

Deck and carport addition at 6311 Lakeview Avenue.

To the Board of Variance;

Please consider the hardship application regarding our residence at 6311 Lakeview Avenue. The lot is an irregular shaped triangular lot. I have provided drawings of the proposed work as well as a topographical survey to the city of Burnaby. CCI Engineering will finalise the structural drawings.

The shape of our lot is unique, and the strict application of the current by-laws (without interpretation by this Honourable Board) will result in hardship and undue penalty, as the by-laws are drafted to apply mostly to regular and rectangular lots (which our lot is not).

We do not request or aim to enlarge the house, to build anything unusual or out of the ordinary; we only kindly ask to be allowed to have a deck and a carport, items that are common to other houses in Burnaby, but are denied to us due to the odd shaped lot.

We have tried, within our application, to keep the proposed deck and carport as close to the house as possible (as far from the property lines), in an effort to ask for the minimum variance, and not to exaggerate our request. CCI Group Inc (our engineer) and Vivid Green Architecture (our architect) have arrived at this solution after a thorough review process. No other viable solution is evident, other than the proposed for approval by this Honourable Board.

The reasons for our application are as follows:

In a rectangular type lot there would sufficient space to utilise the backyard in one location. However, in a triangular type lot there are 2 small areas that in order to be utilised need to be connected. In this case we hope to connect the West side with the North side. To date we have not been able to use the north side of the property at all.

We are requesting that the application be based on the Total Ground Floor calculation of the property of 8% or 318.5 square feet which would be permissible under the current zoning bylaw with the approval of the Honourable Board. We are respectfully requesting to build a deck of 249 square feet and a walk way of 69 square feet in order to connect the 2 areas of the lot. The total square footage will be with 318 square feet; thus under the maximum allowable area of 318.5 square feet.

Further, please note our vehicles have been vandalised 3 times over the last 5 years. Usually a window is broken and token items are stolen, or the vehicles are scratched. While the theft is negligible the inconvenience of getting the glass repaired in order to go to work is substantial. A secured parking area for 2 vehicles, which the carport addition will provide, would be very much appreciated.

We trust this proposal will meet with your approval and appreciate your kind consideration.

Axel Tjaden and Karen Tee

The block contains two handwritten signatures. The first signature on the left is 'Axel Tjaden' and the second signature on the right is 'Karen Tee'. Both are written in dark ink.