

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 35.66 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 28.67 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 14.83 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 Froglen Drive as well as with existing neighbourhood concept.

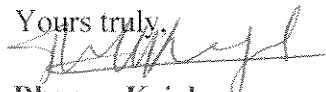
5. The existing home built south of this lot has 28.67 feet setback and we should be allowed to match with existing south home which was recently built few years ago.
6. Exception should be allowed to build home on 5469 Froglen Drive to match home along south setback as well as allowed to match with front setback 28.67 ft. by R4 current by law of City of Burnaby rather than 35.66 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 28.67 ft. to match with south home as per applicable by law rather than to match averages with 70 years old built homes or allow us to relax rear setback from 14.83ft. to 10 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.

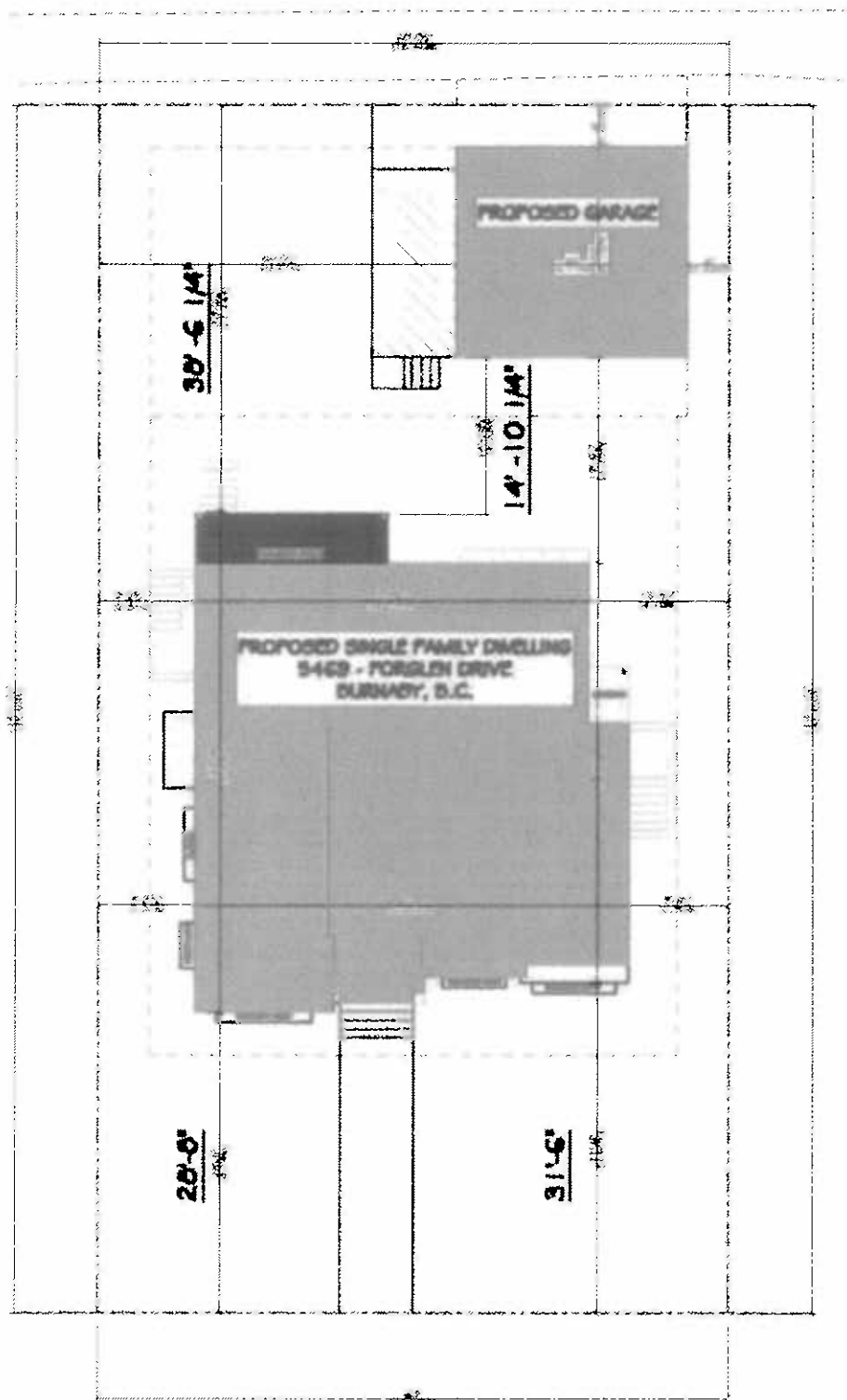
Thanking you.

