



9 Aug 2023

To whom it may concern,

Committee of Adjustments

Committee of Adjustment

Received | Reçu le

2023-08-18

City of Ottawa | Ville d'Ottawa

Comité de dérogation

We are applying for a minor variance of the rear setback allowance for our residential property located at 95 Martin Street, Ottawa, ON. This property is situated on a corner lot on Martin Street and Lennox Street in Richmond, ON. After consulting with the City office, it was learned that the frontage of our property is on Lennox Street, however the front of the house is facing Martin Street. See diagram below. Because of this, the side of our house is now the back of our house and for that reason we are applying for this minor variance.

Our plan is to replace our existing carport measuring (5.5m X 6.7m) with a two-car garage, including a mudroom to be approximately (7.3m X 9.9m). We are requesting to reduce the rear setback to ³4m from the required 9m, between the new structure and the lot line.

We have consulted with our City Councillor as well as our neighbour whose lot line we share, neither have declared any issues or concerns regarding our proposed construction. The neighbouring property has no above ground windows and no exterior exits on the side of their dwelling that is facing our property.

As per the application process, we have reviewed the requirements and meet the criteria related to the "four tests, as follows:

- The variance is minor: we are reducing the setback to ³4m from the required 9m;
- The variance is desirable for the appropriate development or use of the property: we are converting an existing two car carport into a two-car garage, which will include a mud room, see attached plans. The new structure will comply with neighbouring houses;
- The general intent and purpose of the Zoning By-law is maintained: the garage and house will maintain the same esthetic as other Richmond village zoned houses. We are simply converting an existing carport into a garage; and
- The general intent and purpose of the Official Plan is maintained: changes will not affect the official plan of Richmond.

Submitted for your review and approval.

Best regards,

Kathy Emond and Mario Emond

Attachments

- Application for a minor variance
- Survey
- Drawings