



BOARD OF VARIANCE REFERRAL LETTER

| | | |
|---|---|---|
| DATE: Jan 6, 2016 | DEADLINE: January 12, 2016 for the February 4, 2016 hearing | This is <i>not</i> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor) |
| NAME OF APPLICANT: Hana Kim | | |
| ADDRESS OF APPLICANT: 5410 Laurel St. | | |
| TELEPHONE: 778.867.2942 | | |
| PROJECT | | |
| DESCRIPTION: New single family dwelling | | |
| ADDRESS: 5410 Laurel St | | |
| LEGAL: | LOT: 1 | DL: 74 |
| | | PLAN: EPP53307 |

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) R3 [103.8]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

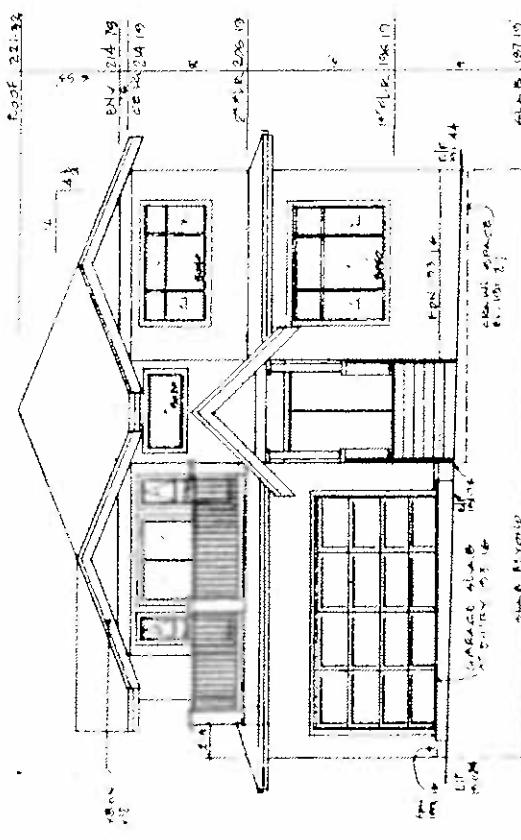
The applicant is proposing to build a new single family dwelling. The following relaxation is being requested.

- 1) The front yard setback, to the foundation, will be 35.0 feet where a minimum front yard setback of 46.85 feet is required based on front yard averaging. The porch overhang projects 1.67 feet beyond the foundation.

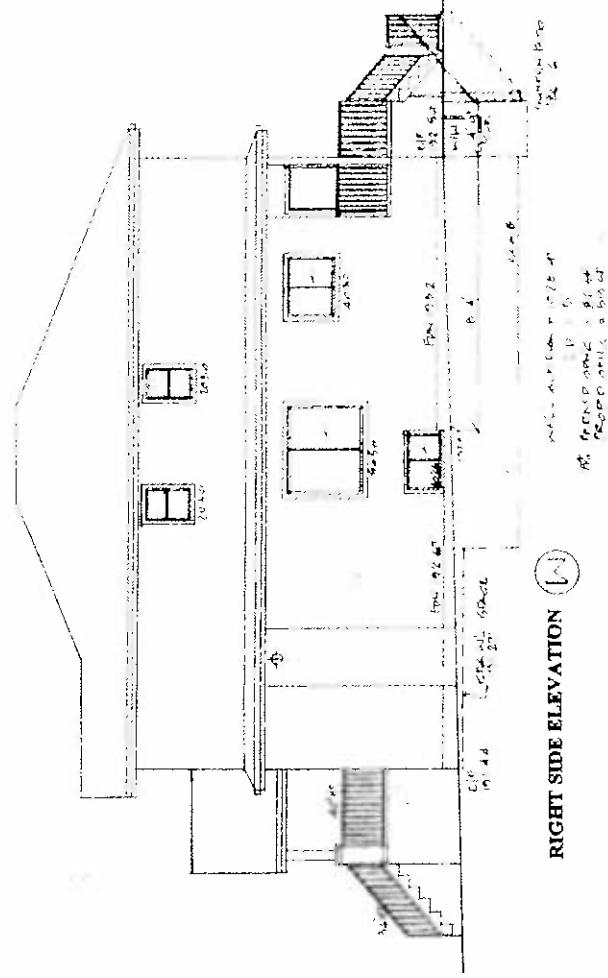
Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.

