



BOARD OF VARIANCE REFERRAL LETTER

DATE: Jan 27, 2016		DEADLINE: February 9, 2016 for the March 3, 2016 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: Jetander Tung				
ADDRESS OF APPLICANT: 8456 15 th Ave				
TELEPHONE: 604.807.8864				
PROJECT				
DESCRIPTION: New single family dwelling				
ADDRESS: 8455 15 th Ave				
LEGAL:	LOT: 7	DL: 25	PLAN: 11671	

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 [6.3.1; 105.11]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

The applicant is proposing to build a new two family dwelling. The following relaxations are being requested.

- 1) The distance between the principal building and the detached garage is 9.18 feet where a minimum distance of 14.8 feet is required.
- 2) The rear yard setback, to the foundation, will be 20.31 feet where a minimum rear yard setback of 24.6 feet is required. The overhang projects 2.0 feet beyond the foundation. The stairs landings project 3.0 feet beyond the foundation. The sunken accesses project 10.0 feet beyond the foundation.

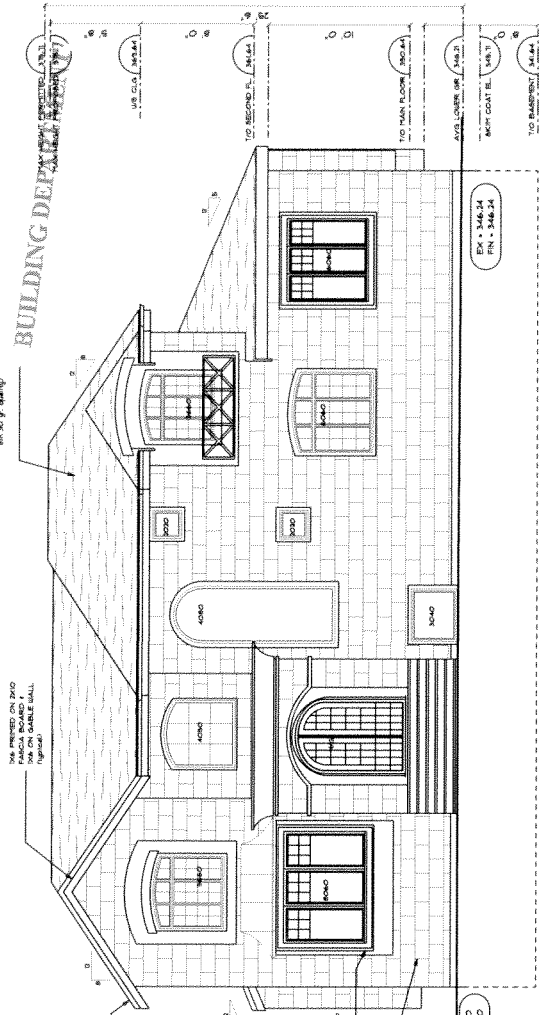
Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.

BHS

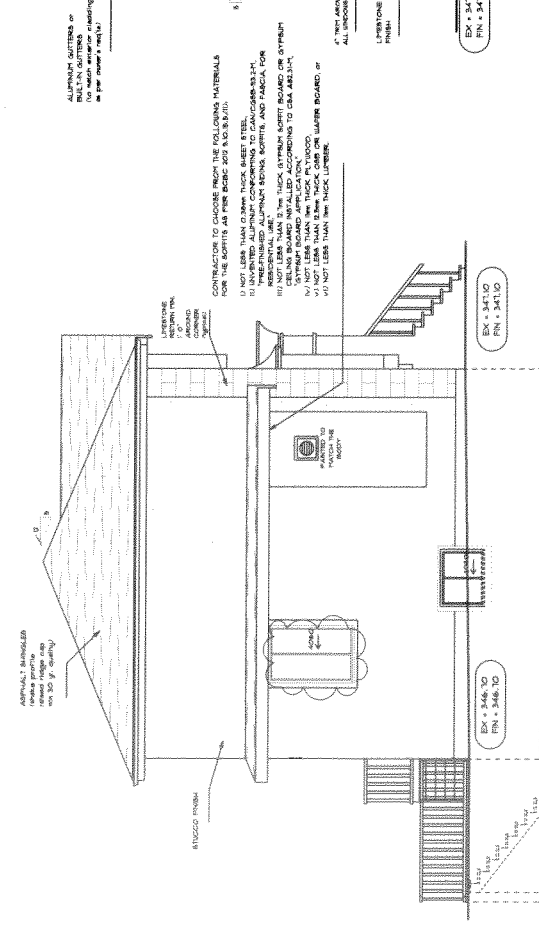
Peter Kushnir
Deputy Chief Building Inspector

