

Minor Variance Rationale

The property at 77 James Street is a 2 storey red brick single family home (built 1880 +/-).

The existing home consists of bedrooms on second floor with a lack of sufficient office and mudroom space.

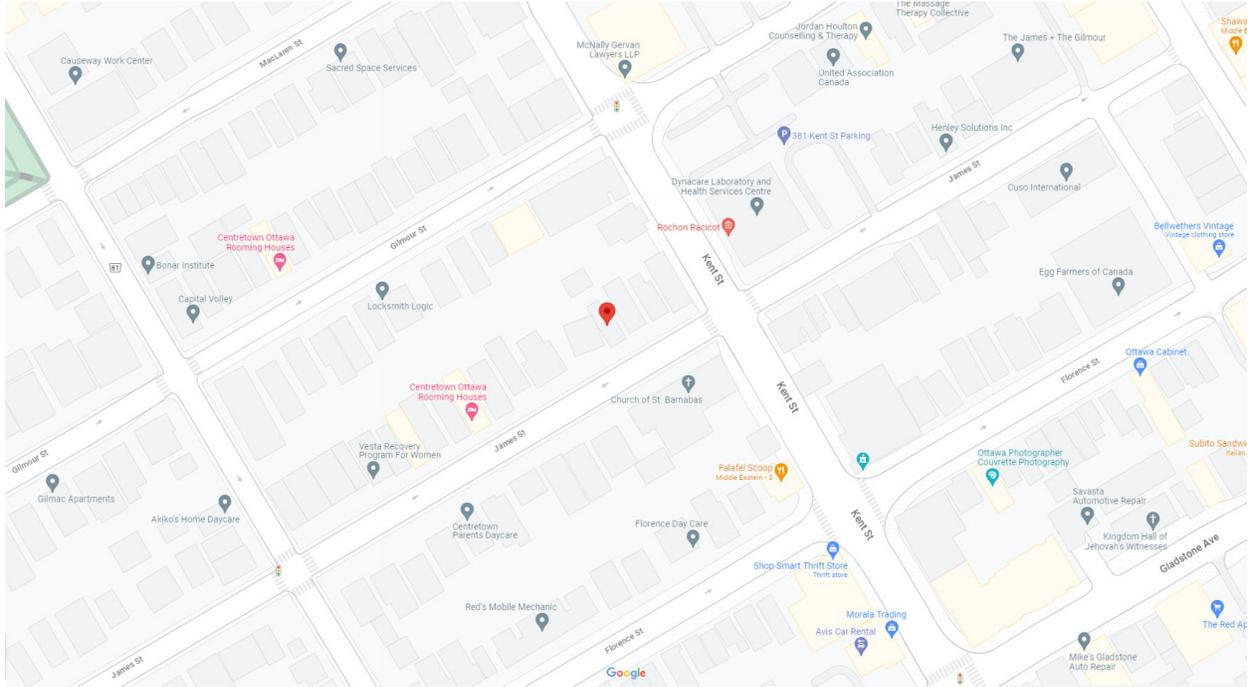
The proposal is a 1 storey addition to add a bedroom, office and mudroom that will benefit the use of the existing house as the family grows.

The proposal is to add on directly behind the existing heritage residence, without a direct view from the street.

