

RE: LETTER FROM MR. R.C. CARDAMONE WHICH APPEARED ON THE AGENDA FOR THE  
MARCH 07TH MEETING OF COUNCIL (ITEM 3 F)  
CONSTRUCTION OF A SINGLE FAMILY DWELLING AT 4832 ALBERT STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

\* \* \* \* \*

TO: Municipal Manager 1988 March 09

FROM: Director Planning & Building Inspection

SUBJECT: CORRESPONDENCE FROM MR. R. C. CARDAMONE  
4832 ALBERT STREET, BURNABY, B. C.

=====

RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. R. C. Cardamone of 4832 Albert Street, Burnaby, B. C. V5C 2H3.

INTRODUCTION:

At its meeting of 1988 March 07, Council received correspondence dated 1988 March 01 from Mr. R. C. Cardamone of 4832 Albert Street, Burnaby, B. C. The letter expressed the writer's objections to certain aspects of the construction of a new single-family dwelling at 4834 Albert Street.

BACKGROUND:

Building Permit No. B-62787, issued 1987 August 06, authorized the demolition of the existing single-family dwelling and all other buildings on the site. Demolition was completed and final approval of this work was given 1987 September 23.

Building Permit No. B-62788, issued 1987 August 06, authorized the construction of a new single-family dwelling based on building plans which met the requirements of municipal bylaws. Construction is proceeding in accordance with the approved plans and the necessary inspections to date have been called for and completed.

**REPORT**

Municipal lane allowances are located immediately to the east and south of the property at 4834 Albert Street which is located adjacent to and east of 4832 Albert Street. According to a survey plan of 4834 Albert Street, the elevation of the lane to the east is approximately nine feet above the elevation of the neighbouring lot, 4832 Albert Street, at the front of the property and approximately six feet above at the back. The survey plan indicates that, prior to the construction of the new single-family dwelling, the existing property grade sloped downward from east to west. As might be expected on such a sloping building site, the new owner of 4834 Albert Street has established his ground floor at an elevation midway between the

Planning & Building Inspection Department  
Re: 4834 Albert Street  
1988 March 09

Page 2

ITEM 6  
MANAGER'S REPORT NO. 19  
COUNCIL MEETING 88/03/14

119  
levels of the lane to the east and the existing grade at Mr. Cardamone's property. The new owner has altered the grade of the property to be approximately level.

The new building is sited four feet from the west property line. Snow sliding off the roof of a building this close to the property line, with acceptable eaves projection of 24 inches, may not land on the same piece of property. This is common to all 33-foot wide lots when a minimum side yard is provided on adjacent properties.

Mr. Cardamone refers to an encroachment on his property, presumably a retaining wall or fence, that was not demolished. The owner of the property at 4834 Albert Street was not required to demolish the alleged encroachment as a condition of Building Permit No. B-62787.

On 1987 December 15, this division received a complaint from Mr. Cardamone that the owner of the property at 4834 Albert Street had damaged Mr. Cardamone's fence during construction by placing fill against the fence. At that time, the owner of 4834 Albert Street advised that he intended to build a retaining wall to retain the fill and that he would try to oblige the Building Inspection Division's request to remove the fill until such time as the retaining wall was built. The retaining wall has since been constructed. However, the proposed fence on top of the wall is not yet in place. The fence will have to meet the height and "vision clearance at intersections" requirements of the Burnaby Zoning Bylaw. Building Inspection Division staff verified on 1988 March 07 that the wall is not constructed on municipal property and that there are no boulders in the Cardamone driveway. Problems such as the alleged encroachment and the construction damage are civil matters for resolution between the property owners and, as such, the Building Inspection Division is not able to enforce solutions, although we will offer our services if it will assist in bringing adjacent owners together to resolve their differences.

CONCLUSION:

Construction of the single-family dwelling at 4834 Albert Street is proceeding in accordance with the approved plans and the necessary inspections have been called for and completed.

This report is prepared for the information of Council.

AJ

AJE/jce



A. L. PARR  
DIRECTOR PLANNING &  
BUILDING INSPECTION

cc: Chief Building Inspector