Yours truly,


Dharam Kajal

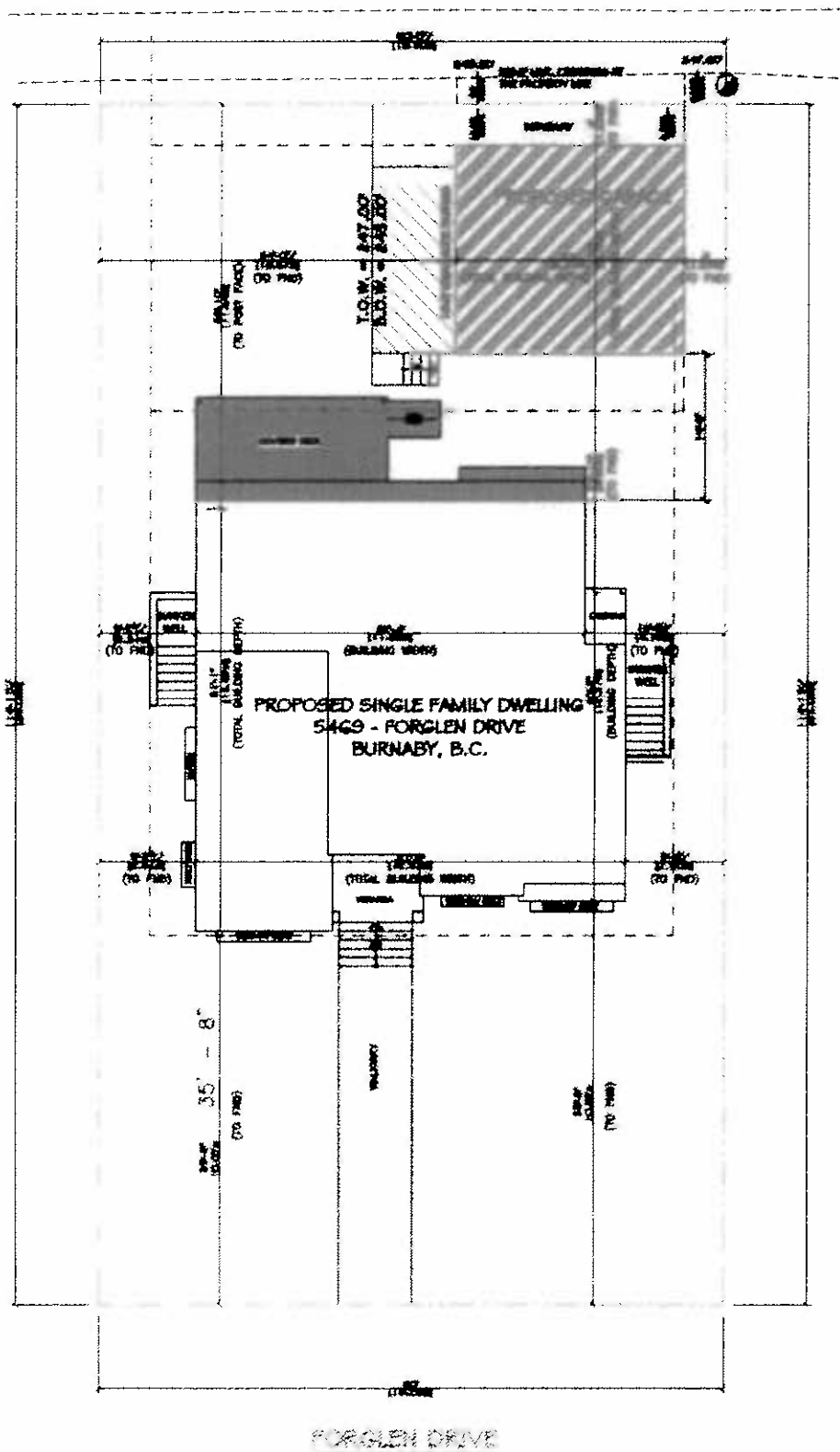
5469 Froglen Drive Burnaby
BC, V5H 3K8

March 10, 2015

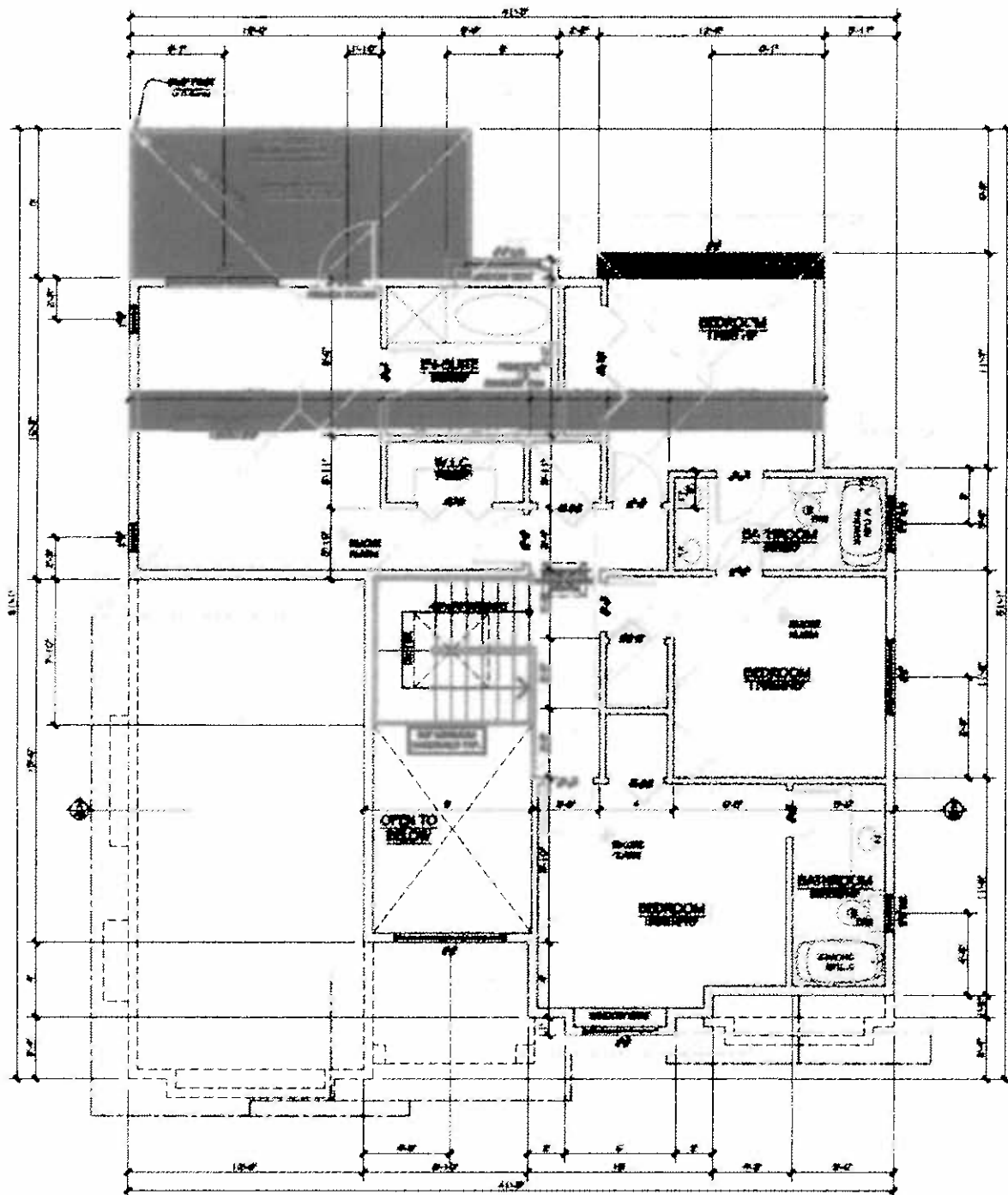


FORGLEN DRIVE

PROPOSED SET BACK TO SOUTH HOME
BY RS4 BYLAW ZONING



TOTAL AREAS TO BE CURTAILED (DEDUCTED) 518 SQ FT
AS PER CITY REQUIREMENT TO MEET 80 YR. BYLAW



UPPER FLOOR
SCALE 1/4" = 1'

