



BOARD OF VARIANCE REFERRAL LETTER

DATE: July 31, 2017	<i>This is <u>not</u> an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>		
DEADLINE: August 8, 2017 for the September 7, 2017 hearing.			
APPLICANT NAME: Chris Chung			
APPLICANT ADDRESS: 3440 E. Georgia Street, Vancouver, BC			
TELEPHONE: 604-563-2682			
PROJECT			
DESCRIPTION: New single family dwelling with secondary suite and attached garage			
ADDRESS: 3917 Lozells Avenue			
LEGAL DESCRIPTION:	LOT: 13	DL: 43	PLAN: 3227

Building Permit application BLD17-00520 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R1 / Section 101.6(1)(a)

COMMENTS:

The applicant proposes to build a new single family dwelling with a secondary suite and an attached garage. In order to allow the Building Permit application to proceed, the applicant requests that the following variances be granted:

- 1) To vary Section 101.6(1)(a) – “Height of Principal Building” of the Zoning Bylaw from 29.50’ to 30.94’ measured from the rear average grade for the proposed single family dwelling with a sloped roof.
- 2) To vary Section 101.6(1)(a) – “Height of Principal Building” of the Zoning Bylaw from 29.50’ to 29.79’ measured from the front average grade for the proposed single family dwelling with a sloped roof.

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.

The applicability of these variances, if granted, are limited to the scope of the proposal shown on the attached plans.

MS

Peter Kushnir
Deputy Chief Building Inspector

1. All work shall be in accordance with the latest editions of the International Building Code, International Residential Code, and all applicable local codes and ordinances.

2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

3. The contractor shall maintain access to all existing utilities and structures on the site.

4. The contractor shall be responsible for the protection and preservation of all existing trees and landscaping on the site.

