

Oct 20, 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 relaxing the setback between the principle building and the accessory building from 14'8" to 0.53 ft. 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 40.63 ft. So, this does not leave enough room in the rear to build the garage in the back with the required setback as the lot is only 109' ft deep. We have moved the retaining walls to make better use of the lot, and 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 rear with access through the lane in the back but does not qualify for the minimum garage setback from the main building of 14'8" Min, so we are looking for rear yard setback to be relaxed to accommodate the garage. The whole neighborhood wanted the house to be moved back, so now we are trying to keep everyone happy in the neighborhood and accommodate everyone. We have moved the house to the average front yard setback of 40.63 ft. With our new proposal we would like a relaxation for the rear yard setback so we can keep the whole neighborhood happy and still be able to build a decent house. 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 bigger in 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. We have spent a lot of time trying to make different styles of plans and none of them work. I Hope everyone can understand the hardship we are facing and make an accurate judgement 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.

Thanks

Regards,

Tony (Simarpreet) Gill

Kanwaljit Khangura