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Committee of Adjustment  
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City of Ottawa | Ville d'Ottawa  
Comité de dérogation

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Committee of Adjustment

**Application for minor variance - 36 Brighton Ave, Ottawa, ON, K1S 0T2**

To whom it may concern,

We, Benjamin Williams and Elizabeth Monahan (referred to herein as "the owners") are requesting permission for two minor variances for the property municipally known as 36 Brighton Ave, in the city of Ottawa.

The property at 36 Brighton Ave (referred to herein as "the site") is located in the Ottawa neighborhood of Old Ottawa South, near the intersection of Brighton Avenue and Rideau River Drive. The site consists of a 2.5 story, single-detached dwelling with a lot area of approximately 250.54 m<sup>2</sup> and a lot frontage of 33 FT (10.06 m).

Below, you will find the information to address the following four points (four tests):

- The variance is minor;
- The variance is desirable for the appropriate development or use of the property;
- The general intent and purpose of the Zoning By-law is maintained;
- The general intent and purpose of the Official Plan is maintained.

The purpose of the proposed addition is to construct a one storey addition at the side of the house in order to accommodate a mudroom.

The original house was built in 1918. We purchased the house in 2010, and have completed a number of renovations (interior and exterior) since. These include adding a small rear addition in 2015. We now have 3 children, aged 4, 10 and 13, and would like to extend the current addition into the side yard in order to accommodate an entrance that leads into a mudroom with some storage space for our family. There is currently no mudroom at the front entrance with the door leading directly into the living space.

In order to achieve this, we are requesting the following 2 variances:

1. We are requesting that the rear yard setback be reduced to 6.32m [By-law 2009-164, Section 156, Table 156A (Note 7)] from the rear property line. The required rear yard setback is 7.41m. This would allow us to meet the rear yard projection of the addition added in 2015 which is currently setback 6.32m from the property line.
2. We are also requesting that the side yard setback be reduced to a combined size of 1.76m with one side yard 0.76m and the other 1m. [By-law 2009-164, Section 158, Table 158A]. The required side yard setback is a combined 1.8m with one side yard no less than 0.6m. With the existing house being at 0.76m from the side yard property line, we would need a reduction of the west side yard setback from 1.2m to 1m.

The variances requested are minor (**Test 1**). The width of the new addition is as small as it can be, while still allowing enough interior space for a passable hallway. The variance request on rear yard setback is for the new side addition to line up with the existing rear addition. We took into consideration the space for a gate to access the rear yard. We have measured our bicycles, strollers, sports equipment and the 1m setback will allow us enough interior space while still allowing exterior passage along the house.

The addition will allow for a mudroom and the side addition mudroom is consistent with many existing homes in the neighborhood. The proposed addition is compatible with the established built form and character of the neighborhood and serves to improve the affected streetscapes (**Test 2**) [See Schedule A].

The extent of the impact of the proposed addition on neighboring properties and the neighborhood as a whole are minor or nonexistent. The size and height of the proposed development will not create any significant issues for abutting property owners related to loss of sunlight, privacy or views as it will not be any higher than the existing rear yard addition. The proposed addition would not create any negative impacts related to access, trees, parking, drainage, traffic or noise (**Test 3**). A side setback of 1m, would still provide complete access to the backyard, allowing for bikes, strollers and hockey bags to pass comfortably between the new addition and the existing fence. Any larger items can also pass directly through the house; through the larger glass sliding doors at the rear of the house.

Our application seeks to vary the zoning by-law provisions to allow for a space that meets our family's needs, while respecting the tenants of the Ottawa Official Plan, including providing options for larger households, within built-up urban areas (**Test 4**).

Sincerely,

Benjamin Williams & Elizabeth Monahan