

## **D H A R A M   K A J A L**

3 5 6 5 M O N M O U T H   A V E N U E ,   V A N C O U V E R ,   V 5 R 5 S 1  
P H O N E : ( 6 0 4 ) . 7 8 9 . 9 5 2 0 .   F A C S I M I L E ( 6 0 4 ) . 4 1 2 . 0 0 0 8

### **Owner Hardship for Construction of New Home**

#### **Attention:**

City of Burnaby  
Board of Variance

Dear Sir;

#### **Re: Hardship for Construction of New Home at 5469 Forglen Drive Burnaby**

Please note that we have purchase this property to build my dream home for my family and for parents at the above noted development. Now we are facing hardship to build my dream home due to front setback to be set at 39.66 ft., rather than current R4 24.6 ft. to construct to match with old homes built in 1940 after completing planning and engineering requirements.

My hardship points are as per following:

1. The front setback, to the foundation, shall be 25.02 where a minimum front yard setback of 35.66 feet is required based on front averaging based home built 70 years ago and do not compile with current by law zoning. Setback 35.66 ft. are very deep and which are non-coherent with the construction of new home and also are not realistic to current by law zoning which indicated minimum front setback shall be 24.6 feet. The neighbourhood home on the east of Forglen Drive mostly are new and are built with new current R4 setbacks. The average extreme front setback depth by R4 zoning by law is 24.6 feet.
2. Based on current offset, the distance between building foundation and garage shall be minimum 14.5 feet and this is not achievable to less depth available due to match with front setback 39.66 ft. with respect to 70 years old built homes.
3. Based on current 39.66 ft. front, rear setback deck depth is not enough deep and rear deck construction could not be achieved due to match with applicable 70 years old homes rather than current bylaws.
4. In order to build my dream home construction as well rear deck the anticipated cost is about \$600,000. (600 thousands). The land value of this home is about \$100,000.00 and overall projected cost will be 1,600,000 (1.6 million) which is not

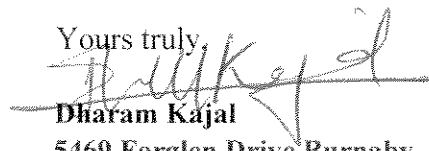
worthwhile and realistic to match front setback 39.66 ft. depth in front of the home which is very deep. Secondly due to deep setback 39.66 ft. to build this dream home as well to match with existing averages front setback with old homes built in 1970, the dream home is not achievable as well no sustainable. This will not match with existing eastside of Forglon Drive as well as with existing neighbourhood concept.

5. The existing home built south of this lot has 25.0 feet setback and we should be allowed to match with existing south home which was recently built few years ago.
6. Exception should be allowed to build home on 5469 Forglon Drive to match home along south setback as well as allowed to match with front setback 24.6 ft. by R4 current by law of City of Burnaby rather than 39.66 ft. front setback averaging old home which were built in 1950 and do not match with current latest city standards, specification and building codes.

In view of the above, we kindly request that please allow us use current R4 bylaw depth equal to 24.6 ft. as per applicable by law rather than to match averages with 70 years old built homes or allow us to relax rear setback from 14.5 ft. to 5 ft. between foundation of building and garage to build a deck so that we could be able to construct my dream home achievable and sustainable to match with new built homes as well as to coherent with existing neighbourhood concept at the project cost of 1,600,000 (1.6 million).

We appreciate your positive response in near future.

Thanking you.

Yours truly,  
  
**Dharam Kajal**  
5469 Forglon Drive Burnaby  
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