5. The contractor shall be responsible for the removal and disposal of all debris and materials from the site.

6. The contractor shall be responsible for the cleanup and restoration of the site to its original condition.

7. The contractor shall be responsible for the safety of all workers and the public during the construction process.

8. The contractor shall be responsible for the quality of all workmanship and materials used in the project.

9. The contractor shall be responsible for the completion of the project within the specified time frame.

10. The contractor shall be responsible for the payment of all bills and invoices related to the project.

DATE	DESCRIPTION
10/15/2023	ISSUED FOR PERMITS
10/20/2023	REVISIONS
11/05/2023	FINAL APPROVAL



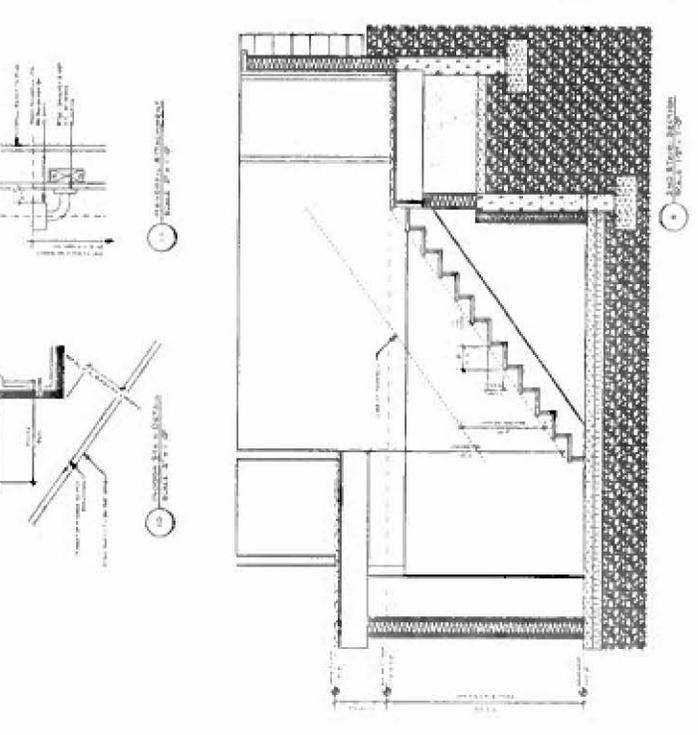
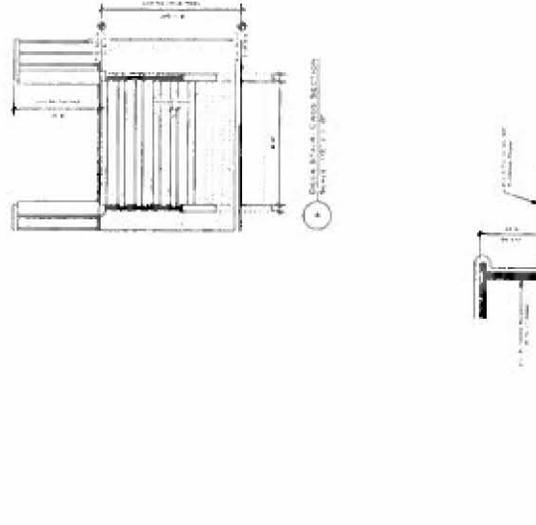
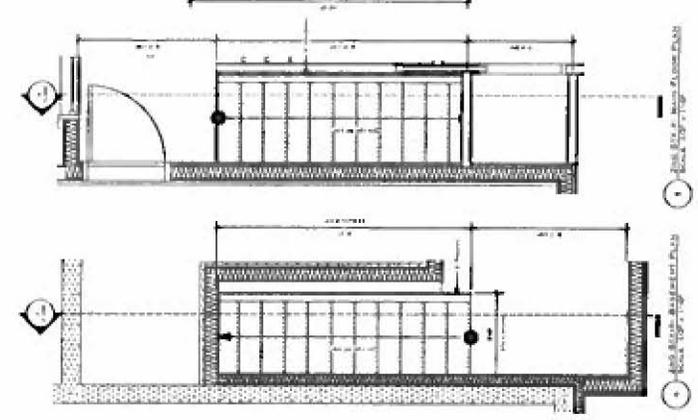
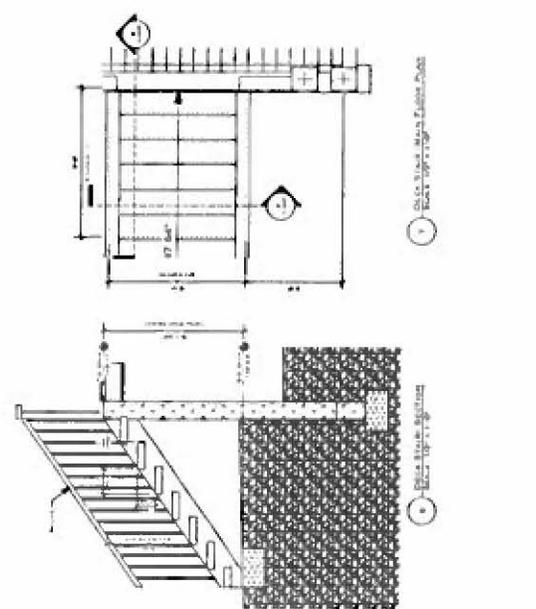
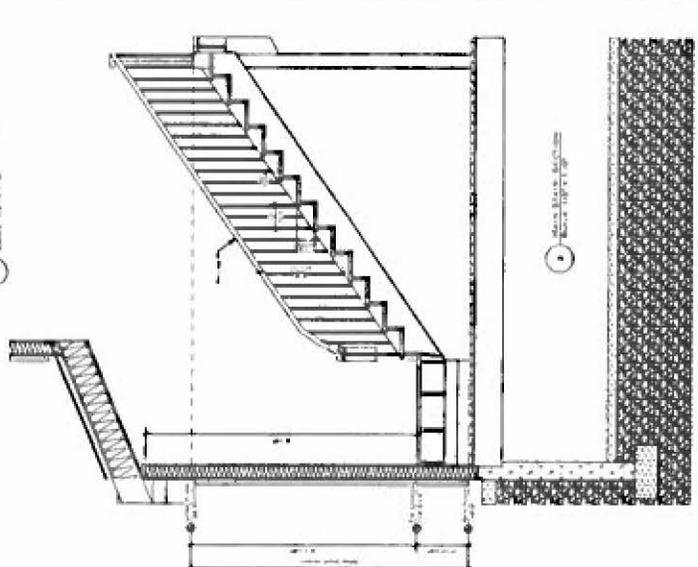
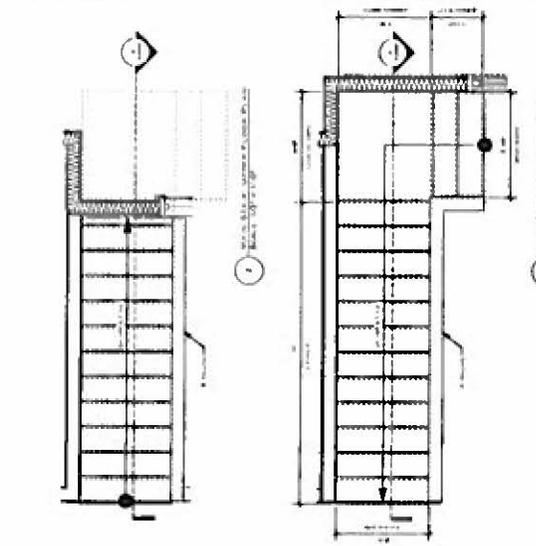
CMIC ARCHITECT INC
 10000 146th Ave, Suite 100
 Richmond, BC V6V 2G9
 TEL: 604-273-1111
 FAX: 604-273-1112
 WWW.CMICARCHITECT.COM

