

March 6, 2015

To the members of the Board

I write to you to request an accommodation in regard to a balcony I began to construct at the rear of my home in 2013. Upon surveying the area, I found that each and every home on North Holdom Avenue has a balcony on the rear of the house. A place for families to gather and enjoy the wonderful view and fresh outdoor air. I feel that it is a hardship for my family and I to not have the opportunity to enjoy this privilege. I am being penalized, I have learned, because I put my garage at the front and therefore added to the total length and total square footage of the house. I did this to make the back yard a larger place for my children to play.

Above and beyond the hardship to my use and enjoyment of my property, I am also suffering a financial hardship because I had recently begun renovating this deck. While I am a long-time resident of Burnaby, born and raised on Holdom Avenue, I moved to Kelowna for work, keeping my house on Holdom Avenue. I rented the house for 15 years while I was absent. During that time, the tenants added the original balcony. I assumed that this was all done properly and that nothing had been done against the city codes. When I returned to occupy the residence in 2012 I decided to renovate and refurbish the sundeck to its current dimensions. This involved shortening the deck which previously extended further into the yard and adding a sliding door into the house. It was when I was mid-way through my renovations that I received notice from the city about the balcony. That was almost two years ago - and the deck has been left unfinished (without railing) and unusable - while I have awaited city approval. I was only told last month that in order to go forward, I must seek approval from the Board of Variance if I am to be able to save my deck.

Had I been aware of the issues before me at the start, I would surely have followed the proper protocols. Unfortunately, I was not aware, and now have spent a considerable sum without the ability to benefit over these last years. I hope the Board will see my request for accommodation as a modest one that will disadvantage no one but will be greatly appreciated by my family and I.

Warm regards,

Tom Harman & Family