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December 18, 2023

Committee of Adjustment

Application for minor variance – 169 Clemow Ave

To whom it may concern,

We, Mila Smithies and Simon Frank (referred to herein as “the owners”), are requesting permission for a minor variance for the property municipally known as 169 Clemow Avenue, in the city of Ottawa Ontario.

The property at 169 Clemow Avenue (referred to herein as “the house”) is in the Ottawa neighbourhood of Glebe—Dow’s Lake, near the intersection of Clemow Avenue and Bank Street. The site consists of a 2.5 story, single-detached dwelling, with a lot area of approximately 510.97m² and a lot frontage of 15.24m.

We will address the four points below:

- 1) The variance is minor;
- 2) The variance is desirable for the appropriate development or use of the property;
- 3) The general intent and purpose of the Zoning By-law is maintained;
- 4) The general intent and purpose of the Official Plan is maintained.

The purpose of the proposed 1 storey addition is to accommodate a pantry, mudroom and rear access to the backyard.

The original house was built in 1909 and was purchased by the owners in 2023. The house currently has an irregular profile in the back, and the proposed addition would square off the back profile of the house.

We have two young children and there is currently no access to the backyard, other than via a shared driveway. The proposed addition will allow for the creation of a rear entry to the home, which will allow our sons to have direct access to the backyard without entering the driveway.

In order to achieve this purpose, we are requesting the following variance of By-law section 2020-289, Sec. 144 (3), Table 144A:

Specifically, we are requesting to permit a reduced rear yard setback of 9.35 m (27.8%) from the rear property line, where the required rear yard setback is 10.06 m (30% of depth).

Test 1: The variance requested is minor. The proposed rear addition is small in both width, depth and height. The proposed rear addition would be inline with the majority of the current house.

Test 2: The variance is desirable for the appropriate use of the property. The proposed addition would allow for safe direct access to and enjoyment of the backyard.

Test 3: The general intent and purpose of the zoning by-law is maintained. The extent of the impact of the proposed rear addition on neighbouring properties and the neighbourhood as a whole are minor or nonexistent. The depth of the proposed addition will not create any significant issues for abutting property owners, such as loss of sunlight, privacy, or views, as it will be the same depth as the rest of the existing house. The proposed addition would not create any negative impact related to access, trees, parking, drainage, traffic, or noise.

Test 4: The general intent and purpose of the Official Plan is maintained. Our application seeks to vary the zoning by-law provisions to allow for a space that meets our family's needs, while respecting the tenets of the Ottawa Official Plan, including safety and the enjoyment of outdoor spaces.

Thank you for considering our request.

Sincerely,

Mila Smithies and Simon Frank