NG RESIDENCE
 10011 146th Ave, Richmond BC

DATE	DESCRIPTION
10/15/2023	ISSUED FOR PERMITS
10/20/2023	REVISIONS
11/05/2023	FINAL APPROVAL

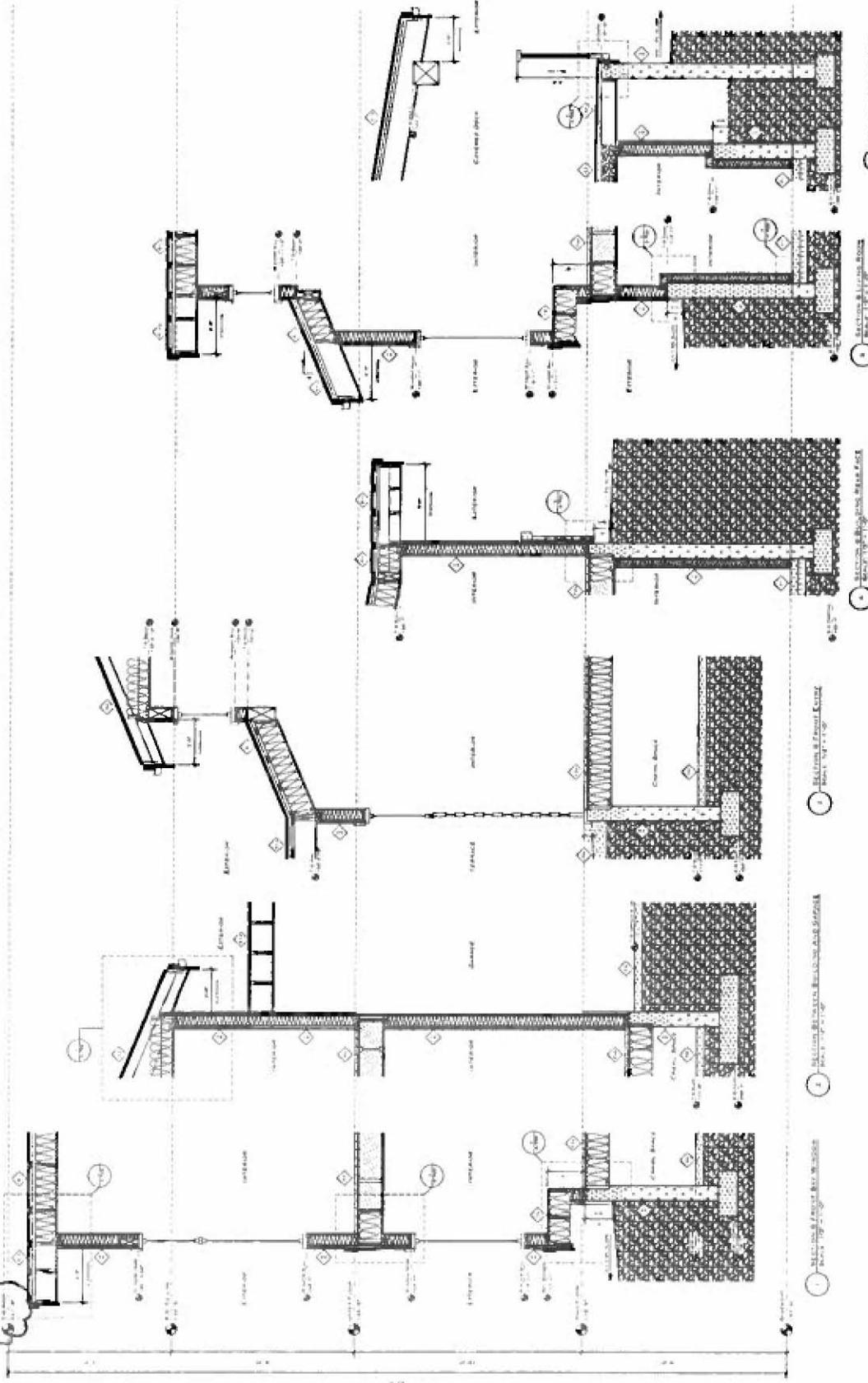
ENLARGED PLANS

1 A-400



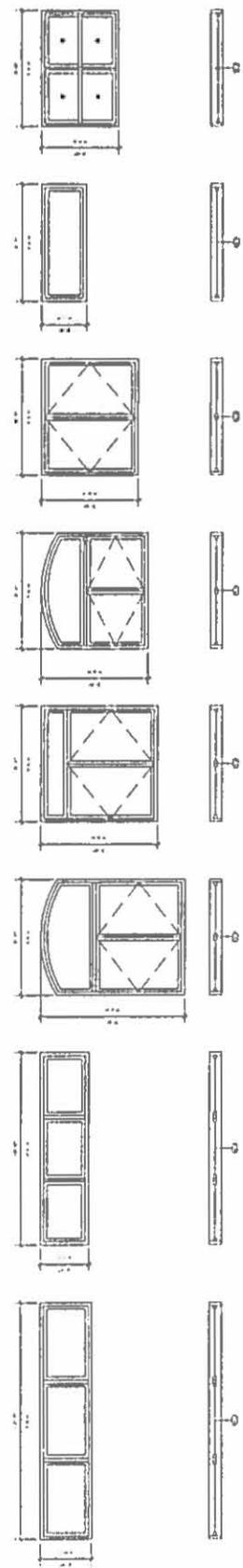
Refer to
S of V.

<p>1</p>		<p>A-500</p>	
<p>THROUGH WALL SECTIONS</p>			
<p>NG RESIDENCE</p>	<p>CRPC ARCHITECT INC.</p>	<p>DATE: 11/11/11</p>	<p>SCALE: 1/8" = 1'-0"</p>
<p>PROJECT: NG RESIDENCE</p>	<p>ARCHITECT: CRPC ARCHITECT INC.</p>	<p>DATE: 11/11/11</p>	<p>SCALE: 1/8" = 1'-0"</p>



- 1 Section Through Wall
- 2 Section Through Wall
- 3 Section Through Wall
- 4 Section Through Wall
- 5 Section Through Wall
- 6 Section Through Wall

NOTES:
 1. ALL DIMENSIONS ARE IN MILLIMETERS.
 2. ALL MATERIALS ARE TO BE SUPPLIED BY THE CONTRACTOR.
 3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF THE PHILIPPINES.
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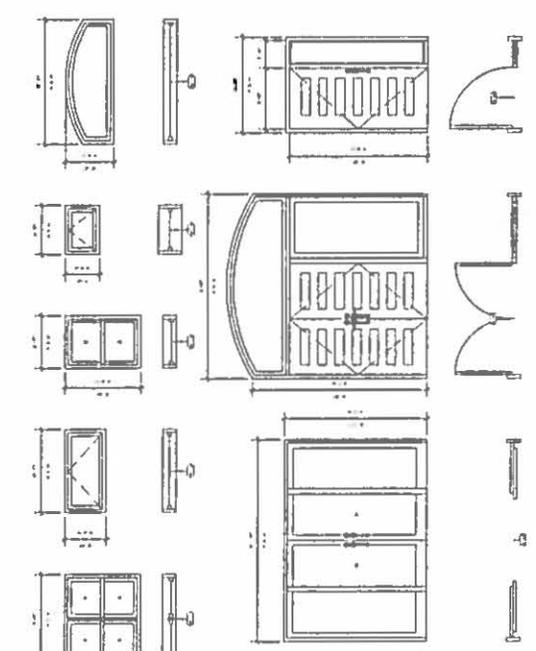


WINDOW SCHEDULE

NO.	DESCRIPTION	FINISH	GLASS	FRAME	OPERATOR	REMARKS
1	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
2	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
3	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
4	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
5	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
6	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
7	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
8	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
9	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
10	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
11	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
12	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
13	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
14	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
15	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
16	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
17	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
18	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
19	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
20	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
21	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
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25	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
26	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
27	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
28	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
29	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	
30	1.20 x 1.50	White	6mm Clear	Aluminum	Manual	