BHS

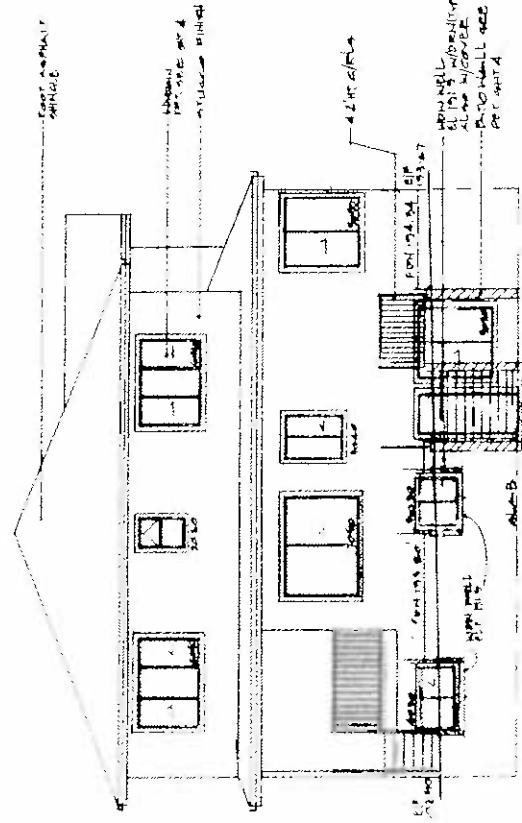

Peter Kushnir
Deputy Chief Building Inspector



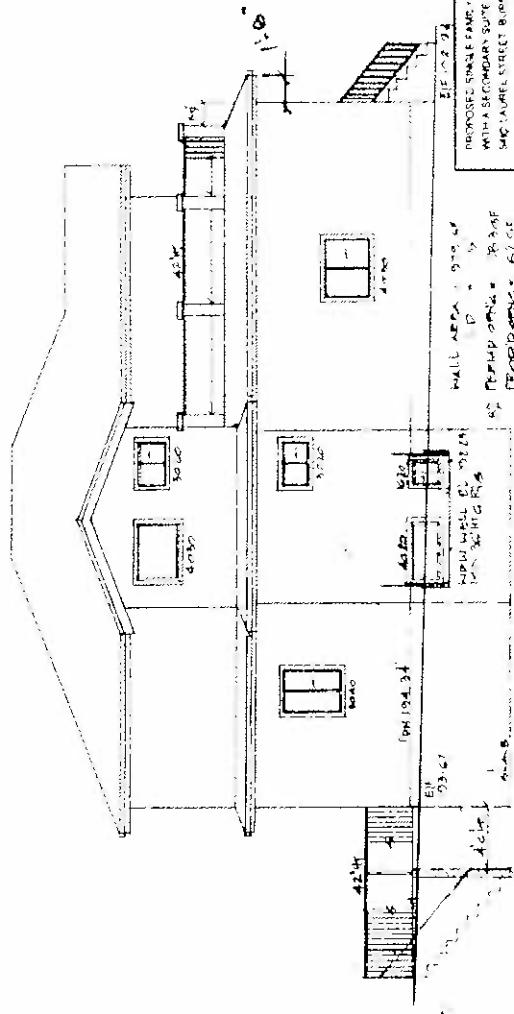
FRONT ELEVATION N



RIGHT SIDE ELEVATION [L]



REAR ELEVATION S



LEFT SIDE ELEVATION E

| |
|---|
| PROPOSED SIDE PANE (TEMPORARY) WITH A SECONDARY SIDE DOOR ON CHARLES STREET BOUNDARY LINE |
| TOE - 18-007-2044 |
| LAWS - 18-007-2044 |
| PALAD DESIGNS |

