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## Committee of Adjustment

Minor Variance Application for 30 Mayo Avenue, Ottawa

Ottawa, Ontario

Overview/Cover Letter

November 5, 2024

Committee of Adjustment  
Received | Reçu le

2024-11-27

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

Dear Members of the Committee,

### Introduction

The Owner of the property at 30 Mayo Avenue wishes to construct a new, detached, 1.5 car garage on their property. A detached garage is permitted in this zoning location. The surrounding properties are all residential as is the majority of the neighbourhood.

The property is occupied by a single family home and a metal shed. The metal shed will be removed as part of the proposed new garage construction.

### Detailed description of request for Minor Variance:

The following describes our minor variance request as set out in the municipal By-Law:

The Owner/Applicant requires the Committee's authorization for a minor variance from the Zoning By-law 2008-250, Table 156A Subzone E, Column 9 IX, which permits a maximum Lot coverage of 15% to be increased to a Lot coverage of 19.82%.

Please note that the existing house and shed (to be demolished) currently covers 16.83% of the lot area.

### Site Context and Conditions

The existing neighbourhood includes a variety of single family homes of varying size, many with detached garages or accessory structures on the property. The lots are large for the Ottawa area as this is an older neighbourhood with many mature trees.

## Summary of argument for requested minor variance

We feel that the size of the lot is sufficiently large enough to absorb the requested 4.82% lot coverage increase without feeling that the property is being over developed or impacting the existing vegetation/trees. Further, the Zoning required setbacks for the proposed garage are significant ensuring that the building will not impact the neighbouring properties in any adverse way. The planned building materials and overall height of one storey will compliment the existing home both in scale and aesthetically to provide a cohesive view from the street and surrounding yards. We feel that these site/zoning conditions and design considerations make our application “minor in nature” and in keeping with the general intent of the By-Law to not over develop properties in this area of the City.

We have reached out to the Planner and DIO representatives for this area of the City, both of whom are in general support of our proposed project. We have also received general support from the immediate neighbours.

Thank you for your review and attention to our request and application.

Yours truly,

Jason Grant

Agent for the Registered Owner

30 Mayo Avenue