

Dear Members of the Board,

I am writing this letter on behalf of my clients Arthur and Cabana lee who currently own and live at 3348 Dalebright Drive. As their family is growing with two young daughters and their in-laws set to move in with them, they need a bigger place to live. We hope that you take the rear setback relaxation into your consideration for them and their growing young family.

If this house was to be built with the current setbacks, it would be less than 4000 sq/ft. Current R1 zoning bylaws allow a .60 maximum FSR. This would be 6350sq ft. We have proposed a home that is much less at 4812 square feet. Given that the lot is over 10,000 sq/ft., this home would definitely not be marketable. We would be at a huge disadvantage if it came time to sell this home as all other new homes in the Government area with the same size lot are well over 5000 sq/ft.

Also the design of this house was made not knowing that there was a rear setback. To accommodate this, we would have to do a whole new set of plans which essentially means my clients would be paying double. Having only one a young family They are constraint to a very strict budget.

Furthermore, there are two other variables that also add difficulty to the design of this house in reaching a desired square footage. One is the large front setback and second is the 10 foot right away that runs the full length along the east side of the property. This all in turn equates to difficulty in achieving the desired square footage.

Again, we humbly ask that hope that you take this relaxation into your consideration.

Sincerely,  
Arthur lee  
Cabana lee  
Gary Grewal

