



2017 Board of Variance Notice of Appeal Form

OFFICE OF THE CITY CLERK

Burnaby City Hall, 4949 Canada Way, Burnaby BC, V5G 1M2, Phone: 604-294-7290 Email: clerks@burnaby.ca

Applicant

Name of Applicant WILLIAM H BRADLEY
Mailing Address 208 ELLSMERE AVE N.
City/Town N. BURNABY Postal Code _____
Phone Number(s) (H) 604-937-3232 (C) 604-328-8835
Email _____

Property

Name of Owner WILLIAM H BRADLEY
Civic Address of Property 208 ELLSMERE AVE NORTH
N. BURNABY

I hereby declare that the information submitted in support of this application is, to the best of my knowledge, true and correct in all aspects, and further that my plans have no conflict with municipal bylaws other than those applied for with in this application.

JAN 26 2018
Date

William H Bradley
Applicant Signature

Office Use Only

Appeal Date 2018 MARCH 01 Appeal Number BV# 6320

Required Documents:

- ☐ Fee Application Receipt
- ☐ Building Department Referral Letter
- ☐ Hardship Letter from Applicant
- ☐ Site Plan of Subject Property

Any documents submitted in support of this Board of
Variance Appeal will be made available to the Public

JAN 26/18 WMB
~~DEC 22 2017~~

City of Burnaby
Board of Variance
4545 Canada Way
Burnaby, BC V5G 1M2

Re: 208 Ellesmere Avenue – Hardship letter

To the Board of Variance,

I revised the retaining walls at the southeast corner of my property, in order to avoid having a lengthy continuous flight of stairs (approximately 30 risers) leading up to the home from the back of the property.

I also moved the garage further north to create a parking pad. The elevation of the property to the south required that I build a higher wall which was terraced, but did not meet 6' regulation.

I made revisions to the plan and had them approved by plan checking, but building inspector David Herrington did not approve at the time of the framing inspection.

The front retaining walls were done according to the 6' high by-law, suggested by Craig Skinner (inspector). Since the plan did not show the retaining walls properly.

NOTED

Sincerely,

Bill Bradley

Owner, 208 Ellesmere Avenue

Bill Bradley JAN 26/18

BOARD OF VARIANCE REFERRAL LETTER

DATE: February 06, 2018		<i>This is not an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>
DEADLINE: February 06, 2018 for the March 01, 2018 hearing.		
APPLICANT NAME: Tony Zaurrini		
APPLICANT ADDRESS: 618 Foster Avenue, Coquitlam, V3J 2L7		
TELEPHONE: 604-328-9788		
PROJECT		
DESCRIPTION: New single family dwelling with detached garage		
ADDRESS: 208 North Ellesmere Avenue		
LEGAL DESCRIPTION:	LOT: 2	DL: 189
		PLAN: 4953

Building Permit BLD14-01058 was issued. However the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / Section 6.14(5)(a)(b)

COMMENTS:

The Building Permit was issued for the construction of a new single family dwelling with a detached garage. In order to allow the Building Permit to proceed, the applicant requests that the following variance be granted:

