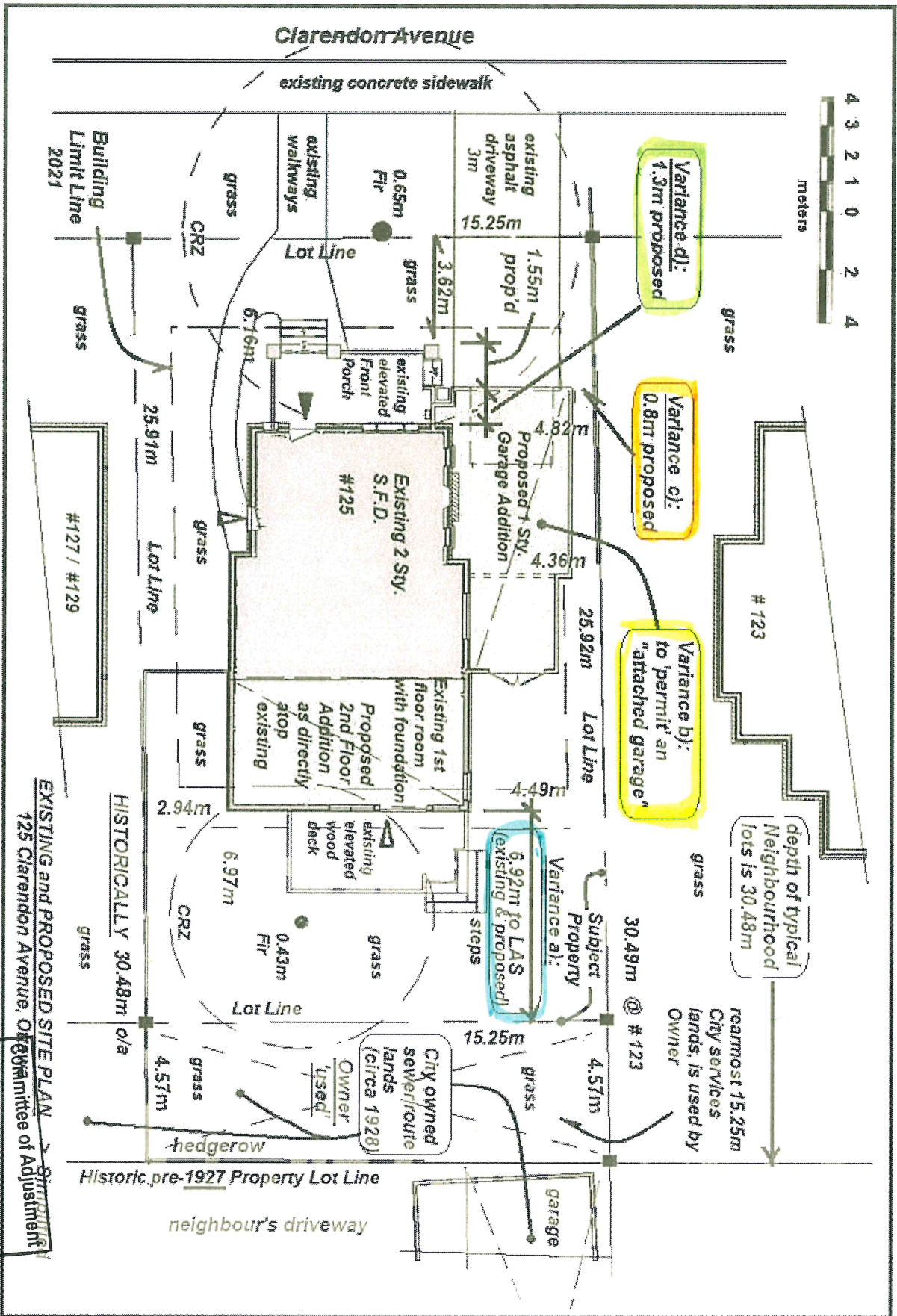


- ★ Variance A: > to reduce the required Rear Yard from 30% to be 26.7% [7.77m to be 6.92m] (due to ByLaw changes)
- ▲ Variance B: > to permit a 1 storey Garage to be added to North side of detached dwelling despite Character Analysis
- ◆ Variance C: > to reduce the required side yard along part of proposed 1 storey Garage wall from 1.2m to be 0.8m
- Variance D: > to permit garage door wall to be closer to the street than the principal entrance door by 1.3m, whereas Bylaw limits this to 0.6m >>> if not, the Garage width is compromised by 0.6m check in the house wall

