

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

May 12, 2015,

Subject: Appeal for varying the minimum distance between the principle & accessory building for proposed two-family dwelling with detached garage at 1205 Sperling Ave.

Dear Sir,

Our client is proposing to construct a two-family dwelling with detached garages on the subject property, which is a corner lot towards the south-west of the intersection of Aubrey St. with Sperling Ave.

He had approached the Board previously with a request for variance to the front yard setback based on front yard averaging requirement and for a flanking side yard setback for a detached garage. Both of those appeals had been granted by the Board. Earlier this year, a further appeal to the Board for varying the minimum distance between the detached garages & the principle building was denied at a meeting in April, 2015.

At that meeting, some members of the Board were concerned about the impact of the massing of the detached garage on the adjacent dwelling unit. In response to those issues that were raised at that previous meeting, the developer has modified the design and:

- Reduced the size of the detached garage and replaced one parking bay with a carport.
- A skylight has been added to the carport roof.
- An additional door has been added to the side of the adjacent unit.

The reduced footprint of the garage towards the kitchen window of the adjacent unit will allow for ample natural light and directly address the concern raised by some Board members at the last meeting.

On behalf of the owner I would like to request the members of the board to give our appeal their due consideration as the developer has responded to their earlier concerns by making the necessary changes to the proposed design.

Thanks,

A handwritten signature in black ink, appearing to read 'Vikram Tiku', with a stylized flourish at the end.

Vikram Tiku

TD Studio

180 - 2250 Boundary Road,

Burnaby, B.C, V5M 3Z3

ph: 604.299.3821

fax: 604.299.3826

e: tdstudio.vancouver@gmail.com