

March 10, 2015

Attention: Burnaby Board of Variance

Project: 5875 Royal Oak Ave

Legal: Lot 50, DL 32, Plan 17623

I have given a brief description of the owner's hardship that they are facing if we follow the bylaw as described in Zone/Section(s) R4, 104.8, 104.9, 104.11 of the Burnaby Zoning Bylaw No. 4742.

I really hope that the Board will consider everything before making a decision as this will affect the needs of this family and have a big impact on the land that they have invested all there saving into.

They are a family of 5 adults with 3 grandkids and many more to come. The design has been catered towards all their needs and children and grandchildren. They are hoping to raise their family in this new comfortable home which they have been desiring for a long time and they have invested all their savings to retain this land for their future dream home.

We have put together an amazing design that will fit really nicely in the neighbourhood and add great values to the surrounding neighbours and the city of Burnaby.

Below is our proposal:

OPTION 1 PROPOSED FOOT PRINT OF 2249 SQFT.

WITH THE PROPSOED SETBACKS WE ARE ONLY ABLE TO ACHIEVE A FOOTPRINT OF 2247 SQFT OUT OF WHICH 420 SQFT WILL GO TO THE GARAGE. FOR THE DEMANDS OF THE FAMILY NEEDS THIS LAYOUT SUITS THE OWNER OF THE PROPERTY IN HIS BEST INTEREST.

IN THIS ZONE WE ARE ALLOWED TO BUILD A HOUSE OF 4736 SQFT + GARAGE. BUT WE ARE ONLY PROPOSEING A HOUSE SIZE OF 4092 SQFT + GARAGE. WE AREN'T ASKING FOR MORE THEN WHAT WE NEED. THE OWNERS WOULD ONLY LIKE TO GET APPROVAL FOR WHAT THEIR FAMILY NEEDS ARE AS PER THE PLAN.

WE HAVE ALSO NOTICED THAT AS THE STREET GOES SOUTH ON ROYAL OAK AVENUE EACH HOUSE HAS REDUCED THEIR FRONT YARD SIGNIFICANTLY.

EG: LOT 7 FRONT YARD IS 53'-8" AND LOT 41 IS 31'-10". THAT IS A DIFFERENCE OF OVER 22 FEET. WHERE AS WE HAVE REDUCED OUR FRONT YARD BY ONLY 16.83 FEET.

THE ENTIRE LANE SHOULD NOT BE CONSIDERED AS THE REAR LANE AS EVERY HOUSE HAS A SIDE YARD. WE SHOULD COUNT 47.31' AS THE REAR YARD AND 130' AS THE SIDE YARD. PLEASE CONSIDER THIS AS WELL DURING DECISION MAKING.

OPTION 2 FOOT PRINT OF 328 SQFT.

BY USING THE SET BACKS AS PER THE BYLAW WE ONLY GET A FOOT PRINT OF 328 SQFT IN WHICH WE CAN'T EVEN DESIGN A SINGLE CAR GARAGE. THEREFORE PLEASE CONSIDER OPTION 1 AS OPTION 2 IS A HARDSHIP TO THE FAMILY WHO ARE HOPING TO RAISE KIDS IN A NICE HOME.

THE ENTIRE LANE SHOULD NOT BE CONSIDERED AS THE REAR LANE AS EVERY HOUSE HAS A SIDE YARD. WE SHOULD COUNT 47.31' AS THE REAR YARD AND 130' AS THE SIDE YARD.

Looking forward to a decision that will favour the residence of Burnaby.

Sincerely,


Afsana Malik

 **TAMANNA**
DESIGN GROUP LTD.
604-889-6035 WWW.TAMANNADESIGN.CA