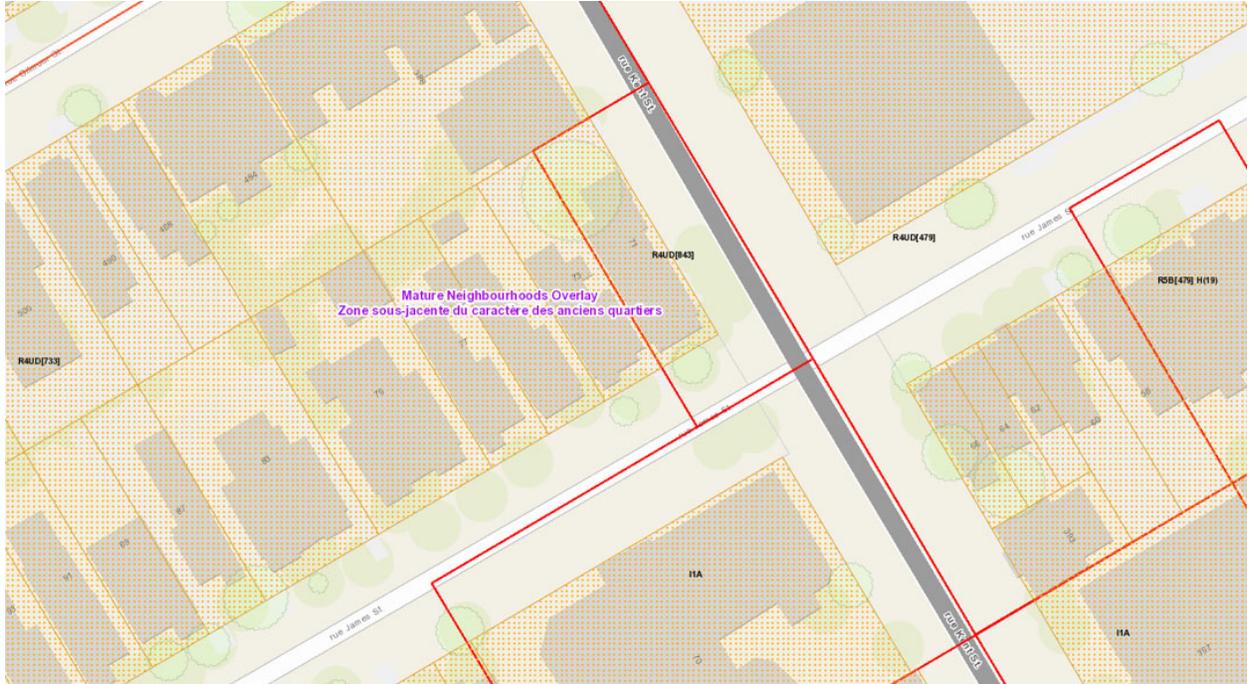
The existing garage is to be demolished, as it is structurally inadequate and not a heritage building.

This will increase the rear yard area and offer a better thru-circulation to the rear yard as well as remove the garage from the street view.

Google Map



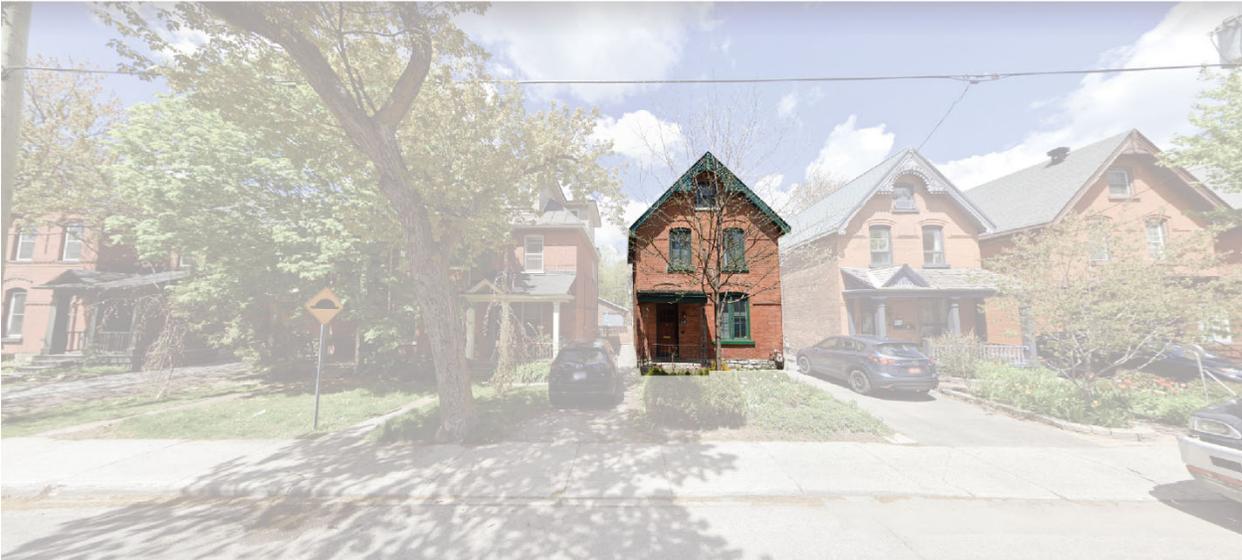
Geo Ottawa Map



Streetscape View



77 James Street



View from Driveway to Rear Yard



View from Rear Yard to Existing Residence



