

RAJ & KRISHAN ANAND

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To, The Board of Variance, Burnaby

Feb 10' 201

Dear Sir/Madam

Ref: 7495 Whelan Ct, Burnaby, B.C. - HARDSHIP LETTER

This house would be used for our prime residence where we can enjoy visits from our kids and grand kids. We are both of retired age. The house is designed with an elevator, handicap access and walk out basement. There is no legal suite in the basement. House plan is custom to our needs but it can only be built with B.O.V approval on the following two relaxations.

1. Principal Building height measured above grade.

It is very hard if not impossible to design the house with current bylaws, as it is a very steep property from front to rear. Elevation at south west corner is 186.8 ft while on north east corner is 162.4ft. (a drop of 22.06 ft.). Our designer has taken all possible measures to keep the massing of the house to minimum when seen from street level. Some of these are mentioned below:

a. We have kept the front door entry at grade level, ie no stairs to reduce height.

b. Our front door sill is already 3-4 ft below average street level.

c. We have used roof slope of 3:12 instead of normal 4:12 to keep height to minimum.

Please note that if we had used 4:12 slope which is allowed, roof Peak would be 5 ft higher.

d. From front of house you can only see top 2 story. Third story is completely below ground. If we make the house any lower, even the main floor of the house will become buried below existing grade.

e. Property slopes down towards the back of the house. Only people that will be adversely affected from our height are the homes across the street from us. Those homes sit at much higher grade elevation than us so they will not be affected at all.

f. We understand that Burnaby building bylaws require us to measure the height to roof peak while most other municipalities measure to average roof truss height instead of Peak. If we were to build the same house plan in other municipality, it may not require B.O.V.

g. City has a right of way on 75% of our rear yard which restricts us from making any change to natural grade in rear yard. This very much restricts our use of rear yard.

2. Front Yard Set Back.

a. Existing house on the property is built with same set back as we are proposing for new property.

b. Our property line on front is very awkward as city took away a triangular piece of land to place a storm drain. Rest of the property line is parallel to street. Due to this missing piece of land, it is impossible to design the house with regular set back.

c. If we set the house back by 29.5ft from north end of missing land, we will not be able to use the full 60 ft. depth of the house, or the FSR allowed by the current bylaws. Moreover, the existing grade elevation at 29.5 ft from such point would be so low that our house would then need to go even deeper into ground to meet the height bylaws, making the design completely non viable, for our use.

We are very anxious to get the house started as soon as possible with your blessings. Thank you,

Respectfully,

Krishan and Raj Anand