

Stevan Gavrilovic, MASC, EIT  
Four Points Design Build Ltd.  
2097 Dawes Hill Rd.  
Coquitlam, BC  
V3K 1M8

Marko and Jelena Markovic,  
Owners  
1655 Howard Ave.  
Burnaby, BC

May 8, 2015

To the City of Burnaby Board of Variance,

**RE: 1655 Howard Ave., Appeal for Front Yard Averaging Setback Variance**

1655 Howard Avenue is a 7102 ft<sup>2</sup> parcel located in R2 zoning classified under the city of Burnaby bylaws as a through lot. As such, front yard averaging is applicable to both the west and east sides of the property. This causes undue hardship by restricting both the buildable dimensions and character of the development. As a result, we are requesting to vary the minimum front yard setback from 44.67 ft. to 39.0 ft.; this is in relation to the west yard fronting onto Heathdale Dr. as to increase the allowable lot building extents that is typical for a lot of that size in R2 zoning. In addition, we propose construction of an accessory building within the Heathdale front yard as to maintain the character and appearance of the neighborhood; a design similar the adjacent lots. Refer to **Figure 1** below for the site plan with proposed setbacks.

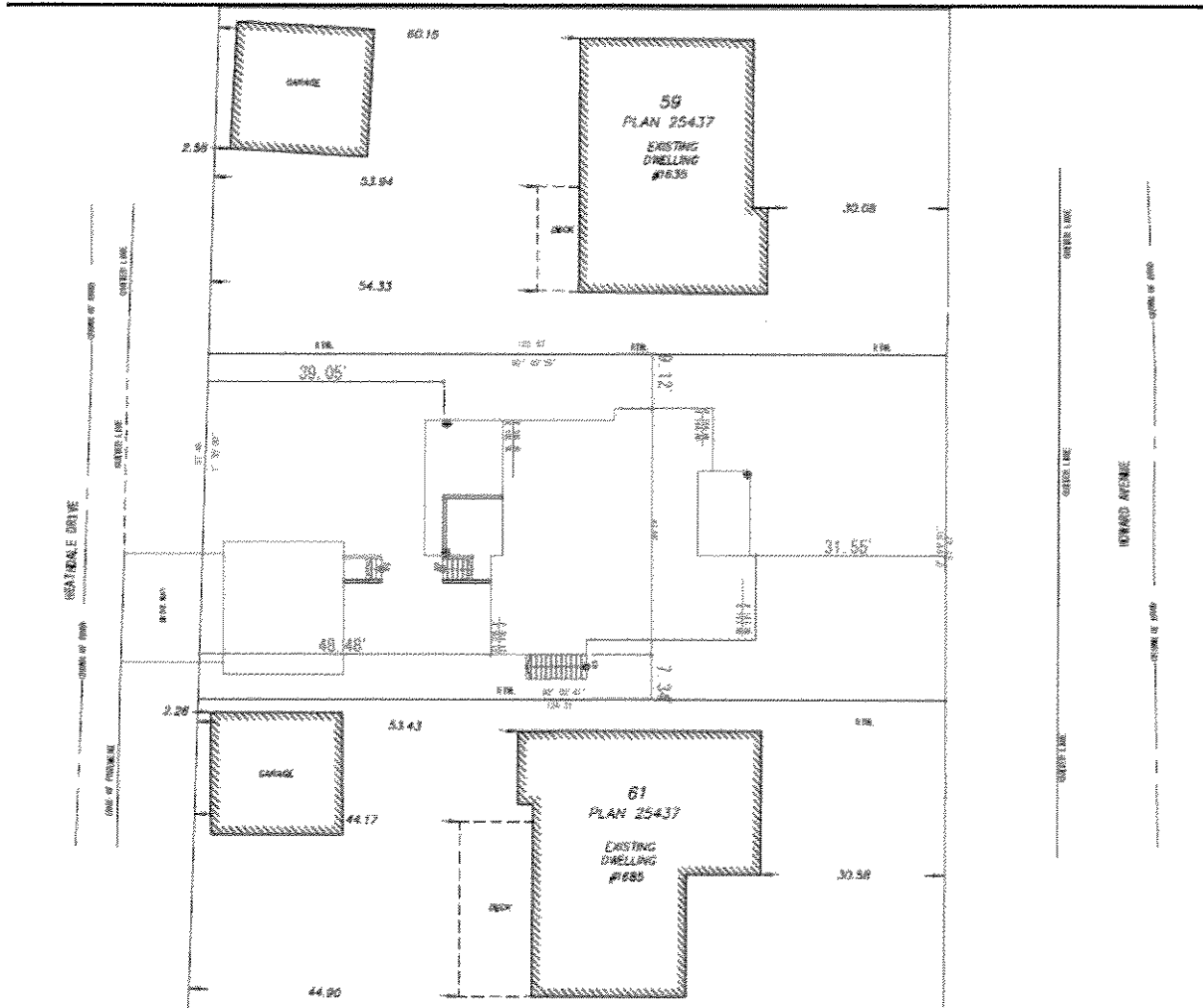


Figure 1. Site plan with setbacks

Using the front yard average distance of 44.67 ft. onto Heathdale Drive reduces the area of the buildable footprint by almost 25%. From the allowable 2920 ft<sup>2</sup> using typical front and rear yard setbacks to 2214 ft<sup>2</sup> using both road frontages and applicable front yard setbacks. Also, the lot length of 123.59 ft. is reduced drastically when taking into account both the Howard front yard setback of 30.06 ft. and the Heathdale setback of 44.67 ft.; leaving only 48.86 ft. or 39% of the available lot length for construction.

