

April 21st, 2015

To the Board of Variance
City of Burnaby

Subject: Vision clearance line & site setbacks
for proposed duplex at 3785 Godwin Avenue, Burnaby

In regards to the property at the address above, we are requesting that you please allow a variance for the minimum required distance of 14'10" (4.5m) between principle building and detached garage. We are also requesting that the min. side yard setback of 4' for the garage be relaxed to 2'-6" at the west property line in order to avoid reducing the garage width

Because our property is located between 2 streets and a lane, we are required to keep a 6m vision clearance, no build zone at the north-east corner of the property as well as a 9m vision clearance, no build zone at the south-east corner. This no-build zone at the front of the property has forced us to keep a 7.16m setback (rather than the minimum required setback of 6.0m) therefore leaving only 8' 3-3/4" (2.52m).

Reducing the length of the house by 6'6" (the difference required to maintain 14'10" clearance between buildings) will not allow us to achieve the maximize floor area ratio for the R12 zoning and therefore will greatly affect our resale value as the house is already very narrow.

We greatly appreciate your consideration for this variance.

Many thanks,

Sincerely,



Karamjit Sanghera
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