

RE: LETTER FROM MR. A.W. MOCHINSKI  
1031 AYSHIRE DRIVE, BURNABY,  
CONSTRUCTION OF A HOME AT 7480 CURTIS STREET

ITEM 3  
MANAGER'S REPORT NO. 49  
COUNCIL MEETING 1982 09 07

*If the correspondent wishes to initiate a reassessment of his own property (as indicated in his letter), it will be necessary for him to refer this to the B.C. Assessment Authority which has jurisdiction over such matters.*

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Chief Building Inspector be adopted.

TO: MUNICIPAL MANAGER 1982 AUGUST 31

FROM: CHIEF BUILDING INSPECTOR

RE: 7480 CURTIS STREET, BURNABY  
LOT 3, D.L. 138, PLAN 58917

RECOMMENDATION:

1. THAT a copy of this report be forwarded to Mr. A.W. Mochinski, 1031 Ayshire Drive, Burnaby, B.C., V5A 3Z8.

BACKGROUND:

The following report is submitted for the information of Council in connection with the letter of Mr. A.W. Mochinski dated 1982 August 19 concerning a residence under construction at 7480 Curtis Street.

REPORT:

- (1) A building permit was issued 1982 July 21 for construction of a two-storey home over cellar on the above-described property.
- (2) The subject property is located at the southeast corner of Burnwood Drive and Curtis Street as shown on the attached map, and although nearly half an acre in extent, the westerly 90 feet of the property is restricted from building use by a covenant for landscape buffer and building setback from Burnwood Drive.
- (3) The subject property is flanked on its east side by two properties facing onto Ayshire Drive, and hence the side yard of the subject property abuts the rear yards of 1031 and 1041 Ayshire Drive which accounts for the differing setbacks from the common property line by the subject dwelling and the home of Mr. Mochinski.
- (4) The home under construction is sited on the 7480 Curtis Street property within the setback requirements of Burnaby Zoning By-Law for a Residential R2 District, and is observing cellar configuration with respect to street and grades of adjacent properties at higher elevations on Ayshire Drive.
- (5) Investigation of matters related by Mr. Mochinski was carried out by site inspection made 1982 August 23, but contact with Mr. Mochinski could not be established on that date.
- (6) Return visit was made to 1031 Ayshire Drive on 1982 August 31, but again no contact could be made with Mr. Mochinski.

MJJ:lm  
Enc.

c.c. DIRECTOR PLANNING &  
BUILDING INSPECTION

  
M.J. Jones  
CHIEF BUILDING INSPECTOR

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 MANAGER'S REPORT NO. 49  
 COUNCIL MEETING 1982 09 07

109

CURTIS