RECEIVED
JAN 25 2013

ASPHALT SHINGLES
OVER 3/8" GYP BOARD
OVER 5/8" GYP BOARD

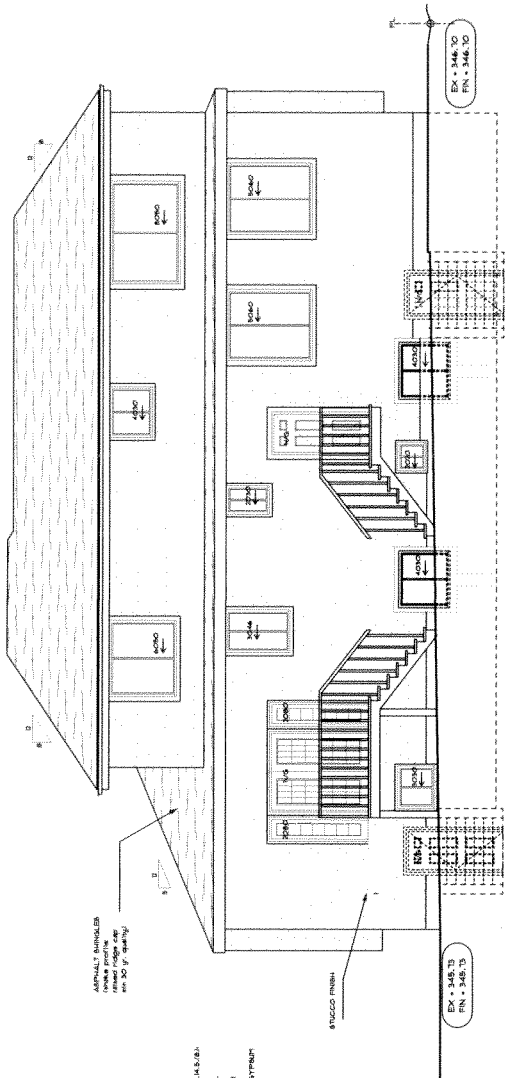


FRONT (SOUTH) ELEVATION

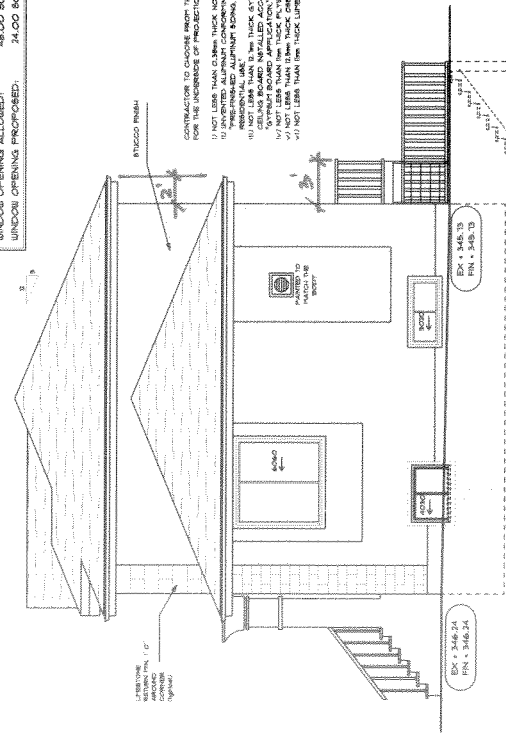


LEFT (WEST) ELEVATION

TOTAL WALL AREA: 608.00 SQ.FT.
PERCENTAGE AREA OF WINDOW OPENING: 8%
PERCENTAGE AREA OF WINDOW OPENING PROPOSED: 24.00 SQ.FT.



REAR (NORTH) ELEVATION



RIGHT (EAST) ELEVATION

TOTAL WALL AREA: 608.00 SQ.FT.
PERCENTAGE AREA OF WINDOW OPENING: 100%
WINDOW OPENING PROPOSED: 58.00 SQ.FT.