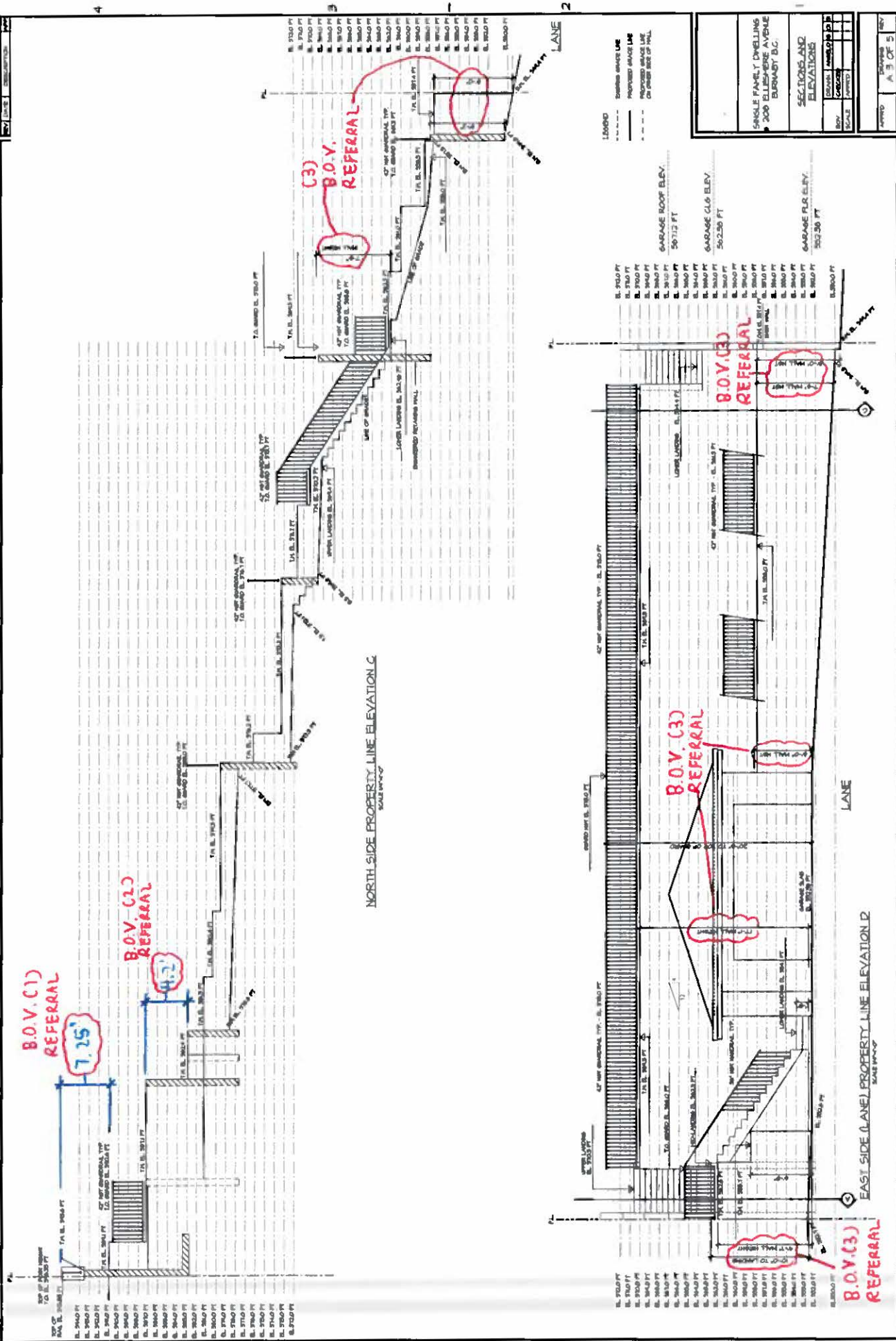
- 1) To vary Section 6.14(5)(a) – “Fences” of the Zoning Bylaw from 3.51 feet to a maximum of 10.17 feet for heights of constructed fences located in the required front yard
- 2) To vary Section 6.14(5)(a) – “Fences” of the Zoning Bylaw from 3.51 feet to a maximum of 6.6 feet for heights of constructed retaining walls located in the required front yard.
- 3) To vary Section 6.14(5)(b) – “Fences” of the Zoning Bylaw from 5.91 feet to a maximum of 17.25 feet for heights of constructed retaining walls located to the rear of the required front yard.

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, is limited to the scope of the proposal shown on the attached plans.

LM


Peter Kushnir
Deputy Chief Building Inspector



RECEIVED
SEP 26 2011

SEP 26 1971

BUILDING DEPARTMENT

DATE COVERED
SITE AREA - 10,000 SF
BUILDING COVERED
OFF LAYOUT
COST LAYOUT

100.00
97.50
95.00
92.50

13276-48

22

SINGLE FAMIL. DWELLINGS
200 ELLISFIRE AVENUE
BRANST B.C.

SITE PLANS EVALUATIONS

DOV	DATE	AMOUNT	DATE
SCALE	DATE	AMOUNT	DATE

Chloride	1	20	20
Acetate	1	4	4
NO ₃	1	1	1

WETH
R-2

[illegible]

