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Committee of Adjustment
Received | Reçu le
2024-05-24
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Members of the Committee,

I am writing to submit a minor variance application concerning the property located at 205 Cranesbill Rd, where we recently constructed a 24x16 ft deck. This application seeks relief from the rear yard setback requirement outlined in the zoning by-law for our property.

Unfortunately, we have encountered an issue with the setback requirements that were not addressed during the construction phase, led by licensed contractors whom we trusted to adhere to all local zoning standards. It was with great surprise and dismay that we learned of the non-compliance concerning the 4-metre setback requirement, as the deck currently stands at 2.15 metres from the rear property line.

We earnestly request a variance of less than 2 metres to rectify this situation without the need to dismantle the newly built structure. This course of action would not only impose significant financial strain on our family but also affect our mental well-being. The deck serves as a vital space for family leisure, enabling us to enjoy the natural surroundings, host gatherings, and engage in recreational activities, all of which significantly enhance our quality of life. The loss of this space would not only diminish our property's value and functionality but also severely impact our mental health, as it has become a key area for relaxation and family bonding. This deck represents a haven where we can unwind from the stresses of daily life and connect as a family, and its removal would be a tremendous loss. Additionally, the process of tearing the deck down would stress us out further.

The deck has become an integral part of our home, a place where we find solace and happiness. It is a cherished space where we can decompress after a long day, enjoy the fresh air, and create lasting memories with friends and family. Losing this space would mean losing a critical component of our daily lives that contributes to our mental and emotional well-being. The thought of dismantling the deck is not just a financial burden; it is an emotional one. The process of tearing down something that we have invested so much time, effort, and love into would be incredibly distressing for our entire family.

The variance is minor: The requested variance of less than 2 metres is minor in nature and does not jeopardize the safety or functionality of the surrounding area. The deviation from the specified setback is modest and will not alter the essential character of the neighbourhood.

The variance is desirable for the appropriate development or use of the property: The addition of the deck significantly improves the functionality and enjoyment of our property, making it a more desirable place for residential and recreational use. It provides a substantial enhancement to our family's lifestyle and allows for better utilization of our outdoor space.

The general intent and purpose of the zoning by-law are maintained: The deck does not impede on any public utility or adversely affect the neighbouring properties. The intent of the zoning by-law—to ensure orderly development without negatively impacting the surrounding properties—is fully

maintained as the structure does not obstruct views, reduce privacy, or have adverse environmental impacts.

The general intent and purpose of the official plan are maintained: The construction of the deck aligns with the official plan's objectives by enhancing residential property utility and enjoyment, thus supporting the plan's goals of maintaining and improving residential neighbourhood quality.

Thank you for considering this matter. We are committed to maintaining the integrity of our property and upholding the standards of our community. We sincerely hope you will grant this minor variance, allowing us to keep the deck that has become an integral part of our family life.

Sincerely,
Tahmina Karimova