

April 23, 2018

From:

Leslie Zenger,

[REDACTED]

Burnaby, B.C.,

V5H 3S1

ph [REDACTED]

cell. [REDACTED]

To Your Honorable Mayor Corrigan and members of the Burnaby City Council.

I am asking for an immediate stop to accessory buildings being allowed to be built within 1.2 meters of a neighbors property line, until a new city bylaw can be put in place.

City bylaws allow for 5ft 9in fences between properties.

My neighbor is building, without a permit, a 10+ foot high storage shed on the property line. This is a 10+ foot wall for me.

I have lived here for 34 years and have been so fortunate to have some view from the back of my property.

The wall that this new neighbor is building takes away my view.

We have a small retaining wall just inside of our property; this built to level the ground for a small vegetable garden. Before the small wall was built we had a little vegetable garden but then there was this little slope of the north side of the garden. This little slope was a nuisance to maintain so we build the small wall, entirely on our property.

The neighbors 10 ft high shed has no drainage. It is the neighbors intention that it will drain into the small space at the bottom of our wall.

Please, as of immediately, please stop the issuance of accessory building permits for any building to be build within a meter of a neighbors property line and over 6 ft high. UNTIL a new bylaw can be written.

My suggestion is that a new bylaw only allows accessory buildings over 6 ft high and within 1.2 meters of a neighbors property line if they are more than 20 feet back from the property owner house or the neighbors house, whichever is further back.

The wall/shed that my neighbor is building leaves only 6 feet between the back of his new house and the shed. The leaves me a small peak of a view through the 5 foot opening. The rest of my backyard is blocked by his big new house and his tall she ed that he is trying to build on our property line.

Please do not allow one neighbor to put a 10 ft or 12 foot wall across another neighbors view.

Referred to:

Planning & Development Committee (2018.05.29)

Copied to:

City Manager

Dir. Planning & Building

The city has stopped his building for now but I do not know what this will mean for us later. The current bylaw allows for accessory buildings to be build without full 'set-backs', in the back 25 feet of a property. On a short lot this means a wall across the side of most of the property. A restriction on building within some feet of the back of houses would protect people with short back yards.

A garage cannot be built this close to a house or this close to a property line.

Lot coverage and siting under current bylaws looks inconsistent. Originally it says that an accessory building must be 14.8 feet away from the back of the house. Later it says that an accessory building must be 70.54 feet back from a front street.

This new neighbor complains that there was a garage at the back of this property. The garage was not on the property line and the garage was at least 14.8 feet back from the old house. We could see out of our yard.

Please enforce that an accessory building must be at least 14.8 feet back from a house. I would like for a building without property line setbacks, to be at least 20 feet back from a house. This to protect resident in smaller, older houses from being blocked by new, larger houses and from large accessory buildings.

Thank you for your consideration.

Yours sincerely,
Leslie Zenger

I have lived at [REDACTED] for more than 34 years.
Please note that whatever this neighbour builds, I will likely have to live with for the rest of my life.
When a neighbor plans and builds a house that is too large or that is situated where there is not enough room for a space of 14.8 feet between the main building and their accessory building, Please let this be their problem not my problem.
ZZ.

Further to the above letter.

I have lived at [REDACTED] for more than 34 years.

Whatever this neighbor builds I will likely have to live with for the rest of my life.

Please will you amend the current bylaw. Keep the 14.8 foot space between the main building and an accessory building OR increase this distance.

Remove the ambiguity about the back 29.5 feet of a property.

Make it clear that this is only that portion of the 29.5 feet that is back of the 14.8 foot gap.

AND PLEASE add that any building allowed, without setback at the back of a yard, cannot be more than 7.6 feet high. (this would allow for little plastic garden sheds that are quite popular).

Sadly I do not trust this new neighbor of mine. He has not demonstrated thoughtfulness to me. I fear that given a chance, he will build something as high as possible wherever he gets permission to build. This will be a big loss to my summer, evening light and my view/outlook.

