

April 15, 2024

Committee of Adjustment
Received | Reçu le
2024-04-19
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Committee of Adjustments

4th Floor, Applications

101 CentrepoinTE Drive

Ottawa ON K2G 5K7

To whom it may concern,

We are seeking a minor variance that would allow us to exceed the maximum driveway width allowed on lots of 18 meters or larger – which is 6 meters. We have applied for a permit to add a third garage to our home for additional storage and, consequently, we would like to widen the driveway to 10.96 meters.

Our request for a minor variance meets the “four tests” as follows:

Is the variance minor?

The request for a minor variance is minor as all we are asking for is to widen our driveway by 4.96 meters. The widened driveway will not negatively impact the views, spacing or openness of the properties of our immediate neighbors.

Is the variance desirable for the appropriate development or use of the property?

The variance is desirable for the use of the property because we are planning the construction of an attached garage addition and for aesthetics, we would like the driveway widened to the full width of the three garages.

Is the general intent and purpose of the Zoning By-law maintained?

The minor variance we are requesting to widen the driveway does not negatively impact privacy, scale or spacing in our neighborhood. Nor is it detrimental to the streetscape or the character of our neighborhood. As such the general intent and purpose of the By-law is maintained.

Is the general intent and purpose of the Official Plan maintained?

Under the Official Plan, the City of Ottawa seeks "to manage and direct physical change, and the effects of this change on Ottawa's social, economic, built & natural environment." Our neighborhood is characterized by large, treed lots and the the request for a variance to widen the driveway will not negatively impact the neighborhood nor detract from the intent and purpose of the Official Plan.

Thank you for considering our request for a minor variance.

A handwritten signature in black ink, appearing to read 'M. Scapillati', with a small dot at the end.

Marco Scapillati

9 Mayo Avenue

Ottawa ON K2E 6X3