

Committee of Adjustment
101 Centrepointe Drive, 4th Floor
Ottawa, ON K2G 5K7
E-mail: cofa@ottawa.ca
Tel.: 613-580-2436



RE: Application for Consent and Minor Variance of 303 Poulin Avenue, Ottawa, Ontario, K2B 5T5 and 305 Poulin Ave, Ottawa, Ontario, K2B 5T5

Committee of Adjustment,

I would like to address the 'four tests' for the Minor Variance application.

1. The variance is minor;
I believe the variances are minor. Though the rear yard setback looks to be significant (required 7.5m, actual 2.50m), it is because the property has a side yard (Refer to Draft 4R). There's an 8.50m side yard with a deck on it that's really the home's 'back yard'. The front yard set back is in line with the other properties in the neighbourhood. The building location on the lots and size of the lots has not changed since it was originally built. The minor variance was also previously accepted for 303 Poulin Ave.
2. The variance is desirable for the appropriate development or use of the property;
The two lots were existing before they merged in law when I bought the second property. I didn't know they would merge at the time, just because they were abutting with the same owner on title. The lots remain residential, and I believe it's appropriate to restore it back to the two lots it used to be.
3. The general intent and purpose of the Zoning By-law is maintained;
There's no change in use. The lots remain residential and I'm just restoring the lots to what they were before I bought the second property in July 2017.
4. The general intent and purpose of the Official Plan is maintained.
The buildings will continue to be used for residential purposes. There's no decrease in number of homes. If anything, the Consent and Minor Variance approval would create two lots that previously served its purpose instead of the one. If it were one lot, it would allow someone to tear down the 2 properties and put a single home there.

Thank you for your consideration and time in reviewing my application. If there is any further information I can provide to help you come to a decision, please do not hesitate to contact me.

Sincerely,

Hue Vo
613-883-2419
vohue11@gmail.com