NOTE: separation of #125 & #123 Clarendon is widest for the 21 studied lots & the above will not affect its developability

Issue	Description	Date
C of A	Minor Variance App'n	Aug 2021

BROWN CUSTOM DESIGN EXECUTIVE RESIDENTIAL ADDITIONS & RENOVATIONS SPECIALTY PROJECTS INSTITUTIONAL & COMMERCIAL BCIN #29514 / #32817 (613) 262-4483	
Notes	
Committee of Adjustment APR 13 2023 City of Ottawa	
Do Not Scale Drawings SMITH / MYLES RESIDENCE 125 Clarendon Avenue Ottawa, Ontario	
SITE PLAN and related variance notes	
Design D. Brown, B.Arch., BCIN	Drawing No. C of A
Drawn D. Brown, B.Arch., BCIN	
Date Aug. 03 2021	
Scale as noted	91



EXISTING and PROPOSED SITE PLAN
 125 Clarendon Avenue, Ottawa
 City of Ottawa

APR 03 2023
 City of Ottawa

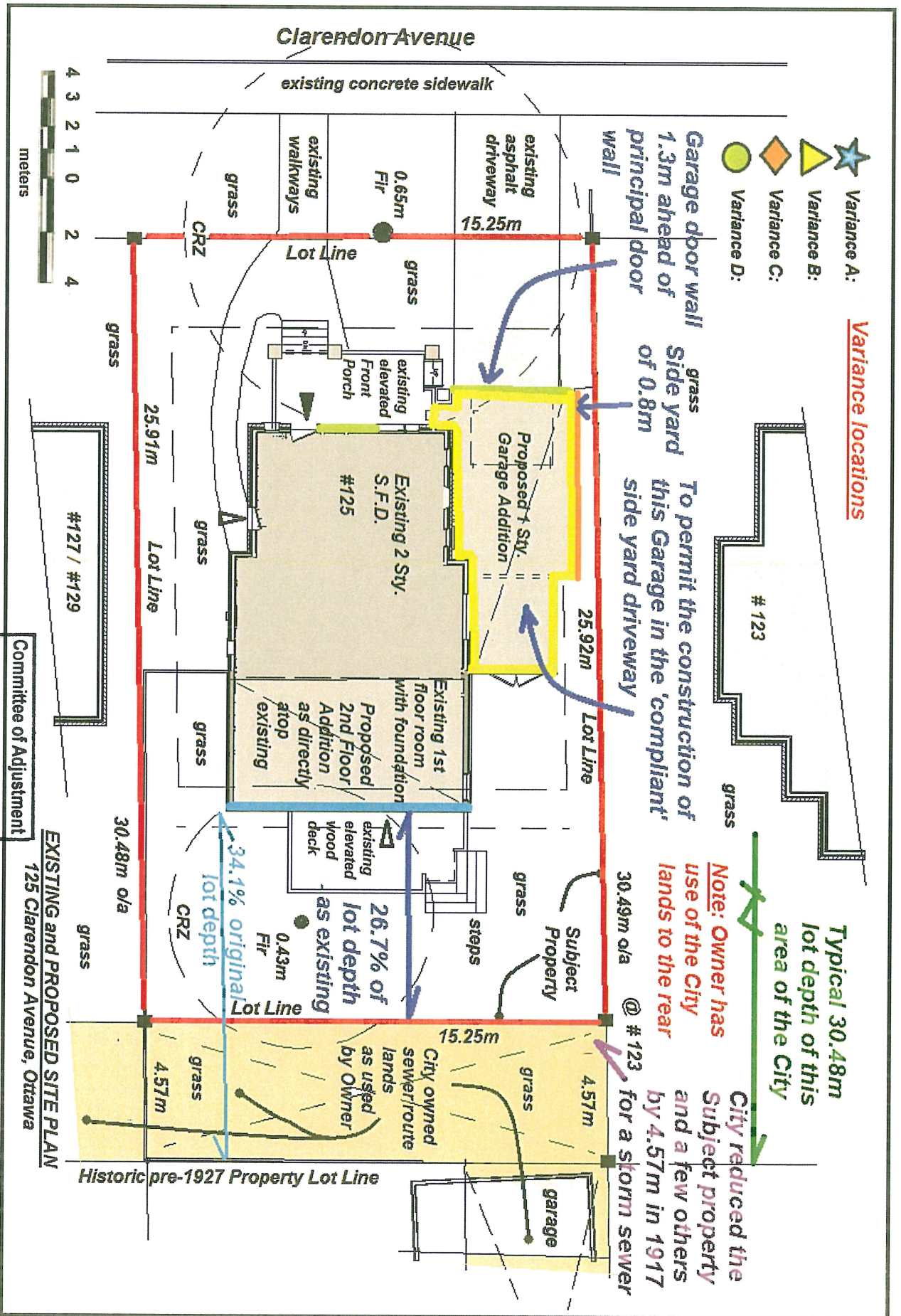
Variance A: 