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BUILDING DEPARTMENT

GROUP 1, NEW WESTMINSTER DISTRICT,
PLAN LMP28026

URSUANT TO SECTION 87, LAND TITLE ACT
CGS:92G026

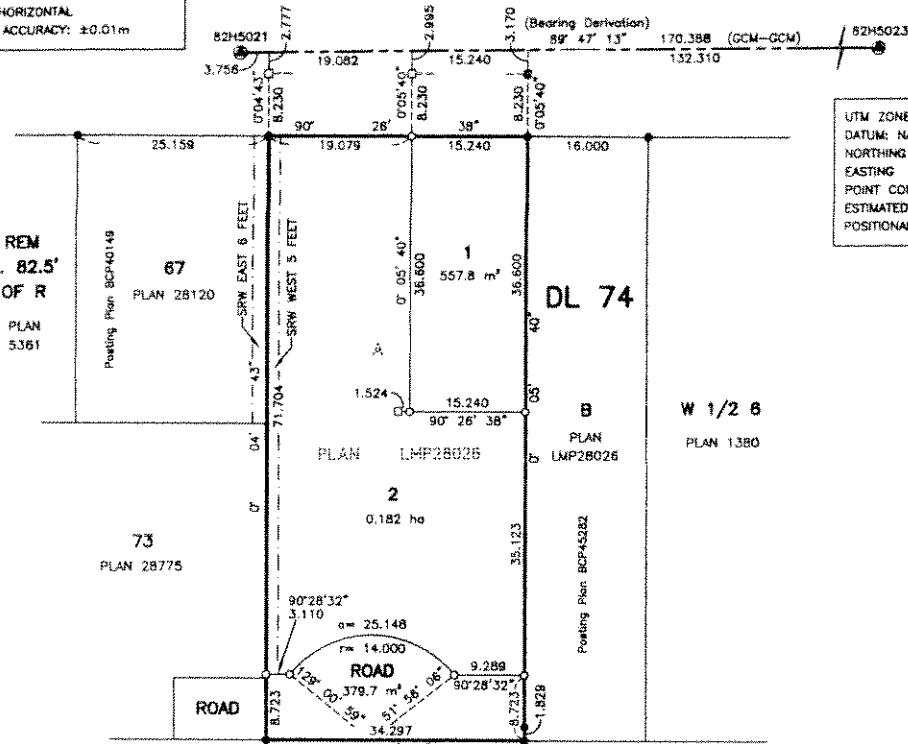
0 5 10 20 30 40m

All distances are in metres and decimals thereof unless otherwise indicated

The intended plot size of this plan is 432mm in width by 560mm in height (sheet size C) when plotted at a scale of 1:500.

UTM ZONE 10 COORDINATES
DATUM: NAD83(CSRS)4.0.0.BC.1.GVRD
NORTHING 5455843.613
EASTING 501004.528
POINT COMBINED FACTOR: 0.9995940
ESTIMATED HORIZONTAL POSITIONAL ACCURACY: ±0.01m

LAUREL STREET



UTM ZONE 10 COORDINATES
DATUM: NAD83(CSRS)4.0.0.BC.1.GVRD
NORTHING 5455644.246
EASTING 501174.844
POINT COMBINED FACTOR: 0.9995939
ESTIMATED HORIZONTAL POSITIONAL ACCURACY: ±0.01m

LEGEND

- lead plug placed
- standard iron post placed
- lead plug found
- standard iron post found
- control monument found

REM 68
PLAN 28120

Plan 8094-4
Postings Plan BCP40149

REM 16

EX. PLAN 12638

PLAN

S

PLAN 14220

Integrated Survey Area No.25, City of Burnaby.
NAD83(CSRS)4.0.0.BC.1.GVRD.

Grid bearings are derived from observations between geodetic control monuments 82H5021 and 82H5023.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 82H5021 and 82H5023.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.99959395 which has been derived from control monuments 82H5021 and 82H5023.

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BUILDING DEPARTMENT

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

The field survey represented by this plan was completed on the 24th day of June, 2015.
Steven E. Wong, BCIS 942.

