

## HARDSHIP LETTER 4062 MARINE DR BURNABY

To whom it may concern,

I am writing this letter to apply for a Variance to two items. Due to the odd shape and slope of my property I am asking for a variance to two issues.

The first issue is front yard setback. The front property line does not run perpendicular to the side property lines due to this it causes the front yard setback to be larger than would be typical for an average house. I am requesting a front yard setback of 54.96'. To put my hardship in perspective if my front property line was perpendicular to the side property lines like my two neighbors to the east of me, my front yard setback would be approximately 93' if the variance was not granted. There is a steep slope at the south end of the last 12 feet of the property that is not very usable for a back yard. Leaving only 27ft at the south east corner of the lot.

The one neighbor with the large set back of 95' which skews the average greatly is two houses away and is completely surrounded by tall mature shrubs and trees. If that house was built on a lot of my shape it would be required to move significantly forward to meet bylaw requirements. My property has mature hedges in the front that would block the view of my house from the front. Both of these facts would mitigate any visual issues related to my request for a smaller front yard setback. I would like to also note that my 2 neighbors to the west of me are both applying to the BOV to decrease their front yard setbacks (Feb and March Hearings).

The second issue is that we are asking for a variance for the height of our building. Due to it being on a slope we are hampered in the height that we can build. The hardships of not being able to build to our requested height will cause the house size to either decrease dramatically or to cause it to sprawl further into yard space. That will cause the house to use more back yard area which is a hardship of a different manner (see first hardship above). It would also cause the loss of area that could be allotted to spaces like a crawl space. These are all hardships.

From the front of the house we are able to build under our height limit. However due to the sloping to the back of the lot we cannot build to the same height. We have taken as many measures to minimize the overall height and still have the quality of home that we would like to have. We have

incorporated a low sloped roof ie 4:12 pitch. We are also moving the house as far forward as possible to access an area of more level land at the front of the house.

Both of these issues are mitigated by the large mature trees at the front of the property and the east side of the property. The house is also far from the property lines on all sides which will help mitigate the impact of the larger back of the house. Also being on a slope at the back and the low pitch to the roof will give the house the look of being shorter as the roof will most likely be out of sight at ground level from the back. The neighbor's house to the west will be situated south and downhill of us which will also mitigate the impact. There are warehouses to the south of us, separated by a row of large mature trees, that would mitigate the impact from the south.

Thank you for your time in this matter

David Sarzynick

A handwritten signature in cursive script that reads "David Sarzynick". The signature is written in dark ink and is positioned to the right of the printed name "David Sarzynick".

Owner Builder 778 828 3366