

This document is presented in the language it was provided.  
Ce document est présenté dans la langue dans laquelle il a été fourni.

Subjects:

Kaitlyn and Matthew Haufe  
177 Loreka Crt, Stittsville ON K2S0N3  
613-899-5140/613-791-1192  
matthaufe@gmail.com

August 9<sup>th</sup> 2024

**Committee of Adjustment**  
Received | Reçu le  
2024-08-09  
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

To: the Committee of Adjustment

Re: Minor Variance Request for 177 Loreka Court

We, Kaitlyn and Matthew Haufe, the homeowners of 177 Loreka Court in Stittsville, are formally requesting a minor variance to our property to facilitate the construction of a larger deck at the back of our home.

Currently, we have a builder-grade deck that will require repairs in the near future. This deck is limited in size, accommodating only our barbeque. By extending our deck off the main floor living room, we aim to enhance our outdoor living space, providing easier access to the backyard without having to use the walk-out basement. With a large family, including three small children, maximizing our backyard space for dining and recreational use is essential. A larger deck will allow us to fully utilize our outdoor area and improve our overall living experience.

We have proactively consulted with city planning staff and informed all our neighbors about our plans, none of whom have raised any concerns. We are collaborating with Klinger Homes to ensure the deck is built to the highest standards for long-term enjoyment. We are referring to section **65(6)(c)** which states the deck can project 2m into the required rear yard set back, but no closer than 1m from any lot line. The rear yard setback in **R1MM[1314]** zone is 7m, as per exception **[1314]** the deck can be no closer than 5m from rear yard property line, and our proposed deck is 3.07m from rear yard property line, therefore we require a minor variance in order to build the proposed deck on our property.

Our variance proposal does not impact any surrounding properties or areas. We believe this improvement will enhance the aesthetics and functionality of our home without any adverse effects on the neighborhood. We also have contacted the **Planning Forester Hayley Murray**, and she has confirmed that a TIR is not needed as the trees we have in our back yard are smaller than 30cm in diameter (her email is attached as proof), also no trees will be removed or affected in any way. Our builder Klinger Homes has also spoken to **Penelope Horn, a Planner within the Development Review All Wards**, she has confirmed she is good if we move forward with building of our deck.

We have completed all necessary steps to apply officially for this minor variance and hope for a favorable consideration of our request.

Thank you for your time and attention to our application. Please do not hesitate to contact us at the above phone numbers or email address if you require any further information.

Sincerely,

Matthew & Kaitlyn Haufe