

Committee of Adjustment  
Received | Reçu le

Revised | Modifié le : **2023-05-11**

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

Royal SMS Construction Inc.  
450 Tremblay Road, Ottawa, On, K1M 0G4

**Re: 25 Pennard way.**

**Minor variance application**

Dear Ladies & Gentlemen of the Committee of Adjustment,

My name is Elie Ghossein, and I am the president/owner of Royal SMS Construction Inc. this is a revised letter for minor variance request, for part 3 only, (the detached family house). As for the city By-law requirements, I need an interior yard area of 49.5 m<sup>2</sup>. But since the corner lot is a through lot, and since the location of the family house is very precise and exact, it is very hard for me to comply with this requirement, and I can only provide 30.75 m<sup>2</sup>. Therefore, this variance is very minor, and it is desirable for the appropriate development or use of the property, and this variance maintains the general intent and purpose of the Zoning By-law, and it maintains the general intent and purpose of the Official Plan.

I have submitted all the required documentations, and look forward to the Committee's approval of my application at your earliest convenience.

Kind regards,

Elie Ghossein

Royal SMS Construction Inc

819-592-5923

Ottawa, This 11-05-2023