

RE: MR. A. DIMARCO'S REQUEST TO APPEAR BEFORE COUNCIL ON 1990 MAY 22
CONSTRUCTION ON A SUN DECK - 6922 BURFORD STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1990 MAY 17

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: 6922 BURFORD STREET

PURPOSE: For information regarding Mr. A. DiMarco's request to appear before Council.

RECOMMENDATION:

1. THAT a copy of this report be forwarded to Mr. A. DiMarco of 6922 Burford Street, Burnaby, B.C. V5E 1S2.

REPORT

Background

Our Building Inspector, Mr. G. Wright, inspected the subject premises on 1990 April 10 and noted unauthorized construction of a deck at the rear of the existing single-family dwelling.

The owner, Mr. A. DiMarco, was advised that any construction or alteration, without first obtaining a permit, is in violation of Section 4.(1) of Burnaby Building Bylaw No. 6333 which reads:

"No person shall commence or continue construction of any building or structure or part thereof unless he is in possession of a valid and subsisting permit for the said construction issued by the building inspector."

Mr. DiMarco was requested to submit construction plans for the proposed deck addition to the Plan Checking Section of the Building Inspection Division on or before 1990 April 17. The plans were submitted and reviewed to determine if a building permit could be issued, or alternatively, if the unauthorized construction would have to be removed.

A review of the submitted drawings revealed that the gross floor area permitted for the subject property was already developed to its maximum limit. However, the combined areas of the existing deck and balconies had only used 260 sq. ft. of the permitted 315 sq. ft. (8% of the permitted gross floor area). An addition of 55 sq. ft. therefore was all that could be allowed to comply with the permitted density regulations.

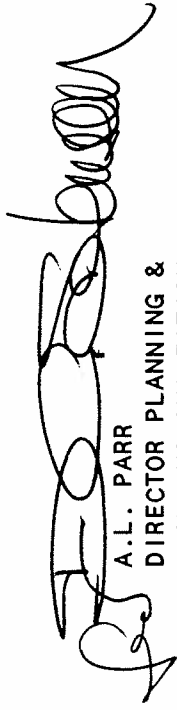
Mr. DiMarco was advised by letter on 1990 April 19 that the deck addition would have to be brought into compliance. An extension of time to 1990 May 31 was noted as a reasonable date for compliance.

On 1990 May 10, Mr. DiMarco came to the Building Inspection Division to discuss possible alternatives. One of the alternatives discussed would allow the deck to be extended by approximately 3 ft., but would also require the removal of one of the two accessory sheds which is located in the side yard setback. This alternative increases the area of deck and balconies to the maximum permitted, and keeps the actual lot coverage lower than the allowable lot coverage.

Conclusion

The final solution noted above is satisfactory to the Building Inspection Division, and a building permit will be issued accepting the proposed work. It is Mr. DiMarco's responsibility to proceed with the necessary removal of one of the sheds and to bring the construction of the sundeck into conformity with the approved design.


A.L.M.:lm
Enc.



A.L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

cc: CHIEF BUILDING INSPECTOR