

Jonathan Ehling Architect Inc.

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February 09, 2016

Burnaby City Hall
City Clerk's Office
4949 Canada Way,
Burnaby, B.C.
V5G 1M2

Attn: Ms. Eva Prior Administrative Officer

Re: 5635 Oakglen Drive – application for Variance.

Dear Ms. Prior,

I have been asked to apply for a Building permit for the project at the address noted above. The scope of work encompasses the demolition to the existing one storey plus basement home in order to construct a new two storey plus cellar residence with detached garage. In the process of designing this new home we were faced with certain conditions unique to lots in this area: namely building on a steep slope within a relatively shallow lot and having a higher than normal front yard average. The hardship presents itself when we try to comply with the need for a garage (with its own required separation to the main building) and the reasonable siting of the proposed home within this front yard average setback coupled the limited lot depth. To this end, we are asking for a decreased front yard setback from 41.48' (front yard average) to 33.75'. This setback still complies with the general R4 zoning bylaw.

We are also asking for a relaxation to the maximum building height of 29.5' to 29.6' to the rear average elevation and 29.5' to 31.30' to the front average elevation owing to the same siting factors (slope of the lot and its associated building grades). The purpose of the chosen main floor elevation is to have level access to the garage from the main floor.

After discussions with the Burnaby Building Department, we are seeking these relaxations due to the hardships encountered on site and for reasons referred to above. We ask for your support and in recognition of the ongoing involvement and co-operation with the Building Department.

Please feel free to contact me should you have any questions or comments.

Yours truly,



Jonathan Ehling Architect AIBC

cc. Mr. David Song