

January 10, 2015

City of Burnaby

Board of Variance

**RE: VARIANCE APPLICATION FOR 4084 FIR STREET, BURNABY, BC, V5G 2A8**

Dear Sir or Madam,

My family and my parents have been residents of the Burnaby hospital area since 2010 and 2013 respectively. We love the area and now, with my two daughters, have even more interactions with my parents, who babysit them while my wife and I are at work. As time progresses, our daughters love playing with their grandparents more and more, thus, we decided to move closer to my parents in order to pass down good family values to our children. We purchased 4084 Fir Street with the intension to build a home that would suite a growing family while ensuring that we were within walking distance of my parent's house, which is located on 4055 Lister Court, Cascade Heights Elementary School and Moscrop Secondary School. We intend to live here for the next few decades.

The older houses on the block are set back further from the property line quite a distance. The neighbouring properties around us are set back 39.7 feet, 37.0 feet and 51.3 feet for 4068 Fir Street, 4078 Fir Street and 4088 Fir Street respectively. Averaging these numbers sets our house back by 42.67 feet. With respect to the bylaw, the usual minimum front set-back in our R4 zoned neighbourhood is 24.6 feet (7.5m) in depth. The houses in front of us, however, appear to be set back less and what appears to be 24.6 feet.

With new homes being constructed in the neighbourhood, the front set backs are lessening to be consistent with newer properties throughout Burnaby. The houses across the street have an approximate set back of 24.6 feet (4099 Fir Street, 4095 Fir Street, 4091 Fir Street, 4089 Fir Street, 4083 Fir Street and 4081 Fir Street). The houses on the west side of the block are approximately 24.6 feet (3956 Fir Street, 3940 Fir street). None of the newly constructed homes in the neighbourhood are built with a front set back as far as 42.67 feet.


Constructing a new house with a front set back as far as 42.67 feet would limit the utilization of the property. With no back lane and having the double car garage, driveway, swing set and secondary suite parking in the rear of the house, my children would have severely limited space to play within. Having any celebration such as birthday parties would be limited as my children, their cousins and friends would not have as much space to play. We would also not be able to have a small area to grow vegetables with our children or perform composting activities or place a laundry line in the back to dry clothes and save energy.

Utilizing the front yard for the children to play would result in limited privacy and safety for the children. Having the swing set in the front yard would not be very appealing for the neighbourhood and neither would a vegetable garden, a compost pile or a laundry line.

We have received signatures from multiple neighbours around our neighbourhood that support the variance on the front set back.

For the reasons and hardships described above, we would like to apply for a variance for the relaxation of the front set back requirements so that we may construct a new home 24.6 feet from the front of the property line.

Sincerely,

The image shows two handwritten signatures in dark ink. The first signature is a stylized, cursive 'S' followed by a dot, likely representing 'Satinder'. The second signature is a more fluid, cursive script that appears to be 'Arvind' followed by a dot.

Satinder & Arvind Ghataurah

The following list of people below support a front yard of 24.6 feet for 4084 Fir Street.

[illegible]