

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

May 19, 2015

Re: 7615 Morley Drive

Legal Description: Lot 176, BlockDL91, Plan NWP 25478

To Whom It May Concern:

The property at the address above is currently undergoing renovation. We have recently obtained a building permit to modernize the home. Doing this we are also bringing home up to the current building code requirements. In an attempt to make the home more livable and proportionate the homeowner would like to increase the size of the kitchen and also add a front foyer. These two small changes would have a minor impact on the appearance and the footprint of the home.

The homeowner is requesting a variance for a west side setback from 7.75 feet, (2.40m) to 4.0 feet (1.23m) The existing west side setback is grandfathered in at 4.0 feet (1.23m) this edition would not intrude any further on the setback allowance only would match the existing home as shown in the lot plan we have provided. We request to extend the kitchen area by 8.0 feet this would allow us to move utilities such as the hot water tank the main floor rather than in the crawlspace. It would also provide a laundry area which currently does not exist.

We would also like permission to create a Foyer for the front of the home. This would require a variance to build a room where the front door exists. The current home is built closer to the setback than the average of the neighboring homes. This is the setback from the road way to the front of the home the home is currently 29.5 feet (9.00m) from the South property line. We would not intrude any further onto the frontage simply just matching the existing structure and adding 12'10" of living space under the current eaves of the home.

Approval of these requests would permit the homeowner to have a home that is more livable and modern. The requests would have a very minor impact on the homes of parents and we wouldn't affect the neighbors. We appreciate your consideration of these changes and trust the above will meet your approval thank you.

Yours truly,

Sean Moonie

A handwritten signature in dark ink, appearing to read "Sean Moonie", with a stylized, flowing script.