

June 09, 2015

Letter of Hardship

The city of Burnaby

4949 Canada way, Burnaby

Belltown Homes Ltd

A-Pacific Developments Ltd

9558-134 st,

Surrey, BC

I am the owner of the property located at 7357-Newcombe St, Burnaby. I am hoping to get an approval for a front yard setback of relaxed to a standard setback of 24.9 ft in an R10 Zoning. Our hardship begins with the lot being an R10 zoning which allows for a second story of the building to be half the size of the main floor. Currently the average setback as assessed by the survey of the property comes in at 39.1 ft. So, as this zoning has various limitations on retaining walls (height and placement) in the front and rear of the lot, it is becoming nearly impossible to have a garage in the back of the house. No new retaining walls are permitted to be built in this zoning further limiting us from making better use of the lot. This lot also slopes quite a bit from the rear to the front and that makes it not possible to have a built in garage in the main building. This property currently has a garage in the back with access through the lane in the back but does not qualify for the minimum garage setback from the main building of 15 ft MIN. So with our new proposal as requested we won't be able to build anything that will meet the rear yard setbacks and meet the existing front yard setbacks as the lot is only 109ft deep. We are further limited to the size of the second floor of the building being only half of the main floor else it would be feasible to build a bit bigger on the second floor and decrease the size of the footprint of the main building. We have made every effort possible to design the house in such a way that would have the minimal impact on the surrounding area but it is not feasible to build a new house with these limitations. If we leave the front yard setback at 39.1 ft then the garage comes in very close to the main building and it won't meet the minimum rear yard setback from the garage. We have spent a lot of time trying to make different styles of plans and none of them work. The zoning is unbelievably difficult to build a house with front yard setbacks at 39.1 ft. So we are requesting to use a minimum yard setback allowed in an R10 zoning to accommodate the new house. I hope everyone can understand the hardship we are facing and make an accurate judgment for this variance application. I would like to thank everyone for their time and consideration in this process and hope to go forward with the proposed building plans.



Tony (simarpreet) Gill



Kanwaljit Khangura