

Development Variance Permit Letter of Intent

Please kindly accept this development variance permit application, requesting to vary the following requirements of the bylaw(s):

Zoning Bylaw No. 2505, 2011 to permit the surface of the first floor of the duplex at 19339 and 19347 119B Avenue being up to a maximum of 1.58 m above the average finished grade at any building elevation facing a street.

Raising the grade at the front to meet the elevation requirements introduces several challenges, including:

- Significantly reduce and/or eliminate the accessibility to the backyard and basement, which is especially concerning for the owner, Steve Bull, due to his heart and kidney failure. For example, this would complicate movement for wheelchairs and first responders.
- Add safety concerns for our families (toddlers and elderlies) due to retaining walls being high from the grade. The walls could cause pinch points between the porch, and raising the grade near the fence increases the risk of falling onto the concrete below.
- Eliminate access to the under-porch area, causing dirt buildup, cleaning difficulties, and potential animal nesting. We've already seen raccoons accessing our deck weekly.
- Make the property less pedestrian-friendly, reducing ease of access and interaction with the sidewalk and surrounding area, and making it less inviting and accessible.
- Add difficulty to moving garbage bins from the side of the home to the front during collection days as one would have to get up and down the steps on both sides of the retaining walls. This difficulty also extends to moving property maintenance equipment, such as lawnmowers.
- Reduce safety and comfort by limiting the visibility from the street to the backyard since a retaining wall is blocking the view.
- Reduce the aesthetic appeal of the houses.
- Significantly decrease the value of the home as outlined above.

Given these concerns, we respectfully request a variance to avoid these negative impacts and maintain the current layout of the property.

Steve Bull

Steve Bull (Mar 5, 2025 20:35 PST)

Steve Bull

Pardeep mangat

Pardeep mangat (Mar 6, 2025 11:40 PST)

Deep Singh

Ashley Bull

Ashley Bull