CONTRACTOR TO CHOOSE FROM THE FOLLOWING MATERIALS FOR THE SPOUTS AS PER BIDDING AND SPECIFICATIONS:

- 1) NOT LESS THAN 1/2" THICK LAMINATE
- 2) UNPAINTED ALUMINUM CORRUGATED SHEET
- 3) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE
- 4) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 5) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 6) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 7) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 8) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 9) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 10) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 11) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 12) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 13) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 14) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 15) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 16) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 17) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 18) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 19) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 20) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE

CONTRACTOR TO CHOOSE FROM THE FOLLOWING MATERIALS FOR THE INCREASE OF PROJECTION AS PER BIDDING AND SPECIFICATIONS:

- 1) NOT LESS THAN 1/2" THICK LAMINATE
- 2) UNPAINTED ALUMINUM CORRUGATED SHEET
- 3) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE
- 4) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 5) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 6) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 7) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 8) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 9) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 10) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 11) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 12) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 13) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 14) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 15) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 16) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 17) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 18) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 19) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE
- 20) UNPAINTED ALUMINUM CORRUGATED SHEET WITH 1/4" THICK LAMINATE AND 1/4" THICK LAMINATE

PROPOSED RESIDENCE for MR. JATINDER TUNG (604 - 807 - 8864)
ON 8455 15TH AVE., BURNABY, B.C.

simple design
home design
simple home design ltd.
VANCOUVER 604.337.1331
BURNABY 604.973.3389
WWW.SIMPLEHOMEDSIGN.COM

4
PLAN 10.7.103-15
DRAWN BY: BH

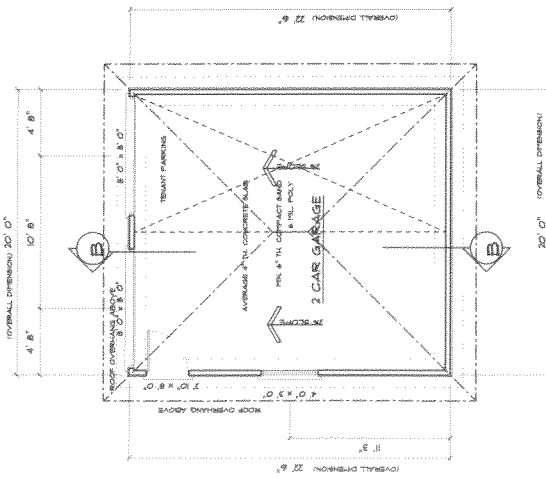
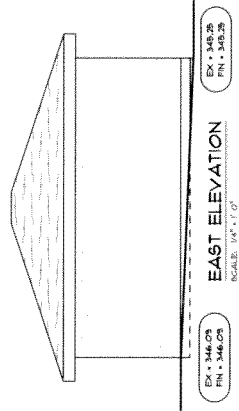
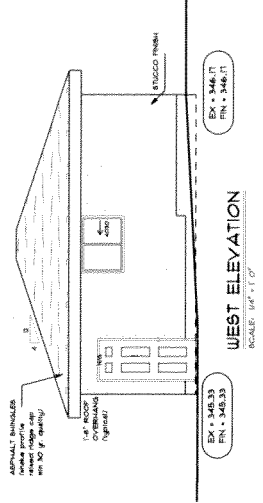
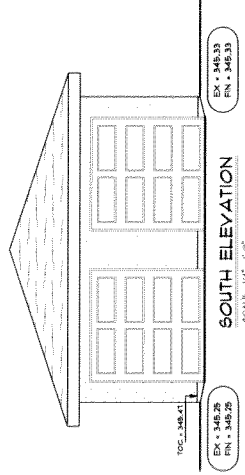
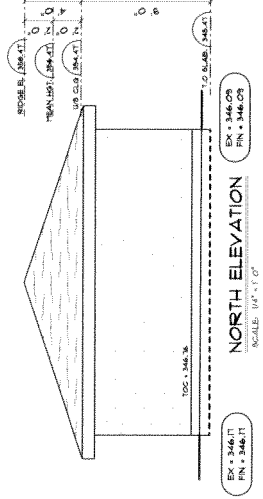
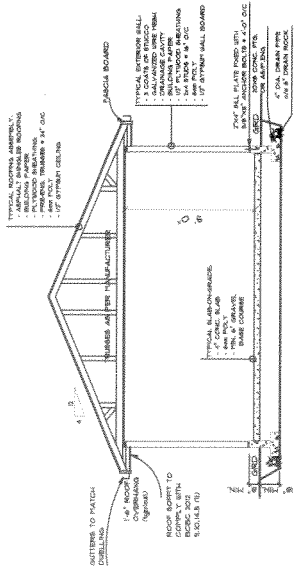
SCALE: 1/4" = 1'-0"
DATE: SEP. 2012
REV. 1: JUN. 2010

This documentation is the exclusive property of
SIMPLEX HOME DESIGN LTD. nobody is authorized to use
or reproduce the drawings without the written approval
from SIMPLEX HOME DESIGN LTD.