NET FLOOR AREA =	1175 SQ. FT.
OPEN AREA =	96 SQ. FT.
GROSS FLOOR AREA =	1271 SQ. FT.
COVERED DECK AREA =	147 SQ. FT.

TOTAL AREAS TO BE CURTAILED (DEDUCTED) 518 SQ FT
AS PER CITY REQUIREMENT TO MEET 80 YR. BYLAW

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012

TOORA HOME PLANS

TEL: (250) 951-4343
FAX: (250) 951-4373
EMAIL: toora@toorahomeplans.com

ADDRESS:
1000 - 107th AVE
SURREY, B.C. V8T 2B9

PROPOSED SINGLE FAMILY DWELLING FOR
5445 - FORGLEN DRIVE
SURREY, B.C.

PRINTED:

THIS: UPPER FLOOR PLAN

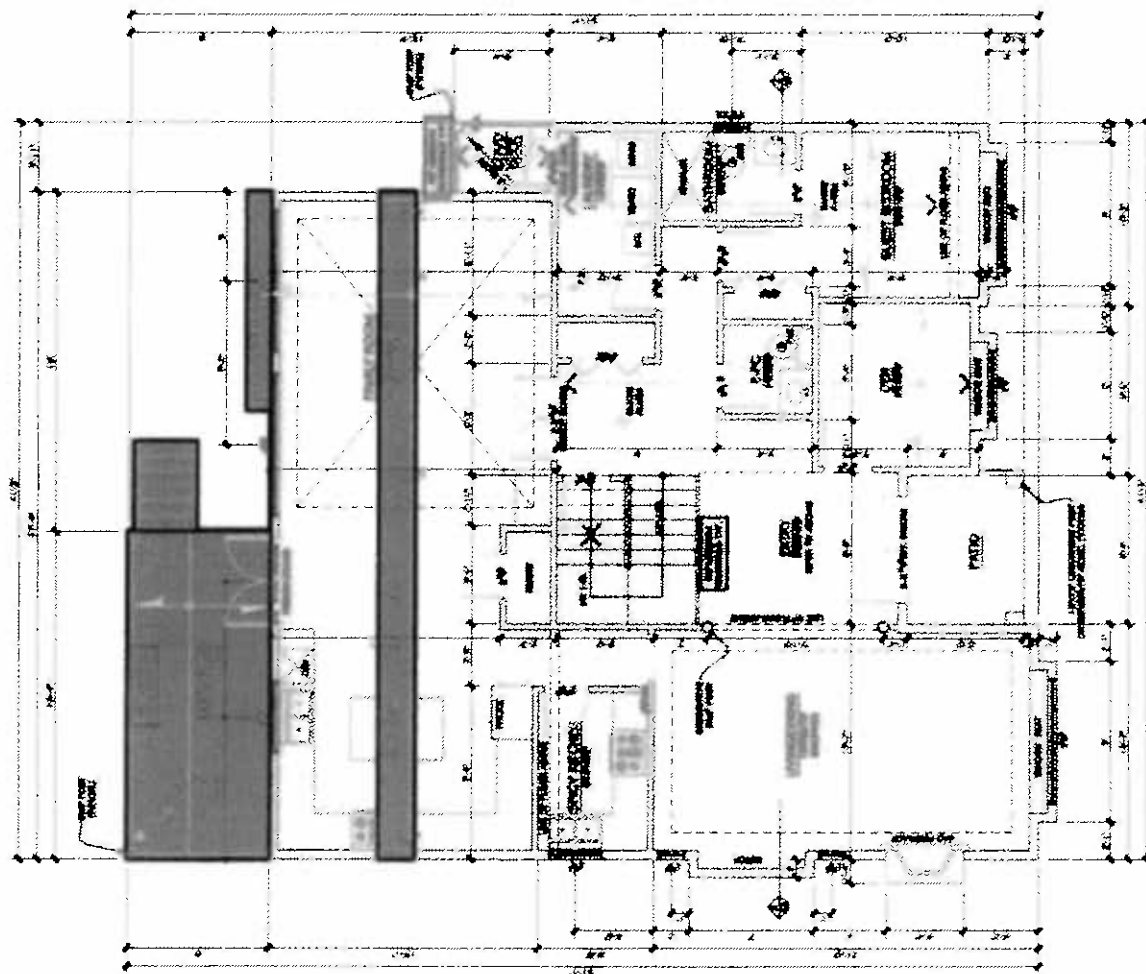
DATE: 1/1/11

DESIGNED BY: RAL TOORA

DATE: 02/28/14

DESIGNED BY: ANNA DE PALMA

A2



MAIN FLOOR
SEALING UNIT

SET POUCH AREA =	101 50 91
PRIMER POUCH AREA =	88 50 91
COVER POUCH AREA =	148 50 91

TOTAL AREAS TO BE CURTAILED (REDUCED) 15.8 SQ. FT.
AS PER CITY REQUIREMENT TO MEET 60 YR. BYLAW

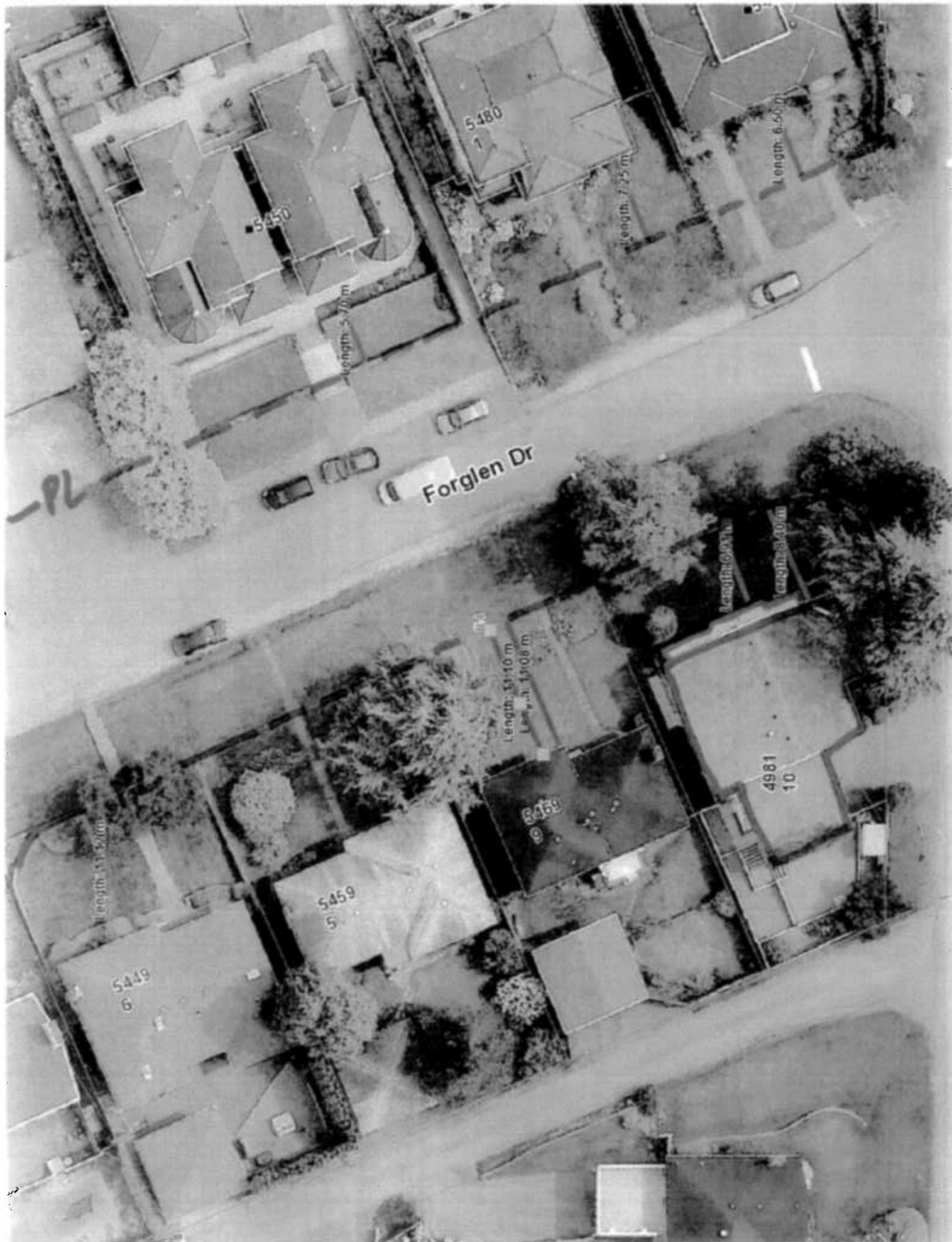
5469 FORGLEN DRIVE BBY.

