

Minor Variance Application Cover Letter

74 Strachan Street, Ottawa

A minor variance is requested to increase the square footage of the existing two-storey single-family home on this property by 40.6 square meters.

This proposal is for the replacement of the existing **old** addition and to extend the second storey over the **new** main-floor addition. The proposed second-story addition is for a planned primary bedroom and ensuite; existing bedrooms are not large enough to accommodate a modern lifestyle due to the age of the home. The second story addition represents a major opportunity for us to improve the layout and usefulness of the home by adding modern necessities to existing bedrooms such as closets.

It is important to note that construction of the proposed addition does not represent a change to the existing building footprint as the new main-floor addition is the same size as the existing (old) addition. This ensures there is no encroachment onto surrounding spaces or impact to trees/wildlife.

The Four Tests:

- 1. *The Variance is Minor:*** The existing home's footprint is not changing; as such, the variance should be deemed minor in nature. The existing 3-bedroom occupancy will also remain unchanged. Only one bathroom is being added (ensuite) to meet the modern living needs of a family home this size. Given the fact the house rear is south-facing, the small increase in roof-line of the second story addition will not affect the sunlight received by adjacent neighbors, which have been consulted on the proposal. In addition, access, parking and drainage on the property will remain unchanged as the main floor footprint is not being altered. No changes to the grading of the property are being made.
- 2. *The variance is desirable for the appropriate development or use of the property:*** This addition replacement will correct major structural defects associated with the un-permitted work performed on the house by previous owners. Major improvements including foundation repair and complete home roof, plumbing and electrical replacements will ensure this property is restored to a safe, livable home, greatly increasing its value and neighborhood curb appeal. The exterior style of the home finishings (windows, roofing and siding) will be upgraded to be consistent with the classic nature of the surrounding homes.
- 3. *The general intent and purpose of the Zoning By-law is maintained:*** The proposed addition will not contain windows on neighbor-facing sides of the second-story addition to protect and ensure their privacy. All added windows are at the rear of the addition facing the Jock River. As the Jock River backs onto a conservation area which will never be developed, no rear neighbors exist. In addition, the scale of the addition will not change the spacing between our home and our neighbor's homes. Due to these facts, we are not being detrimental to the streetscape or character of the neighborhood.
- 4. *The general intent and purpose of the Official Plan is maintained:*** The zoning type (residential), property use and intent of the property is not changing as a result of the proposed addition. The home will continue to be a single-family detached home, with the number of bedrooms remaining unchanged.