RECEIVED

JAN 25 2016

BUILDING DEPARTMENT



GARAGE PLAN
SCALE: 1/4" = 1'-0"

PROPOSED RESIDENCE for MR. JATINDER TUNG (604 - 807 - 8864)
ON 8455 15TH AVE., BURNABY, B.C.

THIS DOCUMENT IS THE SOLE PROPERTY OF SIMPLEX HOME DESIGN LTD. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SIMPLEX HOME DESIGN LTD.

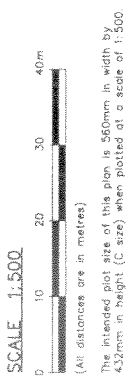
SCALE: 1/4" = 1'-0"
DATE: SEP. 2015
DRAWN BY: BR

PLAN: 107-102-15

5

simple design
home design
604.973.3508
www.simplehome.ca

POSTING PLAN OF LOT 1 /
 DISTRICT LOT 25 GROUP 1
 NEW WESTMINSTER DISTRICT PLAN 11671
 PURSUANT TO SECTION 68 OF THE LAND TITLE ACT
 BCGS 92G.026
 CITY OF BURNABY



- LEGEND**
- ⊙ indicates control monument found
 - indicates iron post found
 - indicates iron post placed
 - indicates lead plug found
 - indicates lead plug placed
 - W indicates witness

Note: This plan shows one or more witness posts which are not set on the true corner(s).

Integrated Survey Area No. 25, Burnaby, B.C.
 NAD 83 (CSRS) 4.0/0.0/0.1/5.0
 Grid bearings are derived from geodetic control monuments 94H1429 and 94H1431.

The UTM coordinates and estimated horizontal positional accuracy achieved have been derived from the MAS207 published coordinates and standard deviations for geodetic control monuments 94H1429 and 94H1431.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.99958625 which has been derived from geodetic control monuments 94H1429 and 94H1431.