DOOR SCHEDULE

NO.	DESCRIPTION	FINISH	GLASS	FRAME	OPERATOR	REMARKS
1	1.80 x 2.40	White	None	Aluminum	Manual	
2	1.80 x 2.40	White	None	Aluminum	Manual	
3	1.80 x 2.40	White	None	Aluminum	Manual	
4	1.80 x 2.40	White	None	Aluminum	Manual	
5	1.80 x 2.40	White	None	Aluminum	Manual	
6	1.80 x 2.40	White	None	Aluminum	Manual	
7	1.80 x 2.40	White	None	Aluminum	Manual	
8	1.80 x 2.40	White	None	Aluminum	Manual	
9	1.80 x 2.40	White	None	Aluminum	Manual	
10	1.80 x 2.40	White	None	Aluminum	Manual	
11	1.80 x 2.40	White	None	Aluminum	Manual	
12	1.80 x 2.40	White	None	Aluminum	Manual	
13	1.80 x 2.40	White	None	Aluminum	Manual	
14	1.80 x 2.40	White	None	Aluminum	Manual	
15	1.80 x 2.40	White	None	Aluminum	Manual	
16	1.80 x 2.40	White	None	Aluminum	Manual	
17	1.80 x 2.40	White	None	Aluminum	Manual	
18	1.80 x 2.40	White	None	Aluminum	Manual	
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26	1.80 x 2.40	White	None	Aluminum	Manual	
27	1.80 x 2.40	White	None	Aluminum	Manual	
28	1.80 x 2.40	White	None	Aluminum	Manual	
29	1.80 x 2.40	White	None	Aluminum	Manual	
30	1.80 x 2.40	White	None	Aluminum	Manual	



GENERAL WINDOW NOTES

1. All window frames shall be finished with white enamel paint.
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CMTC ARCHITECT INC
 1000 N. ...
 ...
 ...

NG RESIDENCE
 3413 LAMBHALL ROAD BUNRANG BC

DATE	NO.	BY	CHK
10/10/17	1	J.P.	C.C.
10/10/17			
10/10/17			

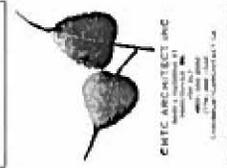
SCHEDULES

1 A-600

1. THE CAR OF END DETAIL
SCALE: 1/8" = 1'-0"



2. THE CAR OF END DETAIL
SCALE: 1/8" = 1'-0"



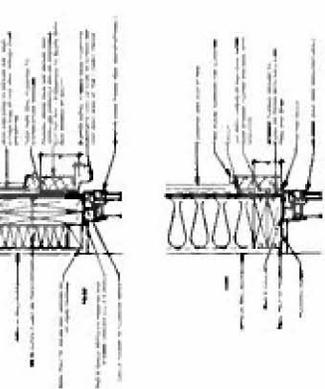
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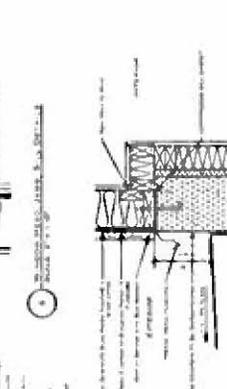
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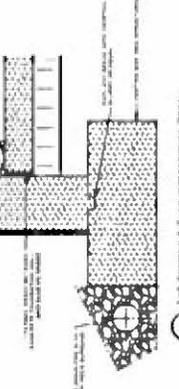
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SCALE: 1/8" = 1'-0"



