

August 10, 2015

Site Address:
6538 Orchard Place
Burnaby BC

To the members of the Board of Variance,

This letter is to explain the hardship being encountered by zoning bylaws pertaining to rear yard setbacks.

Currently under R2 zoning, which this property falls under, according to section 102.10 a rear yard shall be 9.0m in depth but we are writing to you in hopes you will vary the bylaw and allow for the portion of the building envelop to be set as a side yard setback allowing for a side yard of 1.5m under R2 zoning bylaw section 102.9 subsection 1.

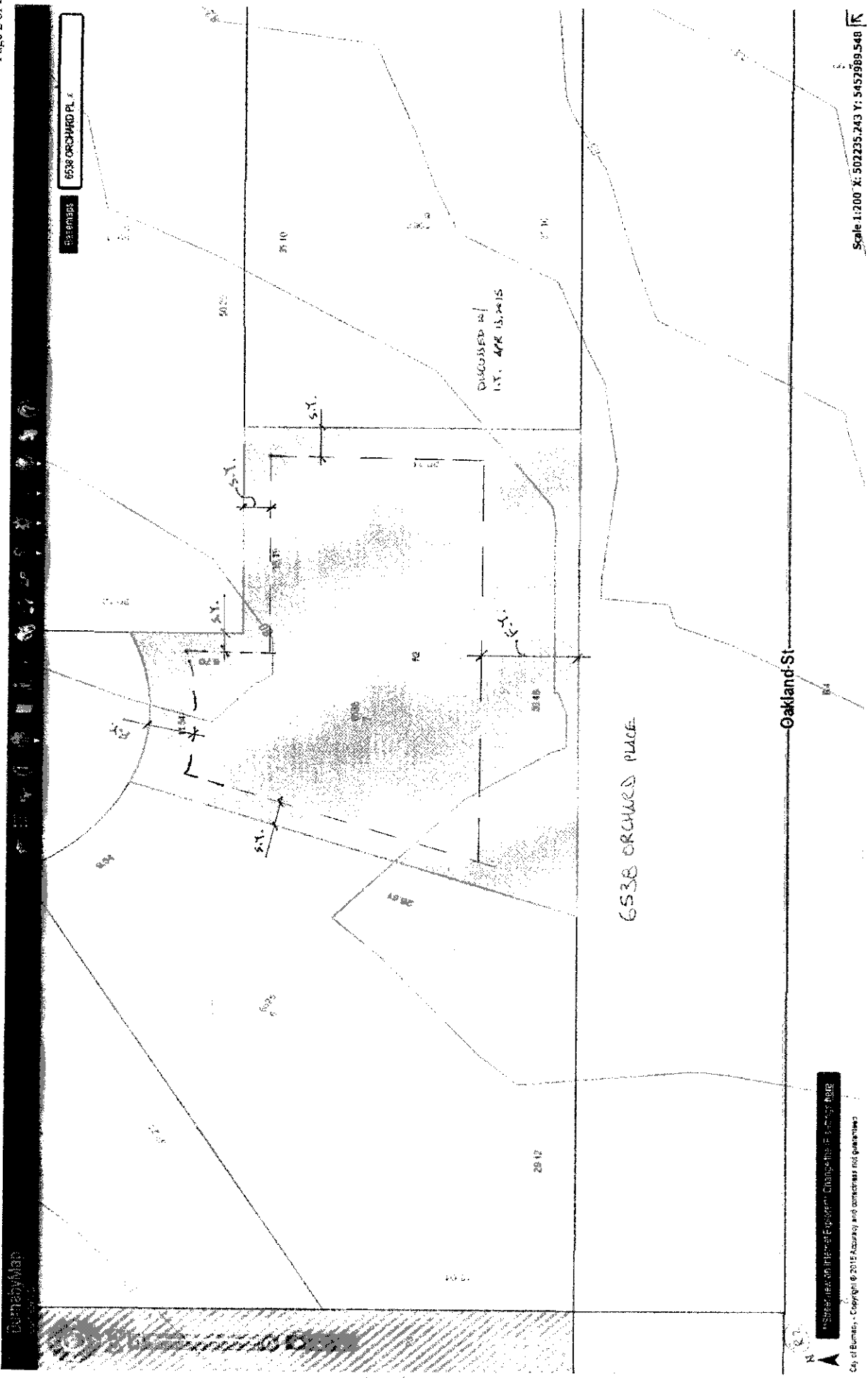
Before purchase of property, all setbacks were verified by the City of Burnaby and it was outlined that the side of property in question would be considered a side yard. (See attached diagram on next page, dated April 13, 2015.) At the time of application it was brought to our attention that this is no longer the case. If we are to change the floor plans to comply with all setback bylaws our floor space decreases by approximately 2000sqft, a greater than 43% reduction of livable space.

Not only does the bylaw decrease the floor space, it also alters the character and appearance of the home compromising the uniformity of other homes in the sub-division. The incongruity of subject property would decrease the value of neighbouring homes when compared to other homes of similar characteristics, size, features and age.

In closing, varying the setback would be beneficial for the value of the property as well as the neighbourhood. It would allow us to build the house to its full potential on the given lot under the current zoning which was created by the City of Burnaby's Planning Department, without harm to anyone.

Regards,
Amit K Mittal
1033906 BC LTD. INC





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09/04/2015

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