Figure 2 below outlines the restricted building envelope using both front yard setbacks.

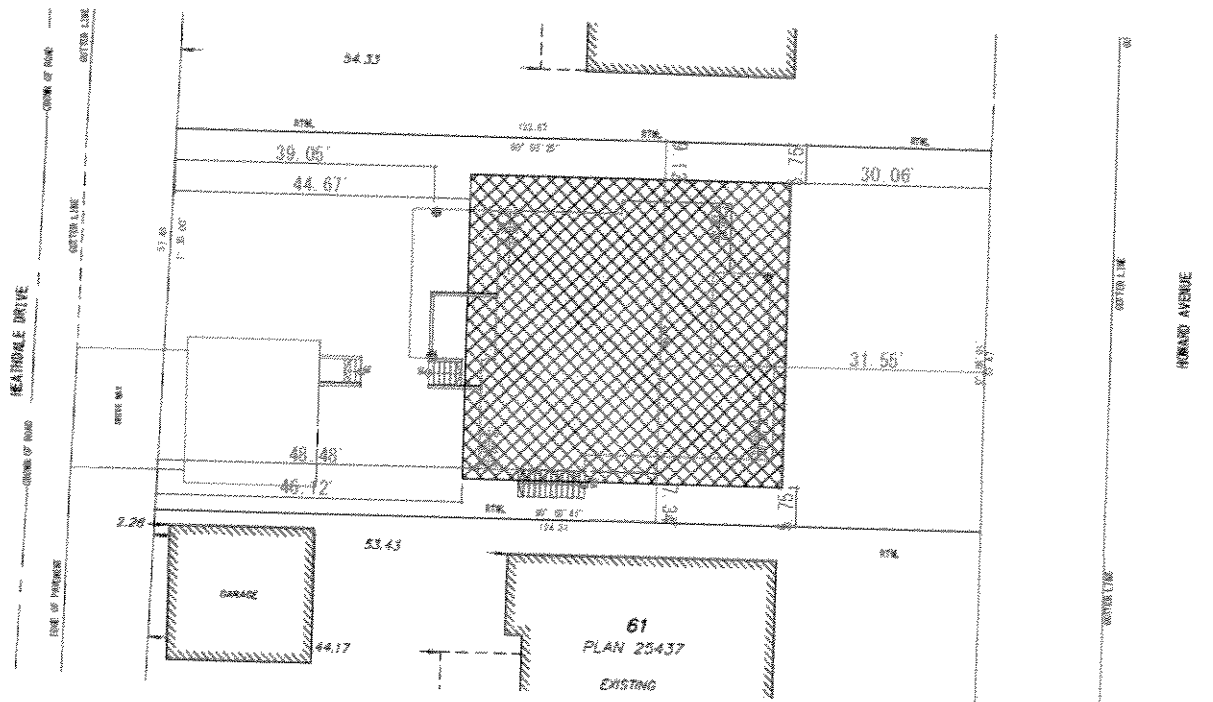
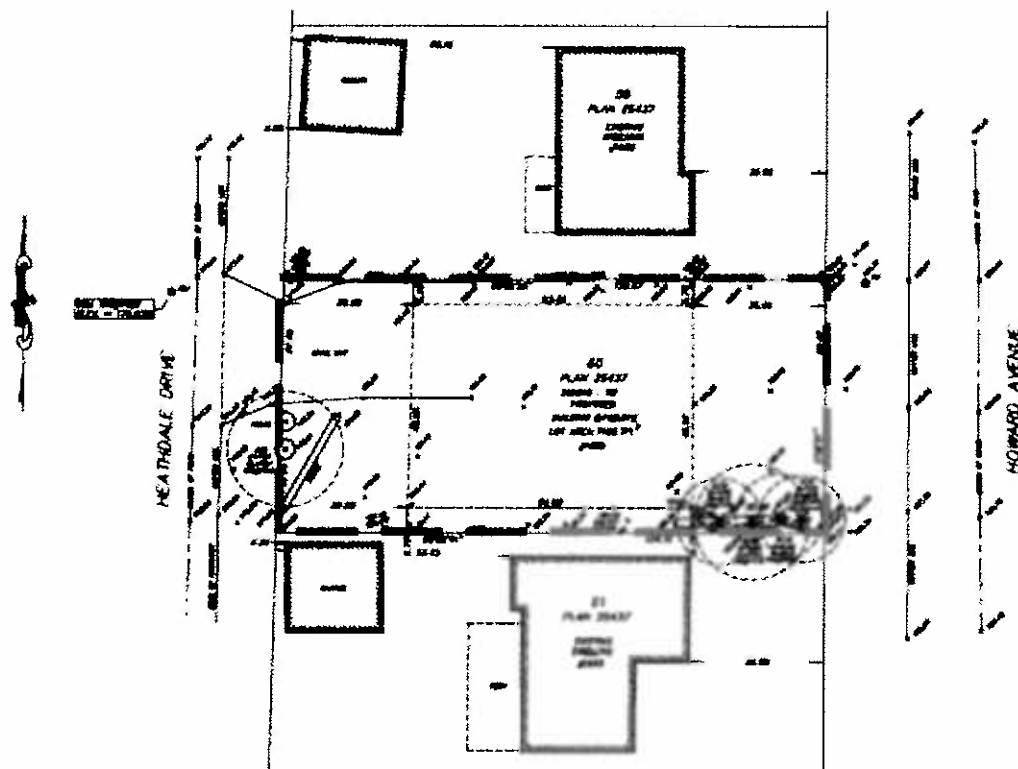