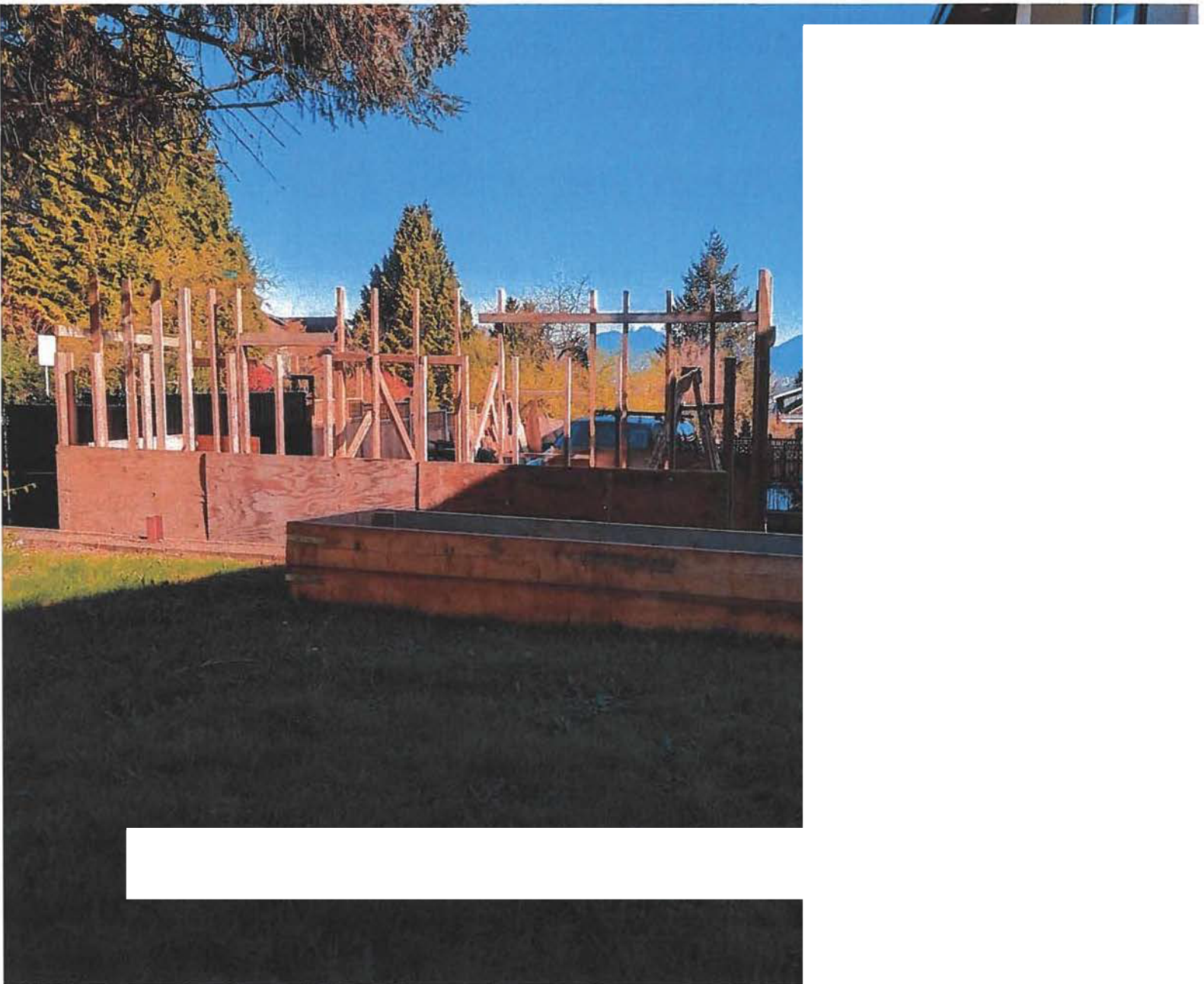
When a building is so big or is situated where there is not room enough for a 14.8 foot space between the main building and an accessory building, please let this be the problem for neighbor with the big house, not a problem for someone next door.

Picture taken from the middle of my backyard.

6 foot gap between house and shed.

