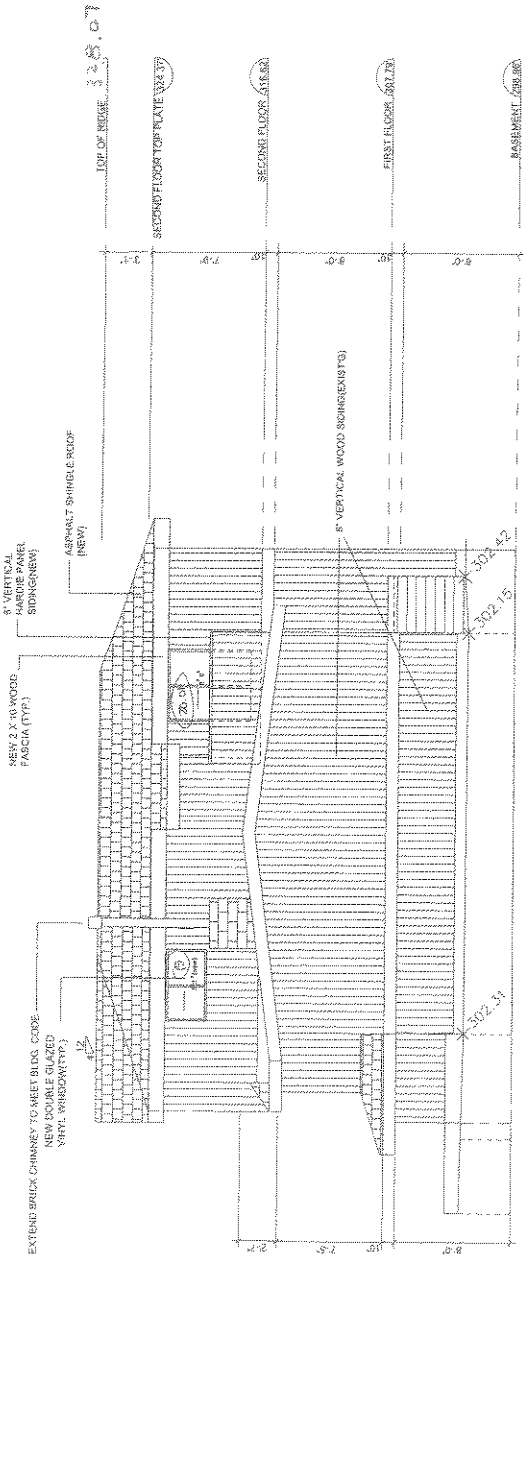


A5

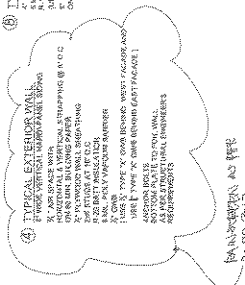
WATSON  
CITY OF DENVER  
APR 21 2024  
PERMIT OFFICE  
BLD 014-00573



EAST ELEVATION



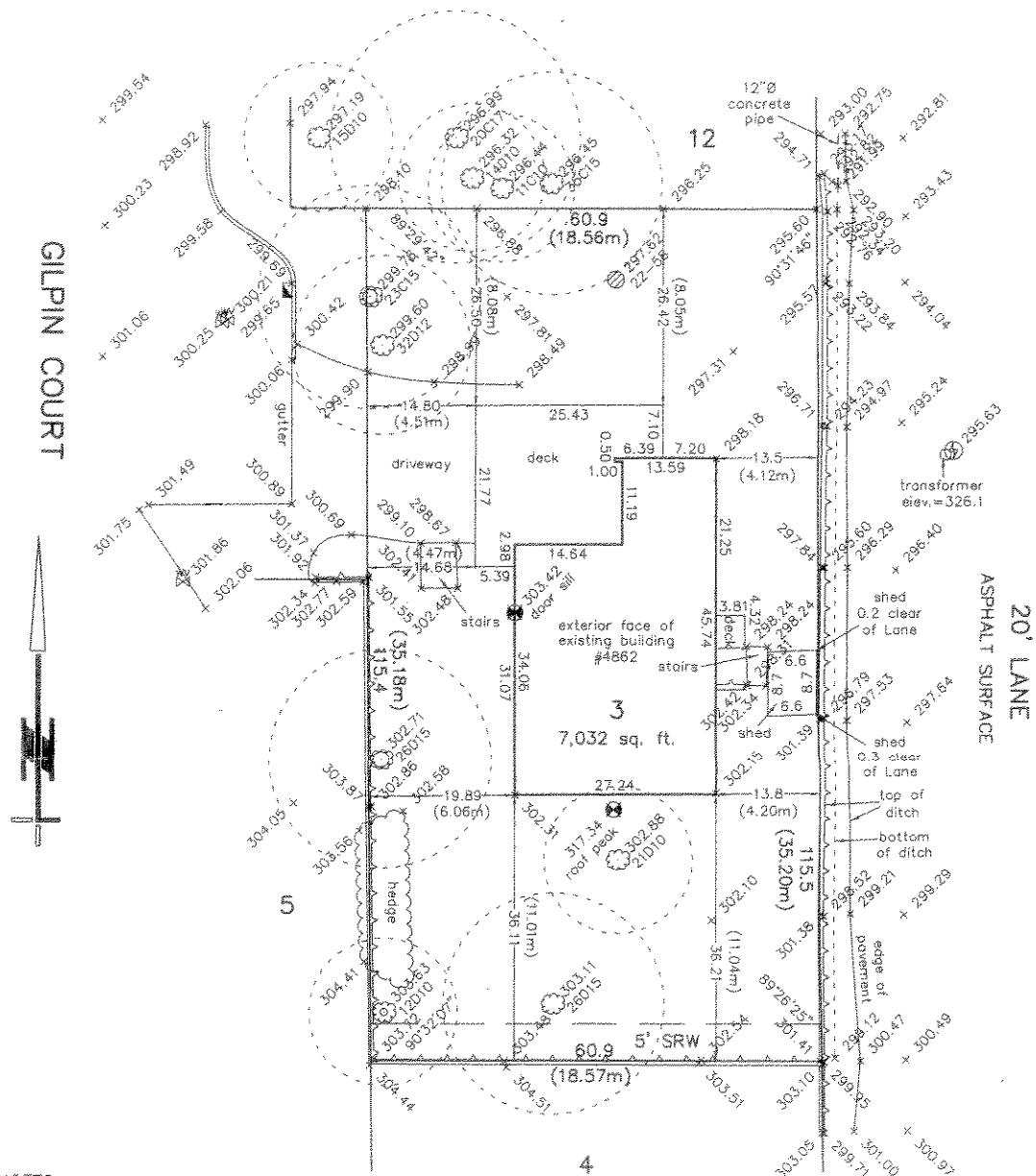
SOUTH ELEVATION



**SURVEY PLAN OF LOT 3  
DISTRICT LOT 34, GROUP 1  
NEW WESTMINSTER DISTRICT, PLAN 15142**

**SCALE 1" = 16'**  
All distances are in feet

Applicable Adjacent House	Depth of Front Yard
4814 Gilpin Court	20.22 ft
4838 Gilpin Court	20.41 ft
Total	40.63 ft
Average	20.32 ft



**NOTES:**

- Lot dimensions are derived from field survey.
- Elevations are based on Geodetic Datum of Burnaby and are derived from control monument 83H5907 situated at the intersection of Gilpin Street and Patterson Avenue. Elevation = 260.98 feet.
- All trees have been plotted 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.

- ⊕ denotes hydro pole.
- tw denotes top of wall.
- bw denotes bottom of wall.
- ⊗ denotes water valve.
- ⊠ denotes catch basin.
- ⊙ denotes tree stump.
- 8-10 height (inches)
- ⊘ diameter (inches)
- ⊙ denotes tree.
- BC10-1234 (tree tag number)
- drip line radius (feet)
- C=coniferous
- D=deciduous
- ⊘ diameter (inches)

**CIVIC ADDRESS**

4862 GILPIN COURT  
BURNABY, B.C.

**ZONING: R5**

CERTIFIED CORRECT.  
DATED THIS 6TH DAY OF DEC., 2013

IVAN NGAN B.C.L.S.

