

Bojana Dzombeta  
6507 Waltham Avenue, Burnaby, V5H3V6  
Authorized Agent: Geoff Ward  
email: taymac@telus.net, TEL: 604-841-7814

To, The Board of Variance, Surrey  
Dear: Representatives of the Board of Variance,  
Ref: 6507 Waltham Avenue, Burnaby, B.C. – Letter of Hardship

The proposed development would be our principal residence, where our family would gather and celebrate the holidays to come. We wanted a home that would be big enough to house my family, entertain guests, and be place for us to enjoy. We have lived on this property for more than a decade, and have many great relations with our neighbors. We are very fond of the neighbourhood and were planning the reconstruct a home to spend many more years. We were hoping for a two storey development with a detached garage and basement, but due to the required setbacks and location of the property, we are unable to construct a dwelling to meet our requirements. We have invested a vast amount of time and effort into this development but without the approval of the Board of Variance, we will not be able to proceed. We require the approval of front yard setback relaxation.

1). Conditions:

A). Adjacent property's front yard setback is 30.099' (9.17m)

Required front yard setback is 19.700' (6.00m)

Proposed front yard setback is 22.830' (6.96m)

We meet and exceed front yard setback bylaw.

B). Relocating the house closer to the rear yard setback does not provide building separation between principal building and detached garage.

C). The property has two vision clearances for main road and lane way.

D). Attaching the garage to the principal building would significantly reduce the habitable floor area.

Variance Proposed:

We require the relaxation of the front yard setback of 30.099' (9.17m) to the minimum front yard bylaw of 19.700' (6.00m)

We hope that you can understand our situation and feel that we have taken every possible precaution to ensure that our home won't cause an issue in the existing neighbourhood. We are very anxious to begin the development with your acceptance-

Thank you Respectfully,  
Bojana Dzombeta