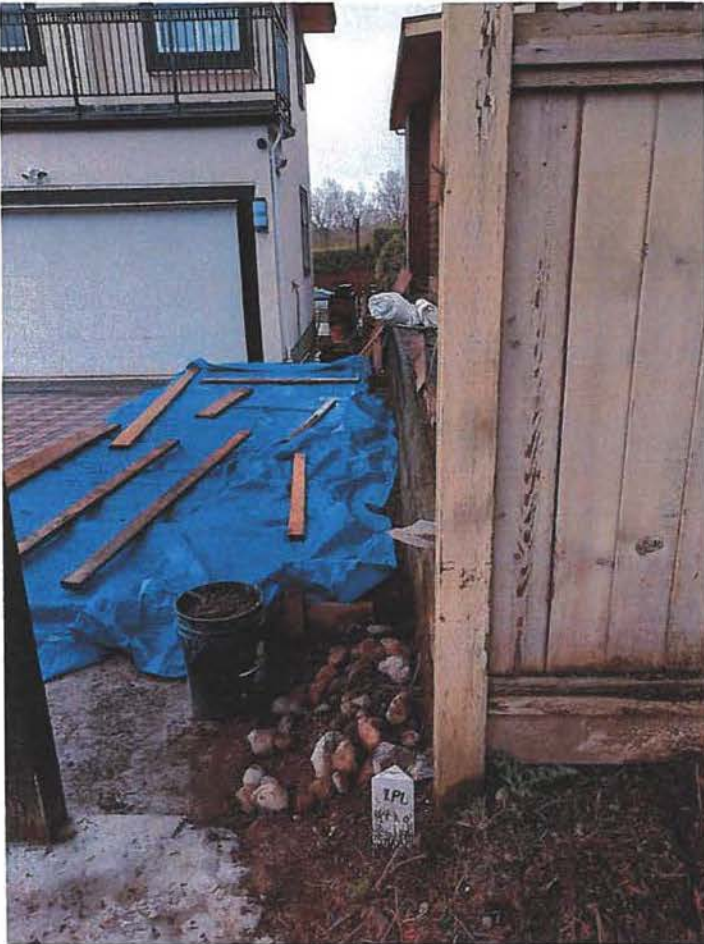
The new house is much deeper than the original house so I had more of a backyard view from that also. This new neighbor, who built the house, wants to take my entire backyard view. Except for a tiny glimpse between his house and the shed.

Please change the bylaw so that this is not possible against me or against anyone living in Burnaby.

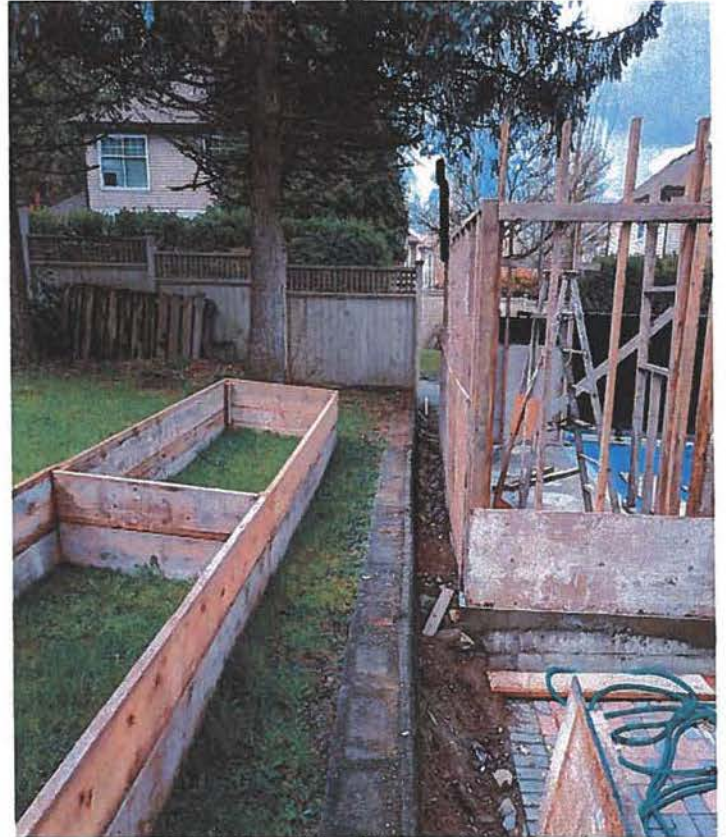


Picture taken at 9AM. Later in the day, in summer, My light comes from the back, the west and north.

Afternoon summer
sunlight from NW



Building started last
Sun, Apr 8.18
Right on property line



Building height
to be at top of tall
boards and higher
on the far right,
North side. at least 10ft.
Afternoon light comes
from the NW in summer.
View is to the North.



Almost a 2 foot foundation.
Then a 7 or 8 foot inside measure
plus his roof. For a total of
at least a 10 foot wall against
our property

Neighbor has build up
the level of the ground
against our retaining
wall. Part of this buildup
is on our property

His plan, was to drain the building into the
space at the bottom of our mini-wall.