

**From:** [ildiko dombi](#)  
**To:** [Alex Dyer](#)  
**Subject:** Request for Variance –Side Setback Violation calculation for Property at 422 Burlo island  
**Date:** June 24, 2025 7:12:29 PM

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**[CAUTION]** This email originated from outside of the ACRD

Good morning, Alex

I am writing to discuss a variance for a side setback violation at my property located at 422 Burlo Island, where a 900 square foot house is under construction. This letter explains the situation and justifies why the variance should be approved, as the violation is small and unlikely to affect neighbors or local standards.

In this calculation I don't wish to include front yard setback justifications, since that was accepted by the Geotechnical engineer and declared safe. The front yard setback deviation is 14% to the front property line, not the natural boundary of the property.

#### Current Side Setback Violation

The required setback from the property line is 3.8 meters, but part of the house is only 3.0 meters away due to its non-parallel alignment. The violation is limited to a small triangular corner, affecting about 1.2% of the house's total area. This small encroachment is the focus of my variance request.

#### Comparison to hypothetical Parallel Alignment

If the house were built parallel to the property line along its 34-foot side, the violation would be much larger, affecting nearly 10% of the house area. That would truly translate to a 21% deviation from the variance.

The current violation is minimal, involving only about 1.2% of the house area.

If 10% area of the house translates to 21% encroachment, then 1.2% translates to 2.55% .

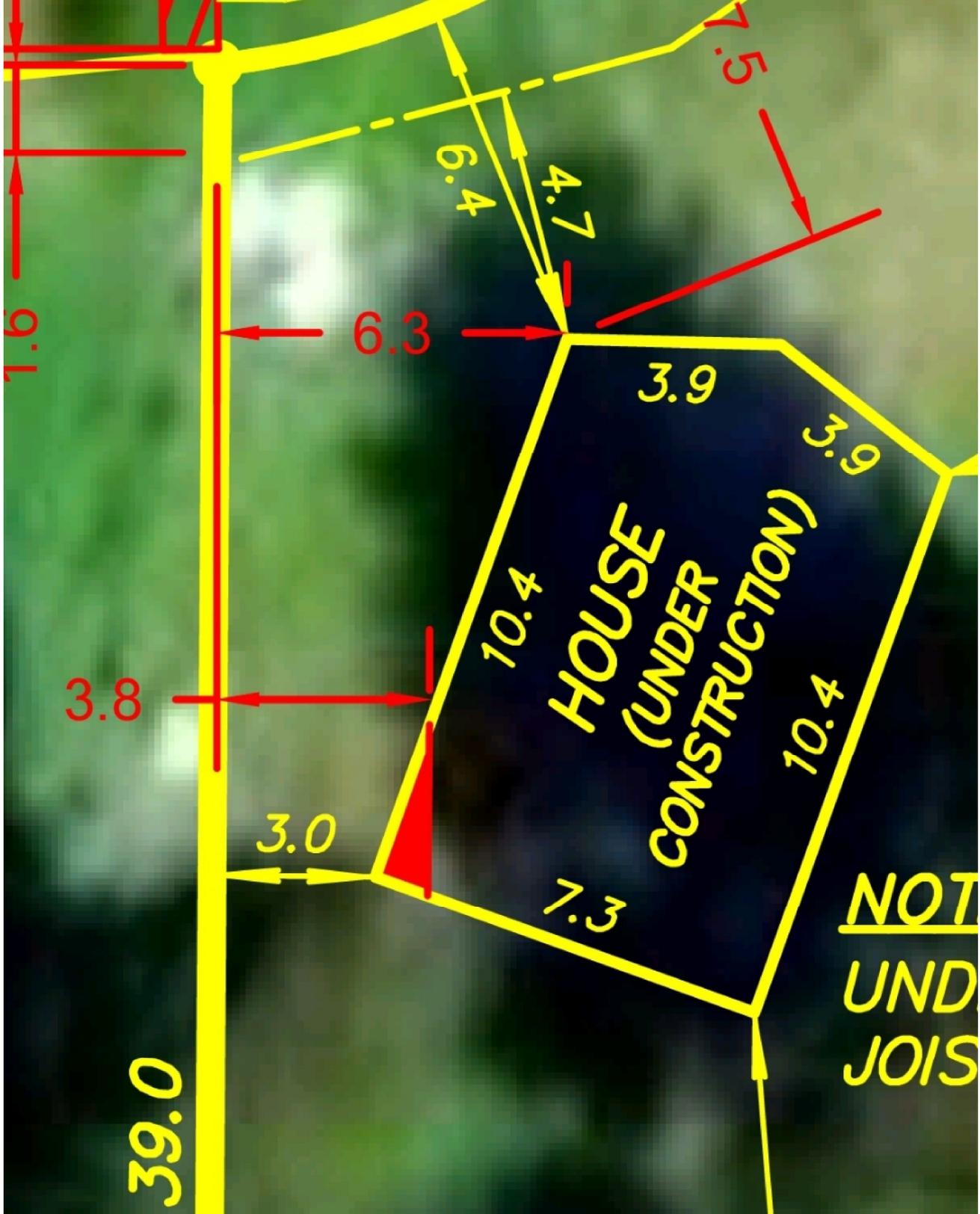
This slight deviation is unlikely to impact neighboring properties or the purpose of the setback rule. I have attached the site plan and related details for your review.