LOSSES – DUE TO CURRENT BY LAW TO MEET EXIST. 70 YR. OLD HOME'S
FRONT PROJECTIONS:

- LOSS OF TOTAL ALLOWABLE AREA = 519 SQ. FT.
- LOSS OF ALLOWABLE AREA = 224 SQ. FT.
- LOSS OF DECK AREA = 295 SQ. FT.
- LOSS OF REAR YARD, LOSS OF VEGETABLE GROW AREA
- KIDS CAN'T PLAY WITH DOGS AT REAR YARD
- NO SPACE AT REAR FOR DOG'S PLAYING
- NO BBQ ON COVERED DECK
- LOSS OF PROPERTY VALUE = \$ 500,000 (HALF MILLION) COMPARED
TO MINIMUM LOTS SET BACKS ON EAST SIDE FORGLEN DRIVE.
- LOSS OF VIEW INTO SOUTH DIRECTION TO METRO TOWN BBY. DUE TO
CORNER HOME SOUTH OF THIS DEVELOPMENT, WHICH HAS 7'-0" FT
MORE FRONT PROJECTIONS
- BUILDING ENVELOPE DON'T MEET REAR BACK SET BACKS DUE TO LESS
DEEPER LOT DEPTH

GAINS – DUE TO CURRENT BY LAW TO MEET EXIST. 70 YR. OLD HOME
FRONTING PROJECTIONS:

- BIGGER FRONT LAWN – USELESS EVEN AESTHETICALLY POOR LOOK
AND NON SUSTAINABLE DEVELOPMENT IN NEIGHBOURHOOD
- NO PRIVACY IF WE USE FRONT YARD, NEIGHBOURERS WILL FEEL
UNCOMFORTABLE ABOUT DOG'S AT FRONT YARD
- NEIGHBOURER'S WILL NOT ACCEPT DOG'S PLAYING AT FRONT YARD
AND POOR LAND USE CONCEPT



5450

length: 57.0 m

5480
1

length: 7.25 m

length: 6.50 m

Forglen Dr

PL

5449
6

5459
5

length: 11.10 m
length: 11.08 m

5461
9

4981
10

length: 6.91 m

length: 8.10 m

January 30, 2015

Burnaby Board of Variance
Office of the Secretary
Burnaby City Hall
4949 Canada Way
Burnaby, B.C.
V5G 1M2

Dear Sir/Madam:

Re: Board of Variance Application for 5469 Forglen Drive

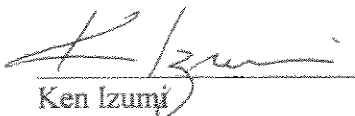

BON 6142

In reference to the above application, we are concerned and object to the front yard setback of 25.02 feet to the foundation. The relaxation of the setback is excessive and will adversely affect the street view of the homes along Forglen Drive up to Buxton Street.

We would prefer to see a setback of 28.66 feet to the foundation which is the current setback of 4981 Buxton Street. This will bring the front of the new home in line with the foundation on the east side (the Forglen Drive side) of the home on 4981 Buxton Street.

We ask that, the Board of Variance, take our concern and objection on this matter into consideration when rendering the decision.

Yours truly,

 
Ken Izumi Linda Izumi

5449 Forglen Drive, Burnaby, B.C.