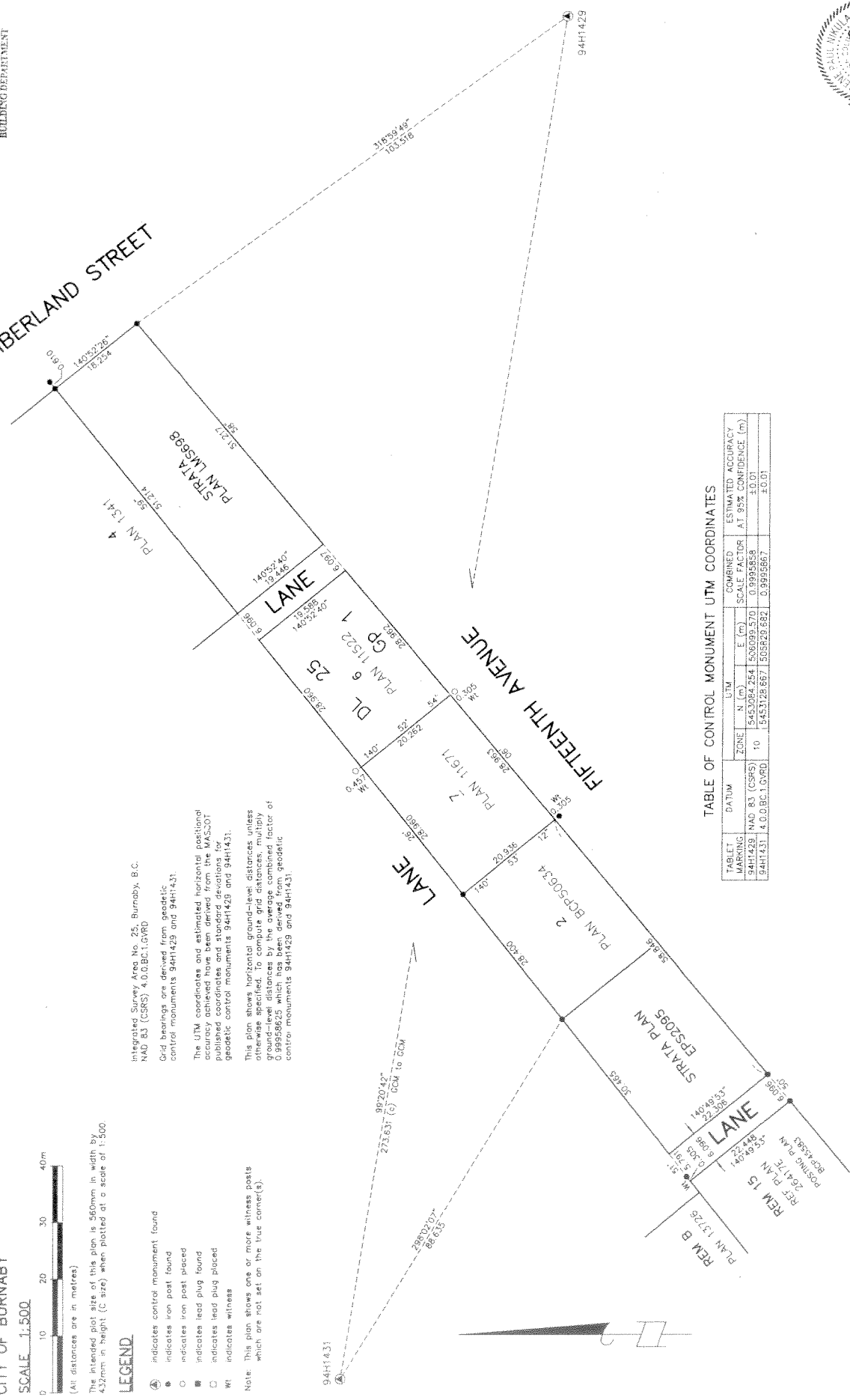


TABLE OF CONTROL MONUMENT UTM COORDINATES

TABLET MARKING	DATUM	ZONE	N (m)	E (m)	COMBINED SCALE FACTOR	ESTIMATED ACCURACY AT 95% CONFIDENCE (m)
94H1429	NAD 83 (CSRS)	10	5463304.254	536020.570	0.9995868	±0.01
94H1431	4.0/0.0/1.0/8.0	10	5463325.667	506523.662	0.9995667	±0.01

DHALIWAL & ASSOCIATES
 LAND SURVEYING INC.
 216 - 12889 78th Avenue
 Surrey, B.C. V3W 1E6
 phone: 604-501-6188
 email: info@dhalivalsurvey.com
 FILE : 1507140-P01

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

Gene Paul Nikrua
 The field work was completed on the 7th day of October, 2015.
 Gene Paul Nikrua, BCL.S 803