Variance B: 

Variance C: 

Variance D: 

Variance locations



Garage door wall 1.3m ahead of principal door wall

Side yard of 0.8m

To permit the construction of this Garage in the 'compliant' side yard driveway

Typical 30.48m lot depth of this area of the City

Note: Owner has use of the City lands to the rear

City reduced the Subject property and a few others by 4.57m in 1917 for a storm sewer

26.7% of lot depth as existing

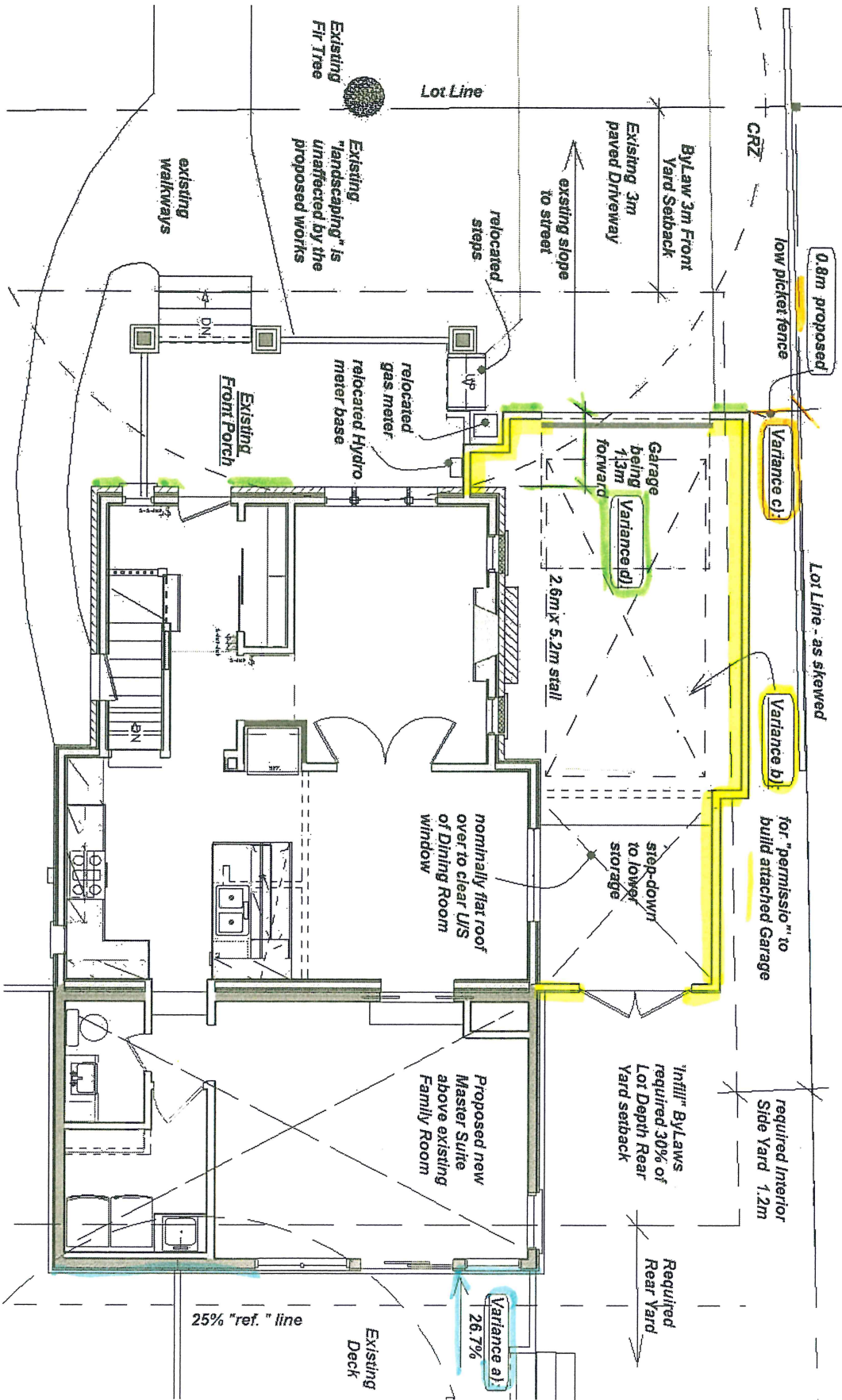
34.1% original lot depth

EXISTING and PROPOSED SITE PLAN
125 Clarendon Avenue, Ottawa

APR 13 2023

City of Ottawa

