

Dec 29, 2015

To

Burnaby Board of Variance

RE: 8050 Sussex Ave, Burnaby, BC – Lot 1 DL 157 Plan 1406

New Single family dwelling – Building Permit Application # 01439

Dear Sir / Madam,

This application is to request an exception for the setback requirements for an accessory building to be built in the south - west corner of the subject lot.

The subject property is unique in it's location and features, as it has a 15 feet Right of Way in favour of the City of Burnaby along the north property line for storm & sewer lines. This also makes it the only property in the block with lane access in the north-east corner . The lane is an extension from the corner of Edson Ave and McKee Street.

I have been informed by the building department that the property technically has two front yards – both along the east property line and the west property line (Sussex Ave.) The property address is on Sussex Avenue, hence the front yard requirements have been satisfied along the west property line. I am requesting to build the accessory at a setback of 10 feet from the east property line.

I am proposing to build a swimming pool behind the principal building. Having to place the accessory building at a required set back of 24 feet will push the building close to the pool and not leave sufficient patio space around the pool.

Kindly note that locating the accessory building at a setback of 10 feet from the east property line will not interfere in any manner with the aesthetics of the neighboring homes. Both homes on the north and the south of the subject lot have their back yards parallel to the site of my proposed accessory building, i.e. their back yards flank my so called "front yard".

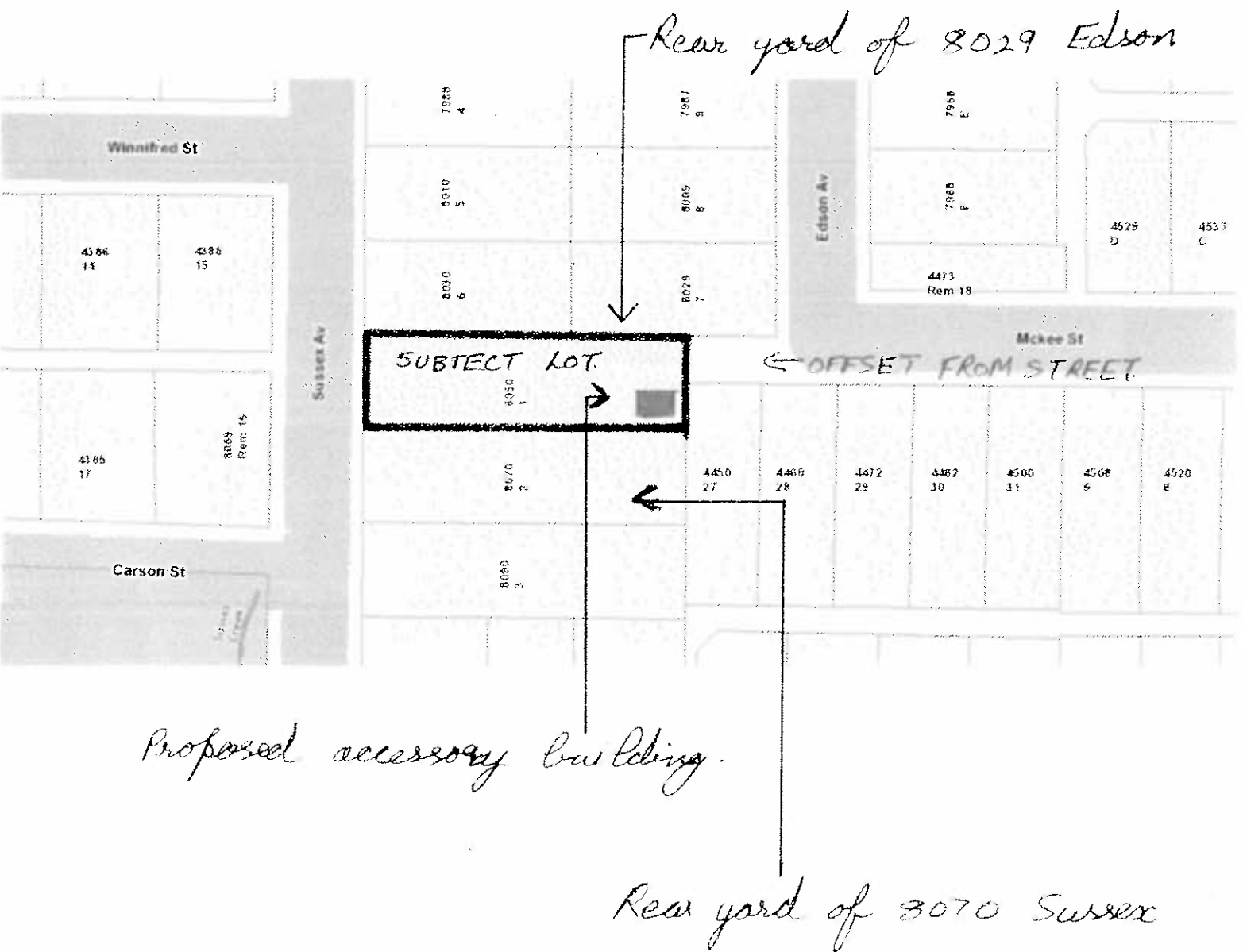
I request your kind consideration in this matter.

Sincerely,



Simmi Brar
8478 McGregor Ave,
Burnaby BC V5J 4J1
Ph # 778 792 8000

LOCATION OF SUBJECT LOT - 8050 SUSSEX



8050 SUSSEX - East property line at fence.