Ken K. Wong and Associates
Condo and B.C. Land Surveyors
5824 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: 604-294-8881
Fax: 604-294-0825
140817 FB924 P51, FB912 P28-29
R-2720 TG-2147B
Drawn by: TB

This plan lies within the Greater Vancouver Regional District.

FILE: SU-2652

TOPOGRAPHIC PLAN OF PROPOSED LOTS 1 AND 2, PLAN EPP 53307

FORMERLY LOT A, DISTRICT LOT 74, GROUP 1

NEW WESTMINSTER DISTRICT

PLAN LMP28026

SAID Laurel Street
Burke, BC

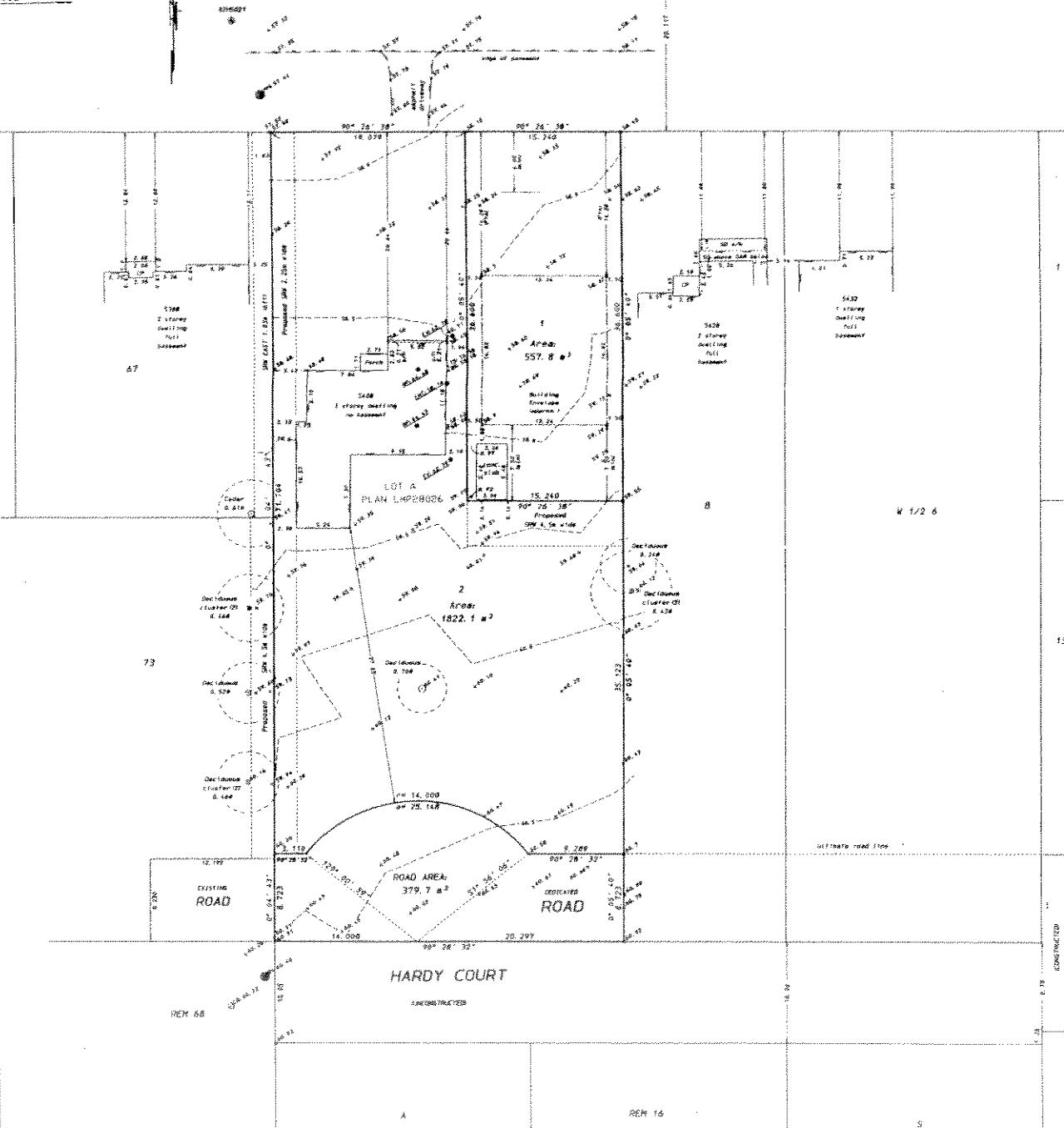
ZONING R3

Survey Reference

SUB #14-08

SCALE: 1:2000
0 1 2 3 4 5 10 15m
All dimensions are in metres and decimal
feet unless otherwise indicated.
Contour interval: 0.5 metres.

LAUREL STREET



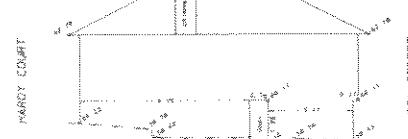
NOTE:
The building envelope shown is only for information purposes of the City of Burnaby Building Services. The size and location of the building envelope must be confirmed by the City of Burnaby planning department prior to any design work. Failure to do so could result in penalties for the design and/or the building envelope.

copyright restriction
This document is not valid unless
signature signed and sealed.

CERTIFIED CORRECT.
Set forth above are based on
ground survey results.

October 6, 2015

| DETAILED SURVEY RESULTS | | | | | |
|-------------------------|-----|-----------|------------|---------------|----------------|
| Survey Point | Lot | Area (m²) | Area (ft²) | Perimeter (m) | Perimeter (ft) |
| A | 1 | 15.240 | 1639.57 | 57.24 | 188.10 |
| B | 1 | 14.200 | 1532.19 | 55.30 | 181.10 |
