

January 13th 2016

To the Board of Variance
City of Burnaby

Subject: Variance for front yard set back
for proposed single family dwelling at 7774 16th Avenue, Burnaby

In regards to the property at the address above, we are requesting that you allow a variance at the front yard set back. According to the R5 zoning bylaws a minimum setback of 6.0m (19.7') is permitted. Our proposed front yard setback is currently 7.05m (23.13') from the front property line, rather than the required 8.5m (27.92') average setback of the two adjacent properties. In order to accommodate the detached garage at the rear of the property, and keeping in accordance with the minimum rear yard setbacks, as well as having no less than 14'-10" between the main house and accessory building, we must push the house towards the front lot line. If we follow the average setback we are not able to achieve the maximum square footage allowed by the city for this lot, and we have designed the building according to the R5 zoning by law which states that a minimum of 6.0m is required at the front yard.

We greatly appreciate your consideration for this variance.

Many thanks,

Sincerely,



Karamjit Sanghera

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