I am available to discuss this further or provide additional information.

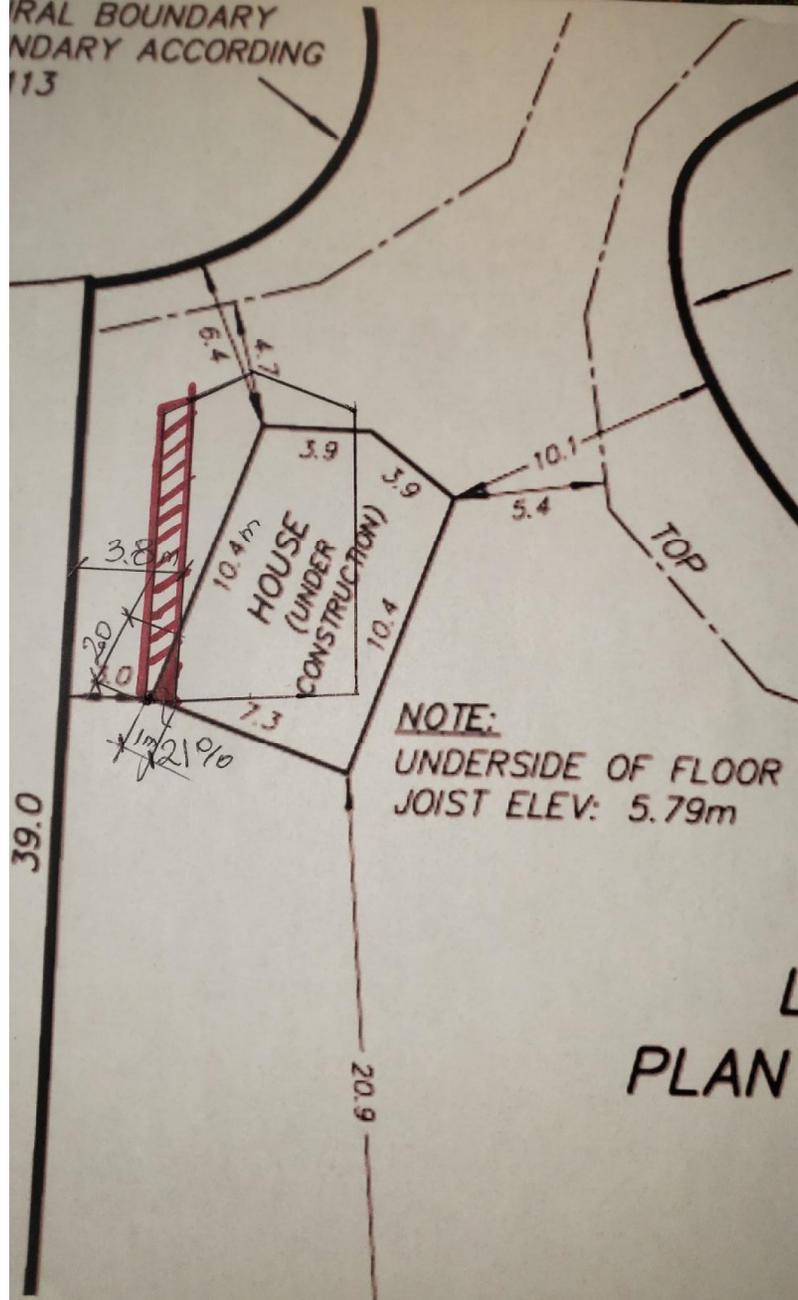
Regards

Ildiko

Sent from my Bell Samsung device over Canada's largest network.



RAL BOUNDARY  
NDARY ACCORDING  
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NOTE:  
UNDERSIDE OF FLOOR  
JOIST ELEV: 5.79m

PLAN