| C | 1 | 379.7 | 41147.23 | 107.50 | 352.00 |
| D | 1 | 557.8 | 60480.79 | 118.80 | 391.20 |
| E | 2 | 1822.1 | 196487.70 | 187.40 | 614.10 |
| F | 2 | 14.000 | 15321.91 | 55.30 | 181.10 |
| G | 2 | 20.797 | 22201.63 | 71.50 | 234.80 |
| H | 2 | 11.200 | 12183.49 | 43.90 | 144.00 |
| I | 2 | 11.200 | 12183.49 | 43.90 | 144.00 |
| J | 2 | 11.200 | 12183.49 | 43.90 | 144.00 |
| K | 2 | 11.200 | 12183.49 | 43.90 | 144.00 |
| L | 2 | 11.200 | 12183.49 | 43.90 | 144.00 |
| M | 2 | 11.200 | 12183.49 | 43.90 | 144.00 |
| N | 2 | 11.200 | 12183.49 | 43.90 | 144.00 |
| O | 2 | 11.200 | 12183.49 | 43.90 | 144.00 |
| P | 2 | 11.200 | 12183.49 | 43.90 | 144.00 |
| Q | 2 | 11.200 | 12183.49 | 43.90 | 144.00 |
| R | 2 | 11.200 | 12183.49 | 43.90 | 144.00 |
| S | 2 | 11.200 | 12183.49 | 43.90 | 144.00 |
| T | 2 | 11.200 | 12183.49 | 43.90 | 144.00 |
| U | 2 | 11.200 | 12183.49 | 43.90 | 144.00 |
| V | 2 | 11.200 | 12183.49 | 43.90 | 144.00 |
| W | 2 | 11.200 | 12183.49 | 43.90 | 144.00 |
| X | 2 | 11.200 | 12183.49 | 43.90 | 144.00 |
| Z | 2 | 11.200 | 12183.49 | 43.90 | 144.00 |
| Y | 2 | 11.200 | 12183.49 | 43.90 | 144.00 |
| Total | | 1176.6 | 129955.00 | 439.60 | 1497.20 |



John R. Young and Associates Inc.
Tuncay and S.C. Land Surveyors
1296 B, 100 - 15th Street
Burnaby, B.C. V2E 1M2
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Fax: (604) 525-0862
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Toll-free: 1-877-525-2899/(604) 525-6881
Email: info@youngandassociates.com

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