Figure 2. Reduction in buildable area with front yard averaging on both sides

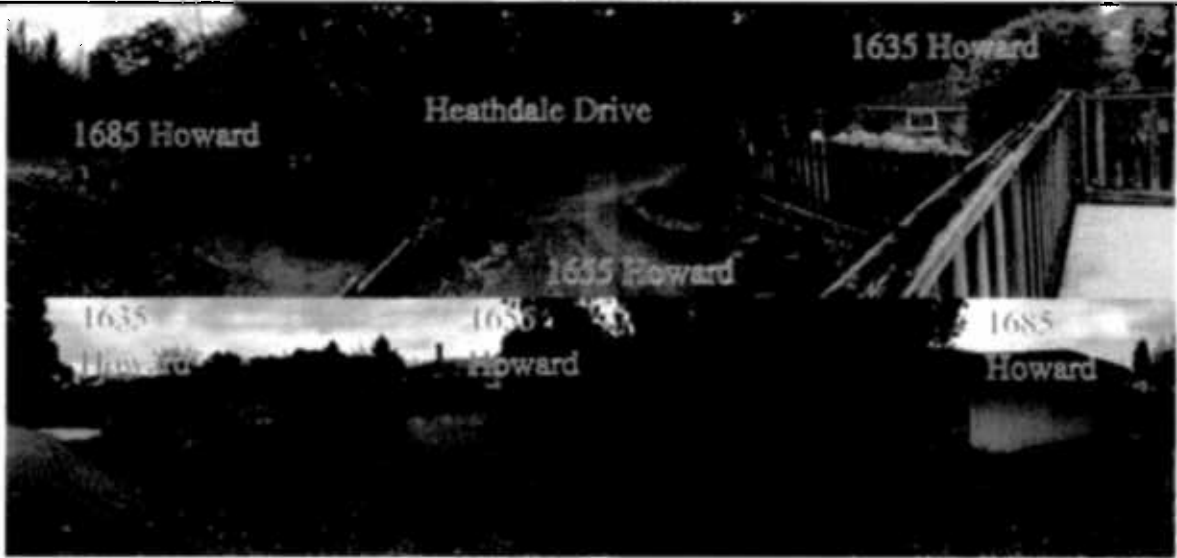
This results in unwarranted restrictions on building design and placement of the proposed structure and accessory building. According to Burnaby City bylaws, both the principle building and accessory building must be within the setbacks. This would take away living area in the cellar, reduce overall square footage, impact building functionality, and negatively influence aesthetics. Using the planned design, with the exception of the front yard averaging requirement along Heathdale Dr., the proposal meets all other applicable city codes and regulations in relation to setbacks and building separations in R2 zoning.

As illustrated in **Figure 3** below, both of the adjacent parcels have accessory buildings directly fronting onto Heathdale Drive less than 3 ft. from their respective property lines.



*Figure 3. 1655 Howard Ave and neighboring structures*

The subject property is highlighted with a dashed and bold line for clarity. The surrounding houses 1635 and 1685 Howard Ave both have detached garages and both of them front onto Howard Ave. The proposed structure would also front onto Howard Ave and adhere to the applicable front yard setbacks on that frontage. In addition to the adjacent houses, 1781 Howard Ave also fronts onto Howard Ave, while having its garage exit onto Heathdale Dr. Similarly, the existing single family dwelling that will be redeveloped also has its entrance onto Howard Ave, and a carport that fronts onto Heathdale Dr.



*Figure 4. Heathdale Drive Frontage.*

As seen in **Figure 4** above, having an accessory building fronting onto Heathdale would not be out of character. We hope that you will consider the requested variance.

Regards,

Stevan Gavrilovic, MASc, EIT  
Project Engineer

Marko and Jelena Markovic,  
Owners