6. THE CAR OF END DETAIL
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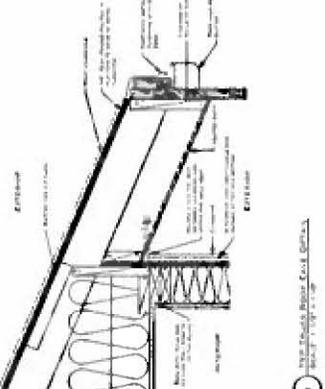
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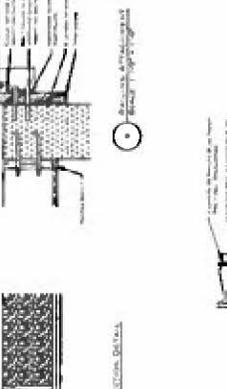
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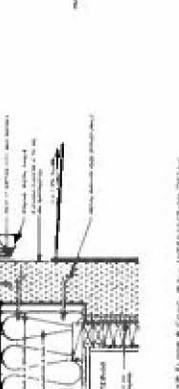
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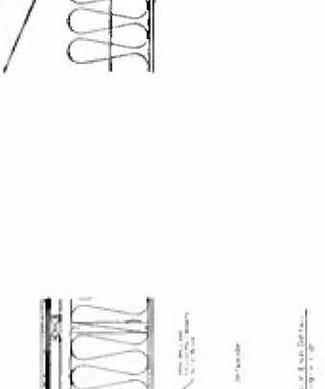
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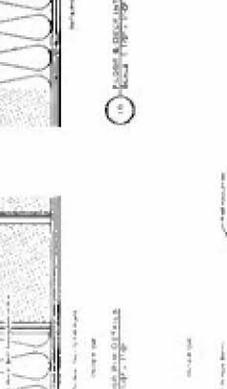
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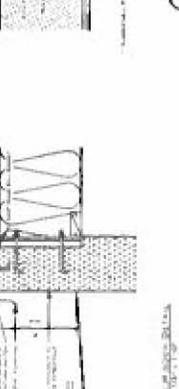
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14. THE CAR OF END DETAIL
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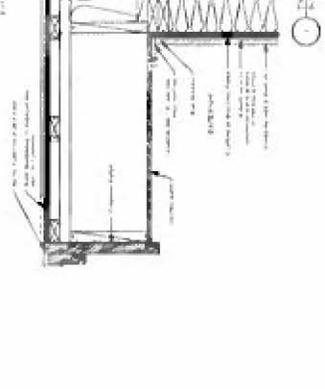
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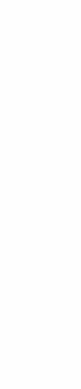
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19. THE CAR OF END DETAIL
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20. THE CAR OF END DETAIL
SCALE: 1/8" = 1'-0"



CNTC ARCHITECT INC
1000 N. 10th St.
Tulsa, Oklahoma 74103
Phone: (918) 438-1111
Fax: (918) 438-1112
www.cntcarchitect.com

NG RESIDENCE
1017 LINDSEY AVE. - BARTLESVILLE, MO

DATE	BY	APP'D
11/11/11	J.M.	J.M.
11/11/11	J.M.	J.M.
11/11/11	J.M.	J.M.

DETAILS
1 A-700

TOPOGRAPHIC PLAN OF PARCEL "B" (REFERENCE PLAN 16984)

LOT 13, DISTRICT LOT 43, GROUP 1,

NEW WESTMINSTER DISTRICT,

PLAN 3227

3917 Lozells Avenue,
Burnaby, B.C.

ZONING: R1

DORCHESTER DRIVE

SCALE: 1 INCH = 16 FEET

0 5 10 20 30 40 50

All distances are in feet and decimals thereof unless otherwise indicated.
Contour Interval: 1.5 feet.

RECEIVED
APR 03 2017

BUILDING DEPARTMENT

- LEGEND**
- OIP old iron post found
 - IP iron post placed
 - OLP old lead plug placed
 - CRB top of curb
 - GUT: gutter
 - Tw top of wall
 - BW bottom of wall
 - o/h overhang
 - φ diameter
 - sf square feet

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 Planning Department prior to any design work. Failure to do so places sole responsibility for the design onto the house designer.

NOTE:
Elevations are based on geodetic datum.
Bench Mark: Manuport 94H1505 located in the centre of Winston Street, east of Lozells Avenue, opposite fire hydrant No. 1780 and Lamp standard 1/75.
B.M. Elevation = 105.24 feet (32.077 metres)

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CERTIFIED CORRECT:
Lot dimensions are correct according to ground survey.

Stacy
January 20, 2017

FRONT YARD SETBACK CALCULATIONS			
HOUSE	LOT	FRONT YARD	AVERAGE
3937	A	29.9	30.2
3957	B1	30.5	
			MINIMUM
			29.53 (9.0m)
	TOTAL	60.4	

NOTE:
All trees are plotted in accordance with Burnaby Tree Bylaw 1996.

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
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: (604) 294-8881
Fax: (604) 294-0425
170006 F8944 P37-39
R-4239 SZ-5836
Drawn by: TB