

The Secretary,
Board of Variance,
City of Burnaby,
4949 Canada Way,
V5G 1M2

December 9, 2014

Subject: Appeal for front yard & flanking side yard setbacks for proposed two-family dwelling with detached garage at 1205 Sperling Ave.

Dear Sir,

Our client is proposing to construct a two-family dwelling with detached garages on the subject property, which is a corner lot towards the south-west of the intersection of Aubrey St. with Sperling Ave.

Although the front doors of the proposed building will face north towards Aubrey St., for purposes of the zoning bylaw, Sperling Ave. towards the east has been considered as the front yard. There are only three older and smaller houses towards the south of the property, two of which have been included for the front yard averaging calculation. In consideration of the age of these adjacent houses, it is expected that these properties will redevelop in the near future. Please note that the request for variance of the proposed front yard setback of 36' is still substantially larger than the 24.6' minimum required by the bylaw for the prevailing zone. Furthermore, besides having a short block length, as the subject property is not mid-block, this will alleviate the negative impact of the 4' variance being requested.

The other variance being requested for is the flanking side yard setback for one of the detached garages to the north p/l. In this case, although the bylaw allows for the principle building to observe a minimum flanking side yard setback of 11.5', there is no provision for an accessory building to do the same. This is irrespective of whether the adjacent property which has its frontage onto the subject flanking street, in this case towards the west is directly adjacent or has the benefit of being separated by a full lane, which is the case for the subject lot. The proposed single car garage which is only 11.5' wide towards that frontage has been adequately setback beyond the vision clearance triangle which will ensure safety of turning vehicles. In consideration of the other required minimum setbacks & depth of the garage, as well as the minimum required width of the drive aisle, this is the farthest placement which was possible for the proposed garage. The presence of the intervening lane and the fact that the adjacent house most impacted, has minimal windows towards the lane as also that the massing of the permitted principle building which articulates that street frontage and defines much more strongly that corner rather than

the small single storey garage, which will get adequately hidden with some landscaping towards that street front.

On behalf of the owner I would like to request the members of the board to give our request for the two variances their due consideration and hope that the circumstances and the lack of any negative impact will help the board members support our appeal.

Thanks,

A handwritten signature in black ink, appearing to read 'Vikram Tikku', with a long horizontal stroke extending to the right.

Vikram Tikku

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