SITE PLAN

These Plans are in
Conformity with
B.C. Building Code

2006-07-08 REV. TO PLAN
PROJECT
2006-07-08 REV. TO PLAN

2006-07-08 REV. TO PLAN



2006-07-08 REV. TO PLAN
PROJECT
2006-07-08 REV. TO PLAN

Brodeur
Residence

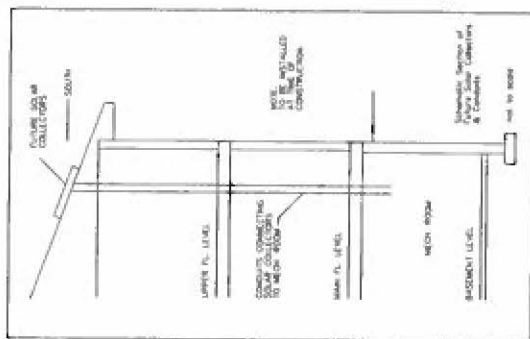
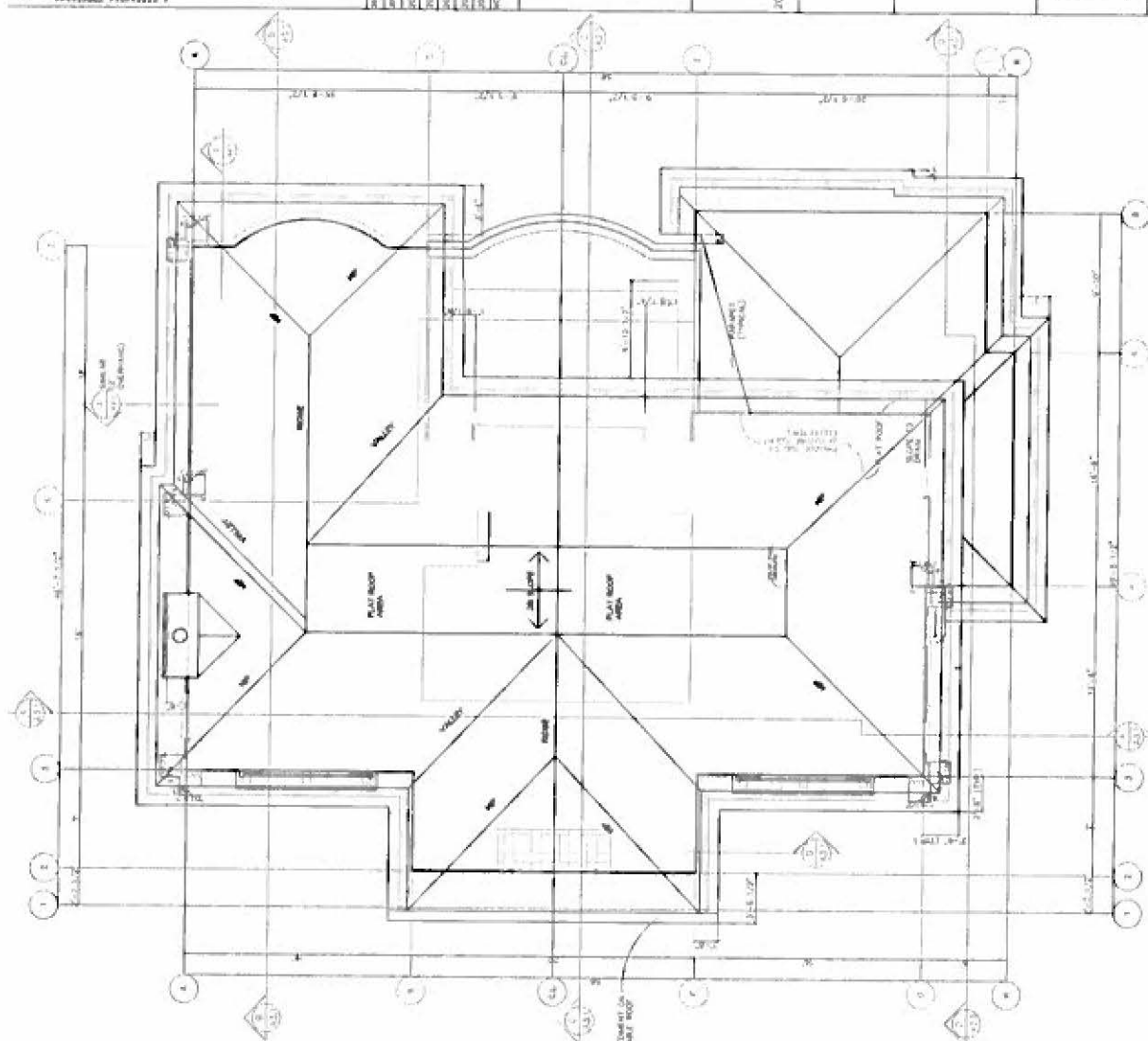
208 E. 1st Ave. N.
Burnaby B.C.