**LOUIS NGAN LAND SURVEYING**

4938 VICTORIA DRIVE  
VANCOUVER, B.C., V5P 3T6  
(604) 327-1535

# B.C. LAND SURVEYOR'S CERTIFICATE OF ELEVATIONS OF IMPROVEMENTS CONSTRUCTED ON LOT 3, DISTRICT LOT 34, GP 1, NWD, PLAN 15142

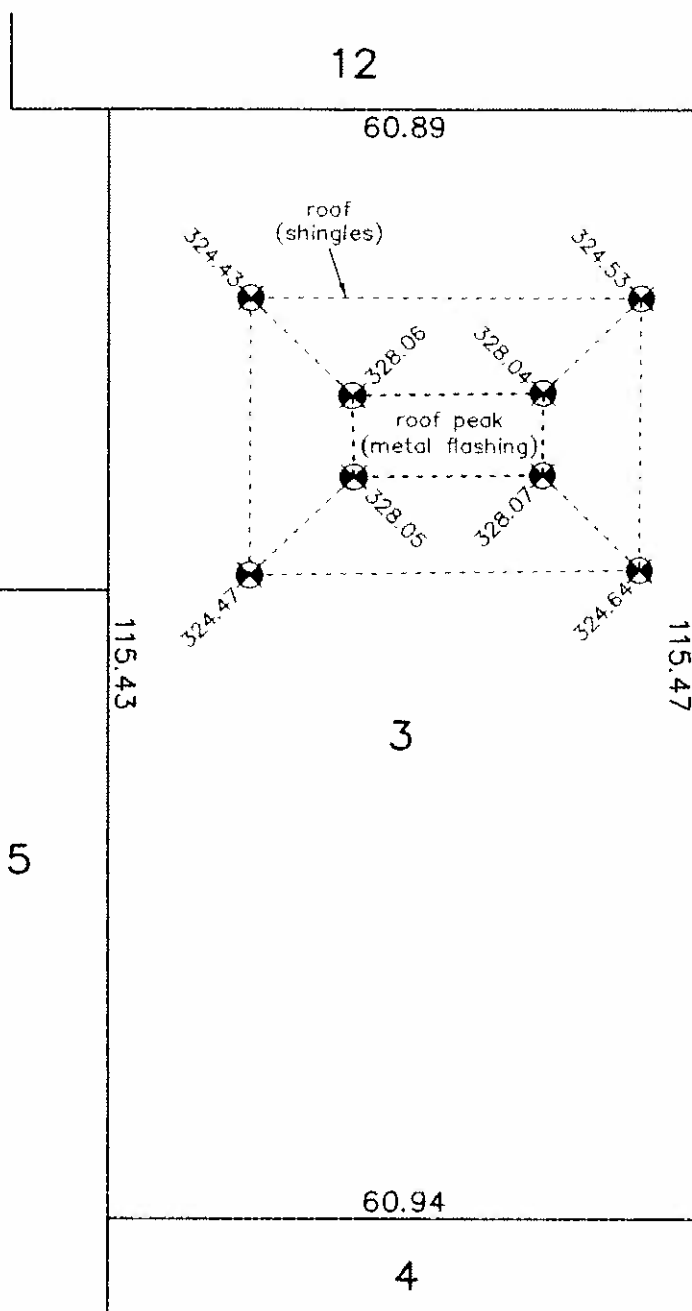
**SCALE 1" = 20'**

All distances are in feet



GILPIN COURT

LANE



**CIVIC ADDRESS**

4862 GILPIN COURT  
BURNABY, B.C.

CERTIFIED CORRECT.

DATED THIS 25TH DAY OF SEPT., 2015

IVAN NGAN

BCLS

**NOTE:**

— Elevations are based on Geodetic Datum of Burnaby and are derived from survey monument 83H5907 situated at the intersection of Gilpin Street & Patterson Avenue. Elevation = 260.98 feet.

— This document shall not be used to define property lines or property corners