

November 24, 2023

Committee of Adjustment
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2023-11-28
City of Ottawa | Ville d'Ottawa
Comité de dérogation

To: City of Ottawa - Committee of Adjustment

Subject: **Minor variance Application for 484 Kenwood Ave.**

Dear Committee:

On behalf of the homeowners (David and Janelle Marshall) Vala Home Improvements is applying for a minor variance for a proposed second story addition to be constructed over the existing sunroom addition at the rear of the home constructed in 2007. The addition will include a bedroom, laundry room and 3-piece washroom for the family. This addition has the same footprint as the sunroom for which a Minor Variance was approved in 2007.

Care has been taken in the design to ensure the exterior finishes are in line with other homes in the neighbourhood who have also built additions to their homes. The height of the addition will match the existing house roofline.

The following is our response to the four tests of the Planning Act.

1. The variance must be minor in nature.

The front-yard setback requirement in the bylaw Section 3(3)(b) of the Zoning By-law is set 5.1 meters. The proposed addition would have a setback of 4.35 meters.

2. The variance is desirable for the appropriate development or use of the land.

The variance will allow the homeowner to enjoy the additional space for the family and it fits with other homes in the neighbourhood with similar additions.

3. The general intent and purpose of the Zoning By-law

The proposed variance will still meet the intent of the By-law as there will continue to have as much room in the backyard as exists today.

4. The general intent and purpose of the Official Plan is maintained.

The addition will blend into the neighborhood as the proposed design is similar to the design of many of the homes in the neighbourhood. We are maintaining the existing purpose of the residential dwelling and as it is the intent of the Official Plan to permit a mix of building forms and densities, this addition meets the stated purpose of the Official Plan.

Sincerely,



Richard Larocque
ValaHome Improvements Inc.