

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

Feb. 10, 2015

Subject: Appeal for Variance to the front yard setback based on averaging requirements
for 5824 Burns Pl.

Dear Sir,

Our client is proposing to construct a new single family dwelling with an attached garage on the subject property. The lot is located towards the southeast corner of the intersection of Burns Pl. with Kisbey Ave. There are only two lots between Burns Pl. & the lane to the South and therefore only the lot to the immediate south of the subject property has been used to calculate the required front yard based on averaging. This adjacent house is an older one storey bungalow with a small footprint and is set much further back than minimum required 24.6' for the prevailing R4 zone.

Furthermore, the houses on the other lots along Kisbey Ave., both towards the north & south of the subject property, have their side yards oriented towards Kisbey Ave. which requires a flanking setback of only 11.5'.

We have also explored several design options including trying to accommodate a detached garage but feel that a minor to variance to the fairly large setback requirement of 41.86' will lead to a much better design solution, without having a negative impact on the neighborhood.

The intent of the averaging bylaw is to ensure that new buildings integrate into the immediate neighborhood and usually involves two lots on either side to make that determination. In our case, only one adjacent lot has skewed the requirement due to its large setback. The streetscape in our case is also quite varied with the other houses along the street observing only a flanking yard setback and thus much closer to the property line along Kisbey Ave.

On behalf of the owner I would like to request the members of the board to give our request 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 Tikun', with a long horizontal stroke extending to the right.

Vikram Tikun

TD Studio

180 - 2250 Boundary Road.

Burnaby, B.C. V5M 3Z3

ph: 604.299.3821

fax: 604.299.3826

e: tdstudio.vancouver@gmail.com