ROOF PLAN

Scale: 1/4" = 1'-0"

A1.5

2006-07-08 REV. TO PLAN
PROJECT
2006-07-08 REV. TO PLAN



2006-07-08 REV. TO PLAN

These Plans are in
Compliance with 2012
B.C. Building Code

308-07-08 REV. PAGE
PROJECT
308-07-08 REV. PAGE
PROJECT

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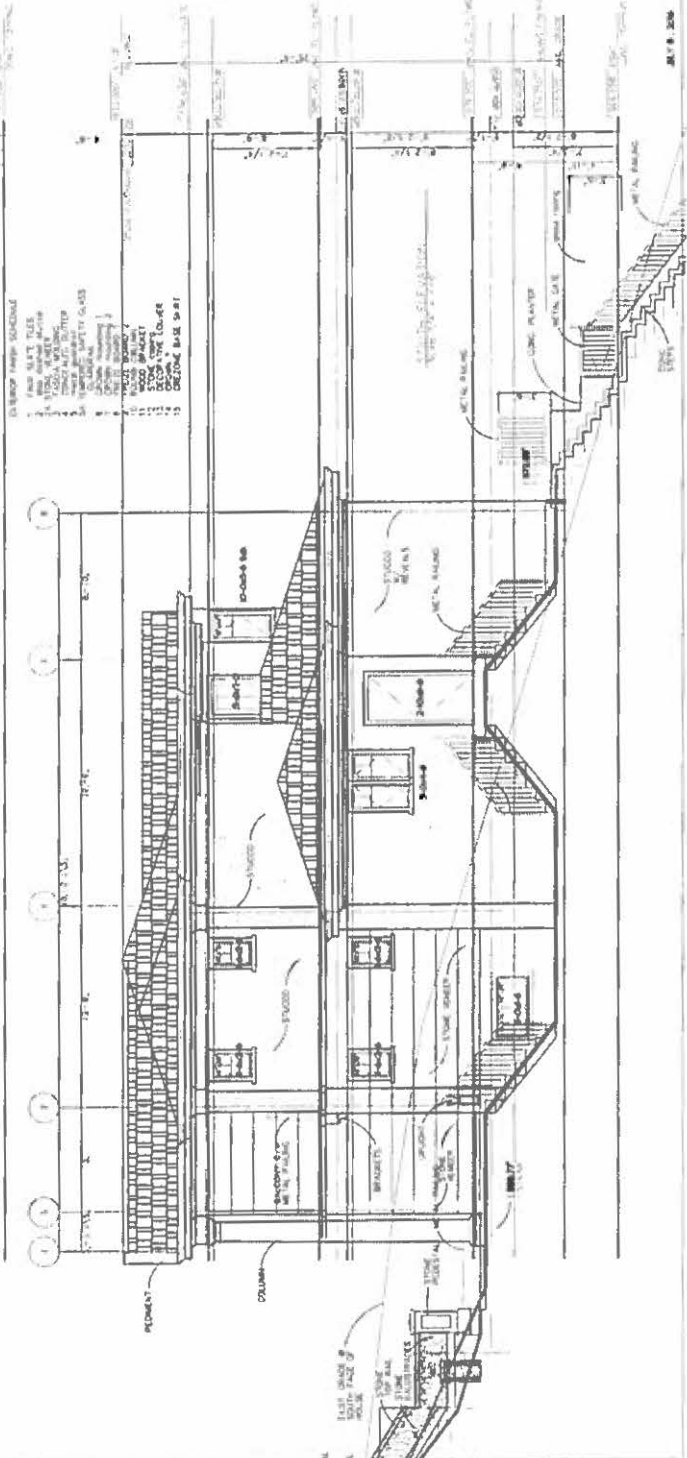
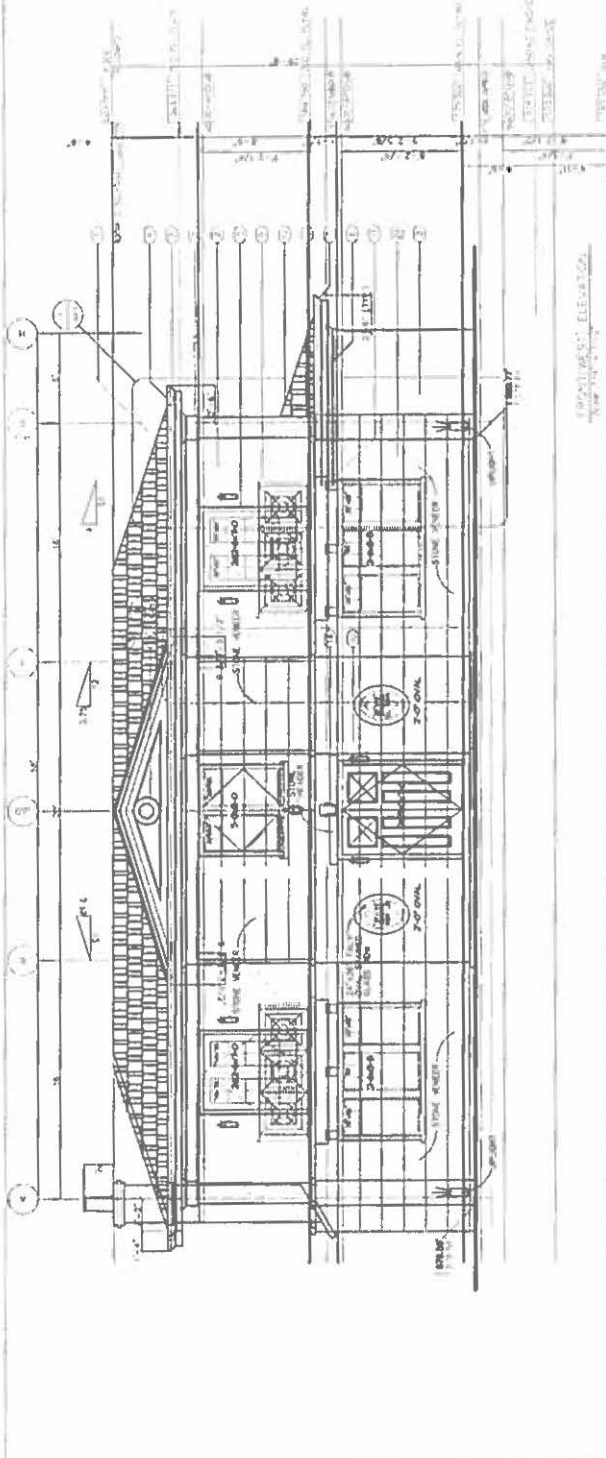
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PROJECT



