

5408 Laurel St.
Burnaby, B.C.

6th July, 2016

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

Dear Sir,

RE: Letter of Hardship – 5410 Laurel St.

I wish to appeal to your Board to reduce the Front Yard Setback, of the proposed Single Family Dwelling with a Secondary Suite at 5410 Laurel Street, from the statutory required average of 46.85 feet to 35.0 feet, as shown on the attached Site Plan.

The hardship created in this case is that the subject lot is much too shallow (120.0 feet) in depth when compared to its two adjacent lots on either side (approximately averaging 235 feet), and one of the four existing buildings is set back at a distance of 68 feet from the front of the property line.


Adopting the average Setback would result in a much smaller Rear Yard (24.65 feet) than what is proposed (36.5 feet). Needless to say a larger Rear Yard provides for much needed outdoor space for social, recreational, gardening, and landscape uses.

The proposed Setback of 35.0 feet is aligned with the front cantilevered balcony of the immediate East neighbor's residence and is more or less compatible with the neighboring houses.

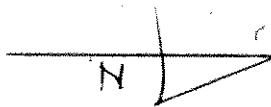
Moreover, the proposed Setback would also result in less concrete driveway ground cover. Thus providing more ground for permeability and landscaping in the Front Yard.

Your Board's sympathetic consideration to this appeal would be gratefully appreciated.

Yours Truly,



Young Hwan KIM.



NTS

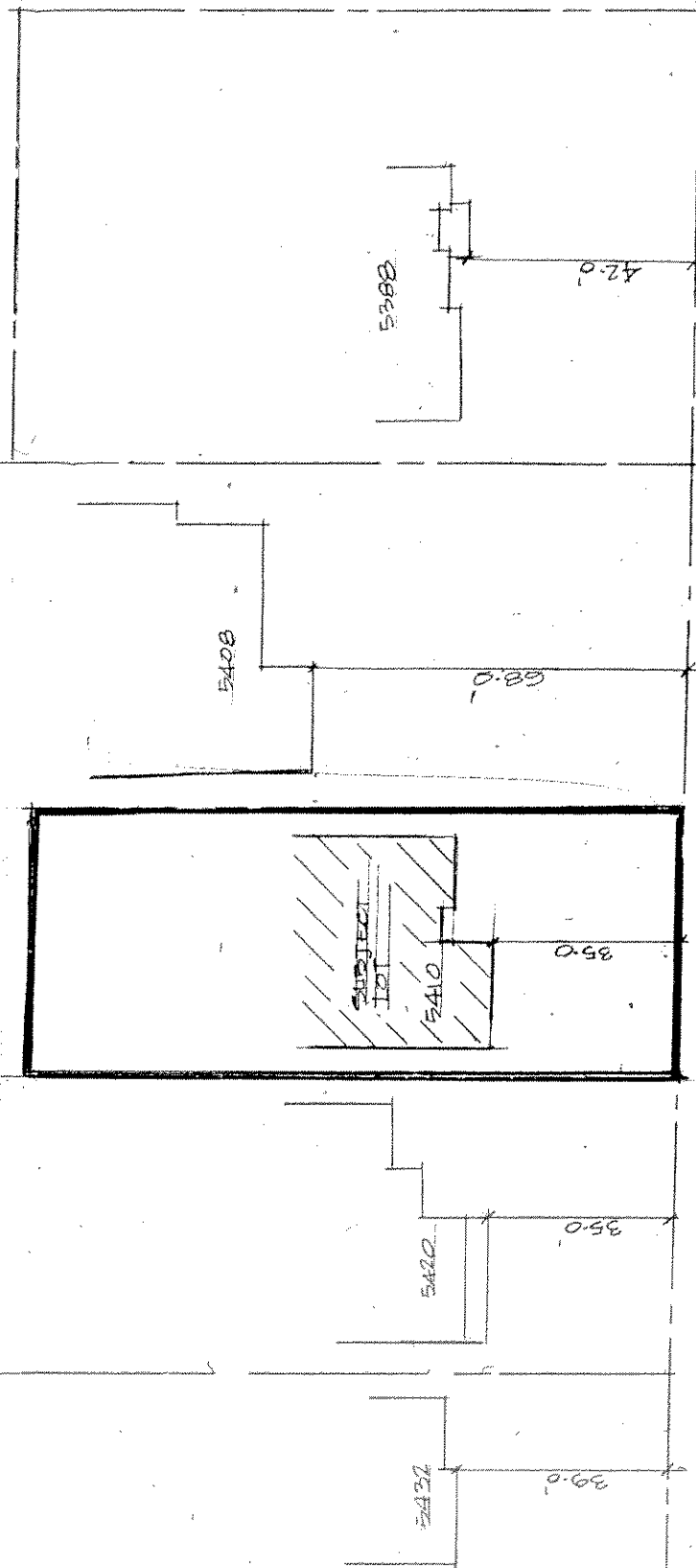


DIAGRAM SHOWING
SET BACKS OF

LAURAL ST.

BURNABY

PALAD

DESIGNS

604 431 6468

Date:

Attn: City of Burnaby – Board of Variance

To whom it may concern

Re: Proposed set-back of 5410 Laurel Street, Burnaby

I, being the owner of the property described below, do not have any objection to the proposed development being planned by my neighbour and owners of the property described above and as shown on the development/ building permit plans prepared by Palad Designs.

The proposed development will not affect my privacy.

Yours truly,

Signature:

F. Mawani

Name:

FARID MAWANI

Phone:

604 291 6503

Address:

5420 LAUREL ST. BAY VSG 1N2