LOT 7 DISTRICT LOT 25 GROUP 1 N.W.D. PLAN 11671
 P.I.D. 009-574-514

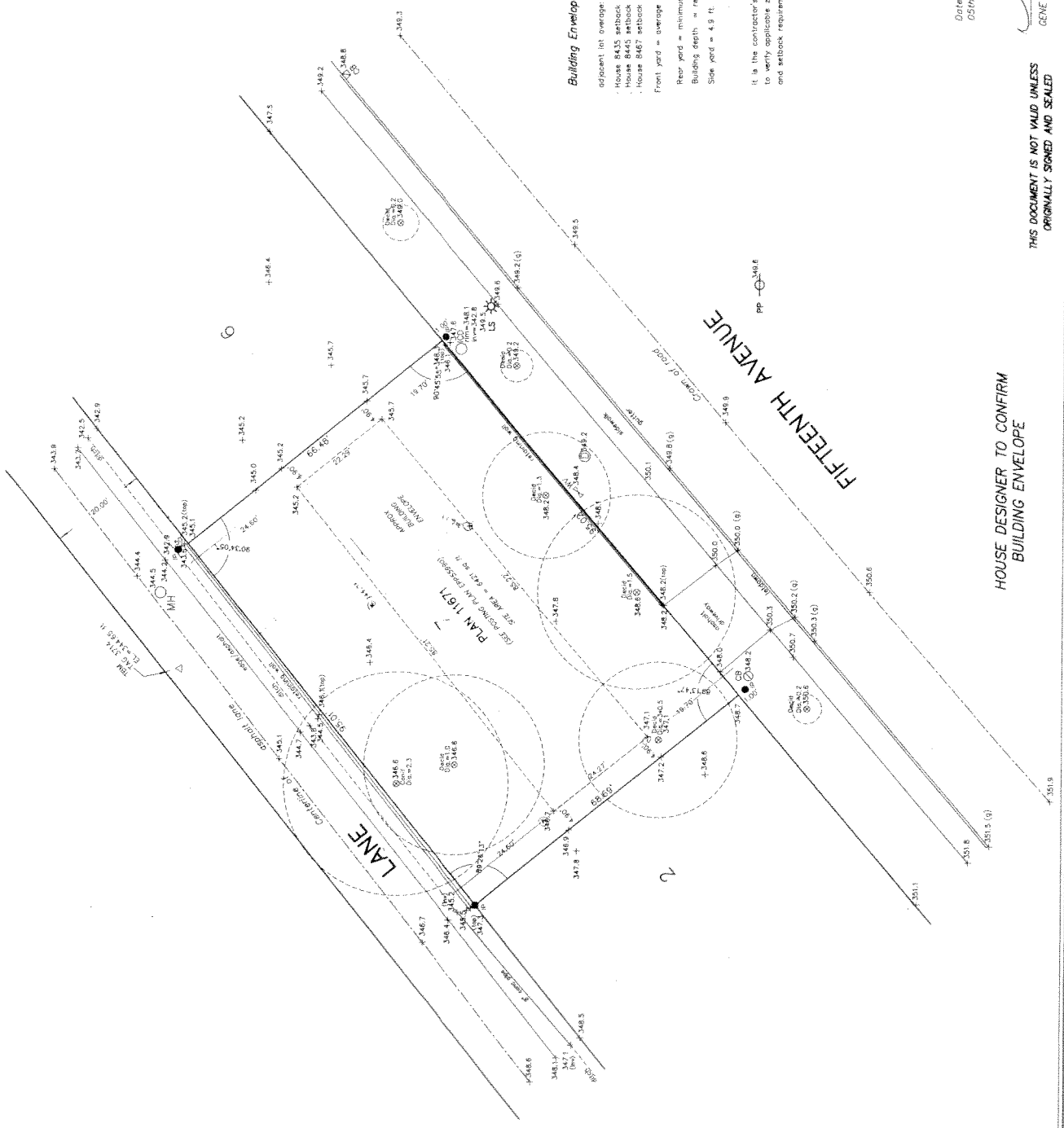
For Building Design Purposes
 Scale: 1 inch = 16 feet

Current Civic Address:
 8455 15th Avenue
 Burnaby, B.C.

- Notes:**
- All dimensions are in feet.
 - Property line dimensions are based on legal land survey.
 - This Site Plan adheres to City's Tree By-law.
 - Elevations are based on City of Burnaby integrated monument 9441429 elevation = 368.90 ft (112.46m).

LEGEND

- IP ○ denotes iron post
- IP ■ denotes lead plug
- (G) ○ denotes gutter
- 3458.9 denotes spot elevation
- ③ CONR denotes tree
- CS □ denotes catch basin
- CS ○ denotes round catch basin
- ICD ○ denotes storm inspection chamber
- WV ○ denotes water valve
- PP ○ denotes power pole
- MH ○ denotes manhole
- ④ denotes storm manhole



Building Envelope in RS zoning:

- adjacent lot overage:
- House 8455 setback = 19.67 ft.
 - House 8445 setback = 15.23 ft.
 - House 8467 setback = 19.70 ft.
- Front yard = average = 18.33 ft
 Rear yard = minimum = 24.6
 Building depth = remainder = 22.29 feet
 Side yard = 4.9 ft. min.

It is the contractor's responsibility to verify applicable zoning category and setback requirements.

© COPYRIGHT
DHALIWAL AND ASSOCIATES
 LAND SURVEYING INC.
 216-12899 76th Avenue
 Surrey, B.C. V3W 1E6
 Phone: 604 501-6166
 Fax: 604 501-6169
 File: 150740-701

HOUSE DESIGNER TO CONFIRM
BUILDING ENVELOPE

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

Date of Survey: 15 August 2014
 05th day of August 2014
 GENE PAUL
 803