Committee of Adjustment

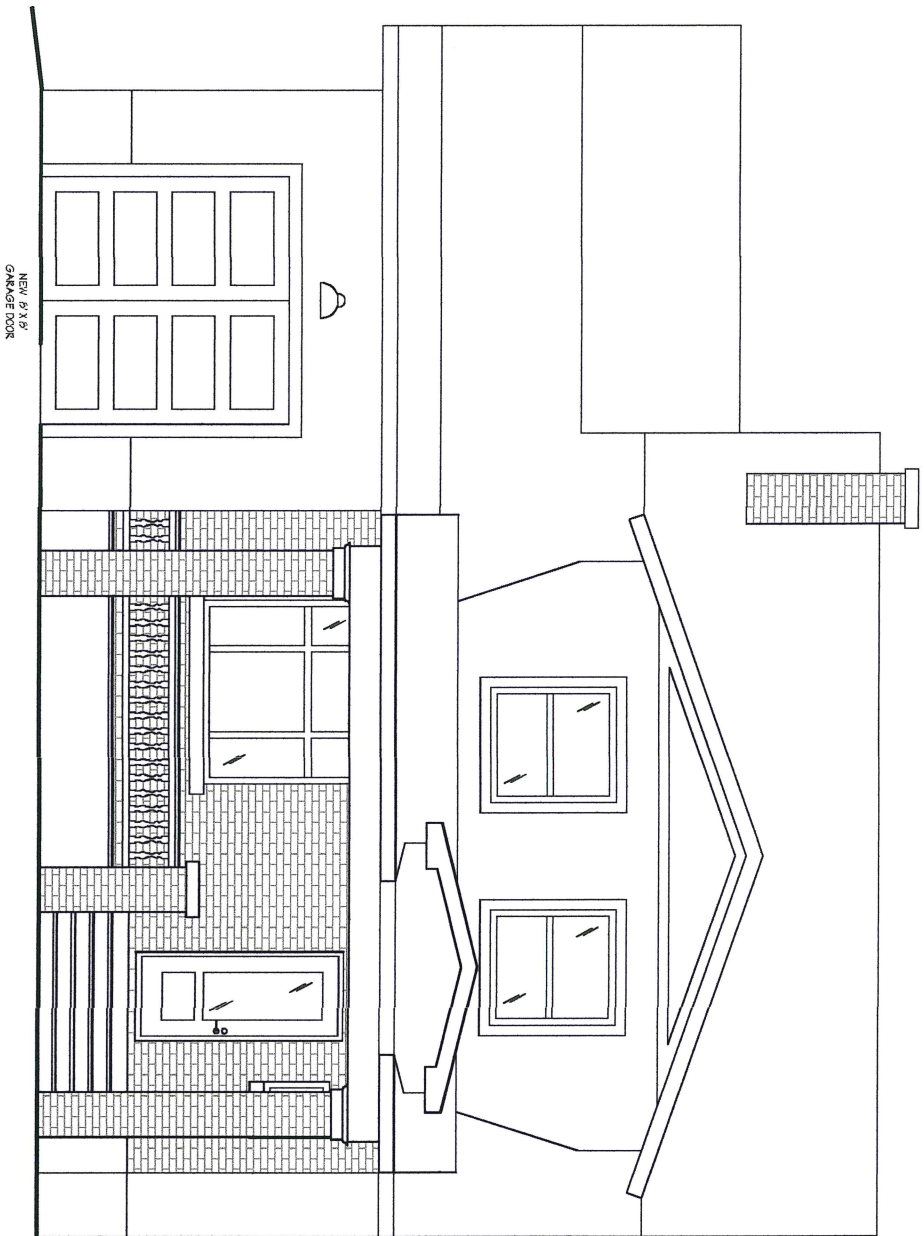


125 CLARENDON AVE. --- Main Floor Plan and Proposed Garage Geometry

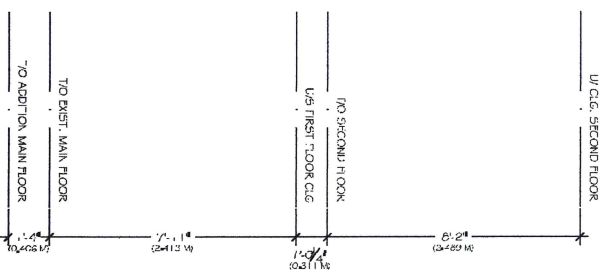
1/8" = 1'-0"

Committee of Adjustment
 APR 03 2023
 City of Ottawa

1
4
EXTERIOR FRONT ELEVATION
SCALE: 1/4" = 1'-0"



