

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

June 9, 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.

Further to that meeting, the design of the detached garage was revised and one of the parking bays was converted into a carport with skylights. The revised design was presented to the Board but was not approved by the Board at their meeting in May 2015.

The developer has now proposed significant changes to the previous design and reduced the size of the detached garage to 2 parking bays only. This will significantly reduce any massing impact to the adjacent duplex unit. The carports have been deleted as well and replaced with parking pads. The single enclosed detached garage per unit is in line with the original proposal which was previously approved by the Board. The current proposed design allows for a meaningful open recreational space for the adjacent unit and the now substantially reduced massing will alleviate any negative impact of the proposed garage.

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 now made significant design changes to address the previous concerns raised at the earlier meetings.

Thanks,

A handwritten signature in black ink, appearing to read 'Vikram Tiku', with a horizontal line extending to the right.

Vikram Tiku

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