Bradley
Residence

208 Epperson Ave N
Burnaby B.C.

ELEVATIONS

A2.1

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

DATE: 2013

BY: [Signature]

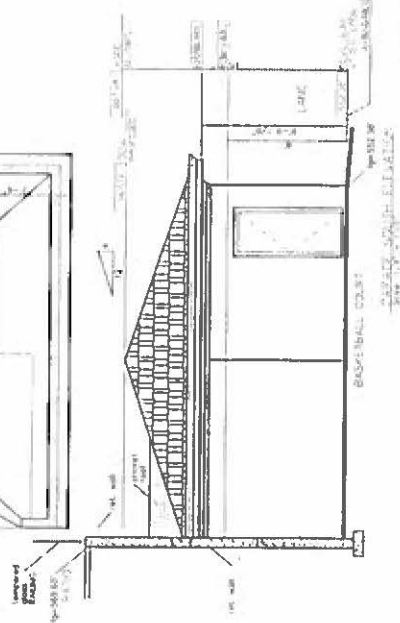
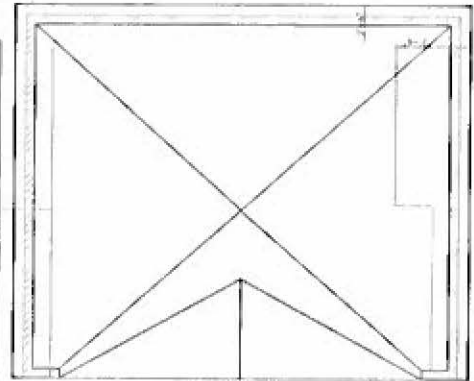
2013

© 2000 Blackwell Science Ltd
Journal of Internal Medicine 247: 101–108

1	FALL PLATE FILES
2	WEDGED STAKE
3	STONE WEDGE
4	FASCIA BOARD
5	CORNERED CUTTER
6A	TYPED RANGER
7	METAL SAFETY GLASS
8	QUADRANT
9	CROWN MOLDING 1
10	CROWN MOLDING 2
11	PREFRIG BOARD 1
12	PREFRIG BOARD 2
13	POLE COLLAR
14	WOOD BRACKET
15	STONE CORNER
16	DECOMPRESSION JOINT
17	TRUSS
18	CHROME BASE SCURT



Technical drawing of a bridge section showing the main span and approach. The main span is a truss bridge with a central pier. The approach is a girder bridge. Labels include: 'Main Span', 'Approach', 'Pier', 'Girder', 'Truss', 'Deck', 'Abutment', 'Retaining Wall', 'Lane', 'Slope', 'Grade', 'Elevation', 'Notes', 'Scale', 'Date', 'Sheet No.', 'Project No.', 'Contract No.', 'Location', 'Drawn by', 'Checked by', 'Approved by'.