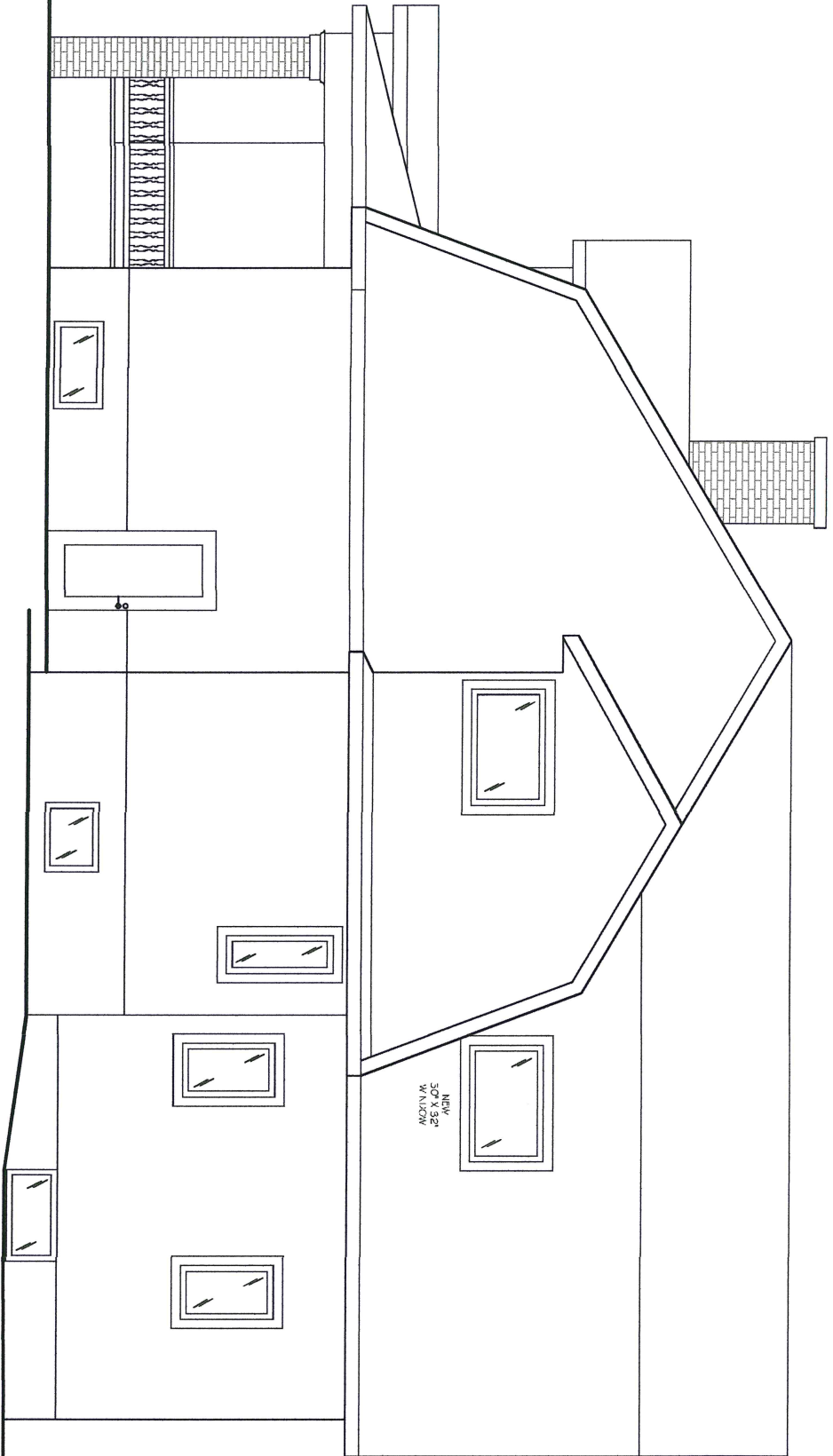
NEW 8' X 8'
GRADE FLOOR



Committee of Adjustment
APR 03 2023
City of Ottawa

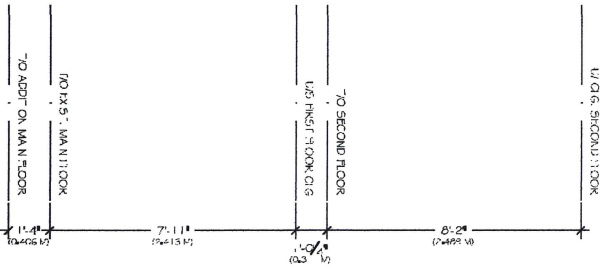
FILE NO: 13-2282
MYLES/SMITH RESIDENCE
125 CLARENDON AVENUE
OTTAWA ON K1Y 0R2
613-304-9204
DATE: FEBRUARY 13, 2023
DRAWING: CONCEPT DRAWINGS
SCALE: AS NOTED
PAGE: 4 OF 7

