

Nov. 3/04
City of Richmond
Urban Development Division
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

To Public Hearing	
Date:	Nov 15/04
Item #	4
Re:	Bylaw # 7832

Attention: Ms. Sara Dedyal
Re proposed development
FILE NO. R204-271652

Dear Ms. Dedyal -

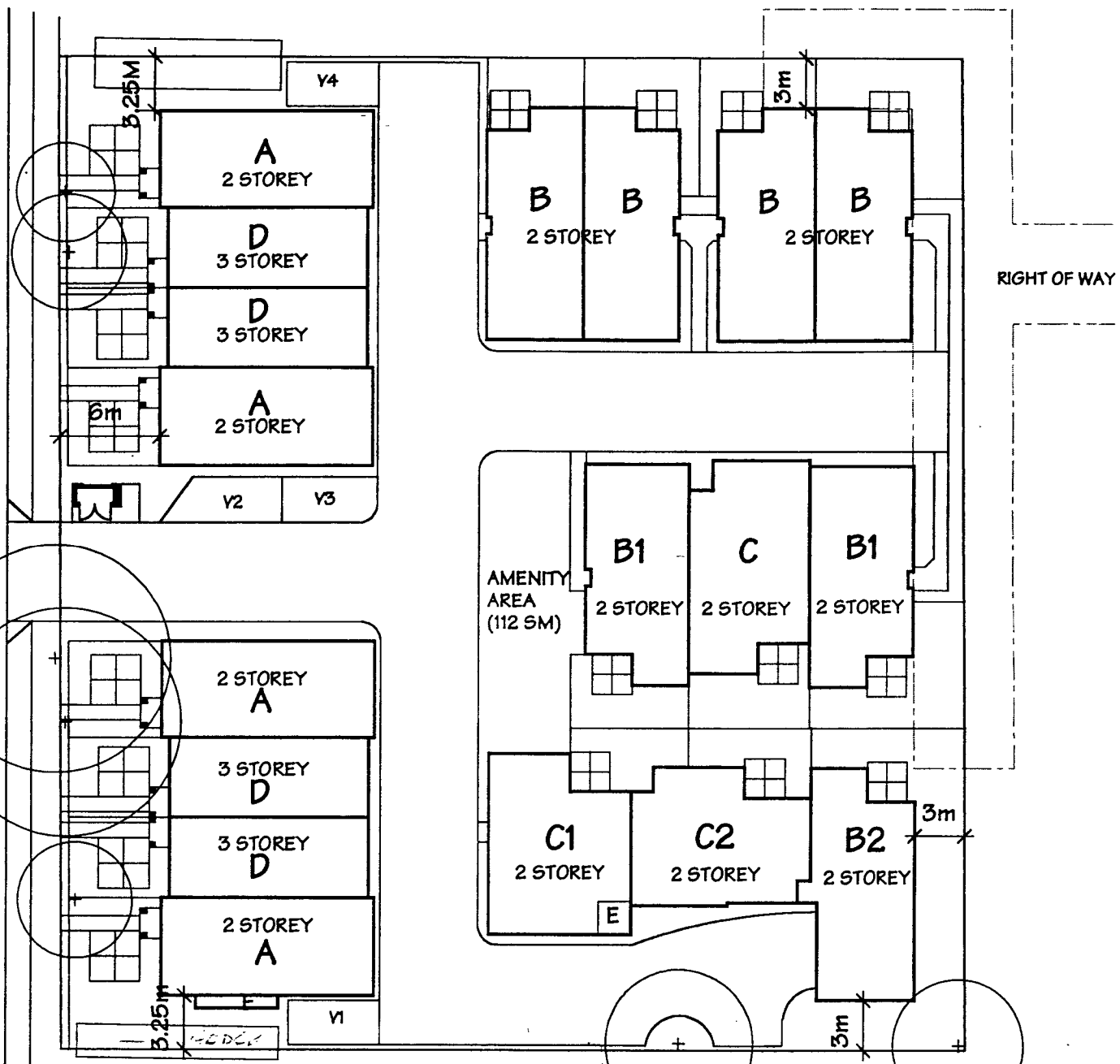
As owner of properties 9620 and 9640 adjacent to proposed re-development I have a few concerns as follows -

1. The hedge on 9600 was planted with the understanding that it would be maintained by the owner - this to continue.
2. The common water drainage immediately north of fence on 9620 to remain undisturbed.
3. The three feet of fill to be added to the site could cause water to pool onto 9620 and 9640 lots.
4. Large maple tree two thirds of which hangs over garage on 9620 - to be pruned back or replaced with a smaller non-deciduous tree. The debris from this tree clogs the gutters and damages the roof.

Eva Wagner
9640 No. 3 Road
Richmond, B.C.
V7A 1W3



NO.3 ROAD



SITE PLAN
SCALE : 1"=30'-0"

SITE AREA: 35,608 SF
 PROPOSED ZONING: R2-0.7
 BUILDING HEIGHT:
 MAX. ALLOWED: 2 1/2 STOREY, 12 M
 PROPOSED: 2 1/2 STOREY, 10 M MAX.

SITE COVERAGE
 MAX. ALLOWED: 35,608 SF X 40% = 14,243 SF
 PROPOSED: 14,810 SF 41.6%
 (INCLUDING PORCHES 180 SF)

FLOOR AREA
 MAX. ALLOWED: 35,608 SF X 0.67 = 23,857 SF
 PROPOSED DEVELOPMENT = 23,855 SF