1000

These Rights are in
compliance with 2012
B.C. Building Code

2024-07-09 14:46:46



DATE	REVISIONS
4-10-04	1- Initial Design
4-10-04	2- Final Design
4-10-04	3- Construction
4-10-04	4- Final Review
4-10-04	5- Final Approval

**Brodley,
Residence**

[illegible]GARAGE PLAN
ELEV & SECTION

1000

A1.6

1000

76

PLAN OF SURVEY OF LOT 2, BLOCK 1, DISTRICT LOT 189,
GROUP 1, NEW WESTMINSTER DISTRICT,
PLAN 4953

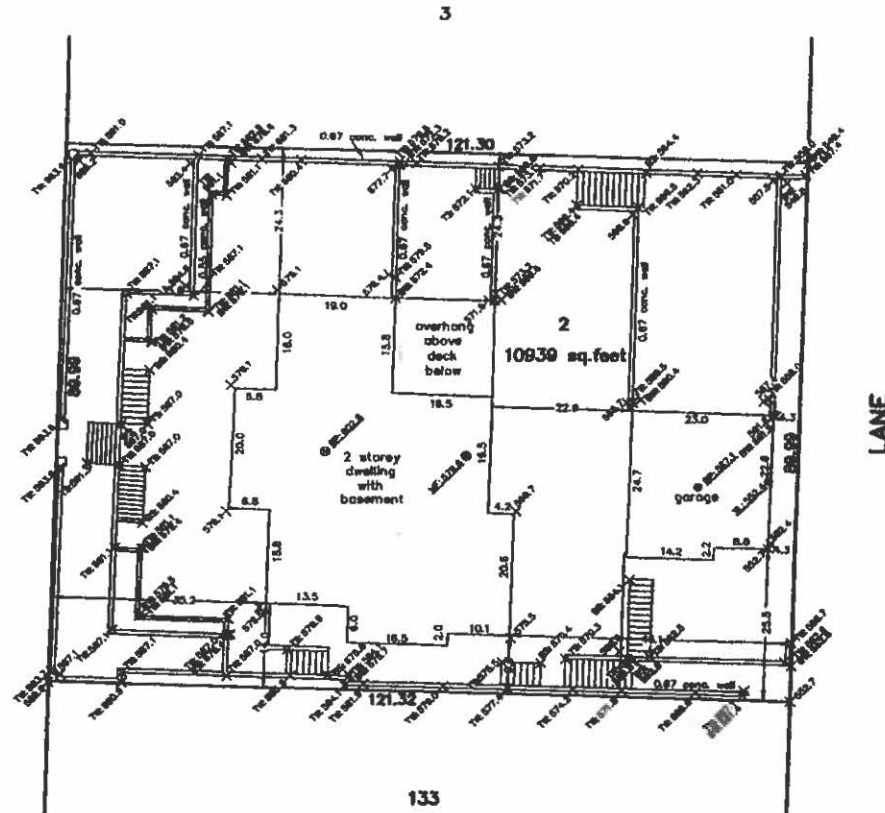
208 North Ellesmere Avenue
Burnaby, B.C.

SCALE: 1 INCH = 15 FEET
0 5 10 20 30 40 50
All distances are in feet and decimals
thereof unless otherwise indicated.

RECEIVED
SEP 7 2017
BUILDING DEPARTMENT

ZONING: R2

NORTH ELLESMERE AVENUE



Lot dimensions are derived
from Land Title Office records
and are subject to change
upon completion of ground survey.

CERTIFIED CORRECT:

LEGEND:

- SL denotes slab
- RP denotes roof peak
- MF denotes main floor
- BS denotes bottom of steps
- SW denotes bottom of wall
- conc. denotes concrete
- TS denotes top of steps
- TW denotes top of wall

NOTE:

Elevations are based on geodetic
datum.
Bench Mark: Monument 77H5785
located at the intersection of
Haldim Avenue and Basenborough Drive.
B.M. Elevation = 507.58 feet
(154.710 metres)

NOTE:

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

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Ken K. Wang and Associates
Canada and B.C. Land Survey
8624 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: (604) 294-8881
Fax: (604) 294-0825
170436 FB950 P65
R-7852
Drawn by: J.L.

FILE: TF-5235

PIO: 007-474-936