1
5
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



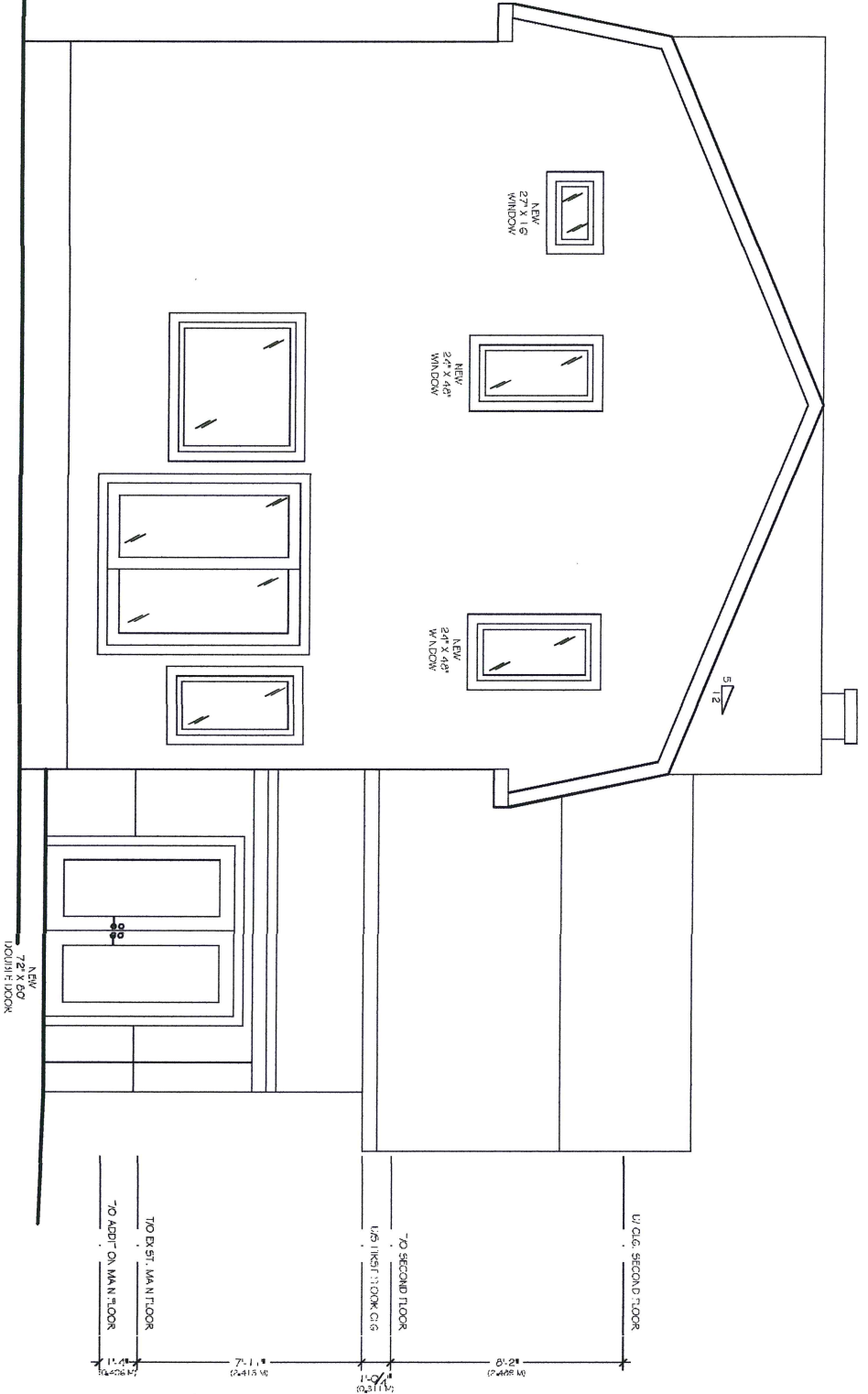
NEW
30" X 52"
W/INFORM

Committee of Adjustment
APR 03 2023
City of Ottawa



740 8071
MYLES/SMITH RESIDENCE
125 CLARENDON AVENUE
OTTAWA ON K1Y 0R2
613-304-9204
DATE: FEBRUARY 13, 2023
DRAWING: CONCEPT DRAWINGS
SCALE: AS NOTED
PAGE: 5 OF 7

