

City of Ottawa
Committee of Adjustment
2 Constellation Crescent
Nepean Ontario
K2G 5J9

Committee of Adjustment
Received | Reçu le
2023-09-05
City of Ottawa | Ville d'Ottawa
Comité de dérogation

August 24, 2023

Dear Committee Member,

Reference: Minor Variance Application
102 Lower Charlotte St, Ottawa
Permit File No: A22-005845

We are writing you as the home owners, on the enclosure of our porch at 102 Lower Charlotte St. We have been instructed by Marissa Hatherall, Zoning Plan Examiner to ask for this minor variance.

The area in question is located in Part Lot 11 Registered Plan 43586 City of Ottawa. The application is to enclose the porch which has been existing since we purchased the house in 2005. We have provided a survey of the porch dated August 25, 1989 by EF Lyn Cole O.L.S.

Project Description:

Since our house originally did not have a vestibule, we created two walls and door on the existing porch for several reasons.

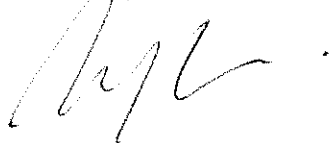
- 1) It is environmentally better for energy savings. Less cold or warm air leaving the home.
- 2) It is safer for myself and my husband in our advance years to open the door as there is more pressure at certain times of year (winter and summer).
- 3) It beautifies the home. It is in character with other houses in the neighbourhood. We have used sustainable materials like pine.

The current R4UD minimum front yard setback of 4.5m is not meet by any of our neighbours or the neighbourhood in general. The Zoning plan examiner proposed us to apply for this variance to move towards compliance with the zoning regulations that the proposed enclosure falls, between the required provision of a permit and the existing non-complying situation (since 1908). This enclosure does not expand the existing porch area, it only creates a greener and safer option for us in our advanced years.

We will need to obtain a minor variance from the Committee of Adjustment to seek relief as the enclosure of the porch will not meet the minimum required front yard setback. It is our opinion that the minor variance should be approved because it fits the neighbourhood, it does not affect anyone adversely. It also respects the original intent and footprint of the house and porch area.

In addition to two copies of this letter and supporting documents, enclosed is a cheque in the amount of \$2600 made payable to the City of Ottawa for this application.

Sincerely

A handwritten signature in black ink, appearing to read 'Ching Fun Lam', with a small dot at the end.

Ching Fun Lam

Homeowner