

Date: December 17, 2012

Board of Variance
City of Burnaby
Burnaby, BC

Re: 7060 Ramsay Ave., Burnaby, BC.

Re: Approval of Minimum Front Yard set Back.

Dear Sir/Madam

I am proposing to construct Two family dwelling including two car detached garage access from back lane at 7060 Ramsay Avenue under R-5 Zoning.

The minimum front yard of R-5 Zoning is 19.7' and the average front yard setback of south side next 2 neighbours 28.01'. I am proposing 20.0' as front yard setback which compiles the minimum front yard setback (19.7') for R-5 zoning.

As you know this property is located in front of a cul-de-sac of Ramsay Avenue and the south next two neighbours do not located in front a cul-de-sac area. I am proposing 20.0' set back from center of a cul-de sac but 34.72' from non cul-de-sac line and from the same level the next two neighbours front yard average set back is 28.01'.

Under the above circumstances, I am requesting to allow minimum front yard setback 20'.

Yours faithfully



Nirmal Takhar
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