1 REAR ELEVATION
 6 SCALE: 1/4" = 1'-0"



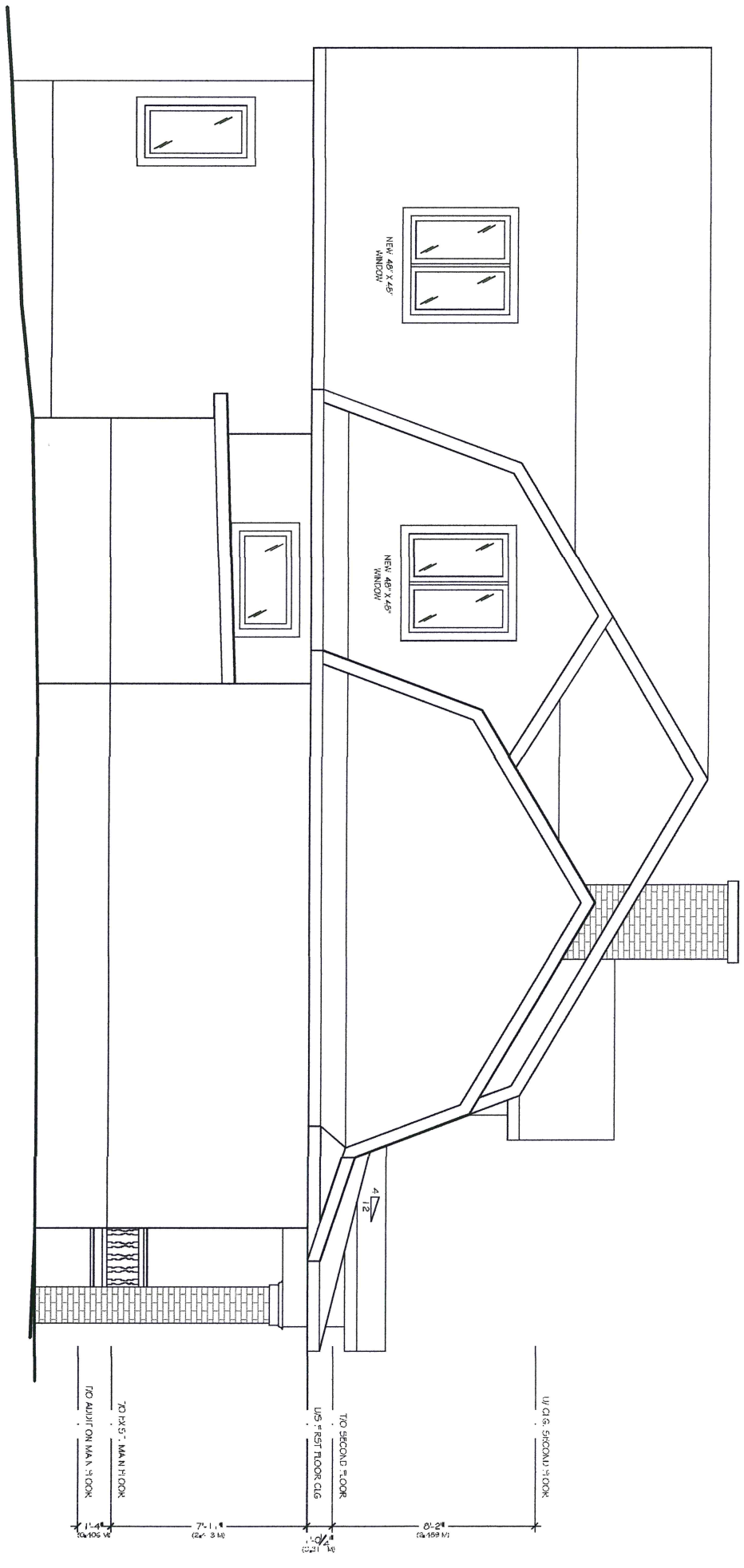
Committee of Adjustment
 APR 03 2023
 City of Ottawa

PROJ. NO.:
 MYLES/ SMITH RESIDENCE
 125 CLARENDON AVENUE
 OTTAWA ON K1Y 0R2
 613-304-9204

DATE: FEBRUARY 13, 2023
 DRAWING: CONCEPT DRAWINGS
 SCALE: AS NOTED

PAGE: 5 OF 7

1
7 RIGHT SIDE ELEVATION
SCA.: 1/4" = 1'-0"



Committee of Adjustment
APR 03 2023
City of Ottawa

PROJ: 18-2023
MILES/SMITH RESIDENCE
125 CLARENDON AVENUE
OTTAWA ON K1Y 0R2
613-304-9204

DATE: FEBRUARY 13, 2023
DRAWING: CONCEPT DRAWING
SCA.: 1/4" = 1'-0"
PAGE: 7 OF 7