

# Brian Geertsema Design & Build Inc.

Committee of Adjustment  
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City of Ottawa | Ville d'Ottawa  
Comité de dérogation



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City of Ottawa  
Committee of Adjustment

Re: Minor Variance Permission

We respectfully request a minor variance permission to construct a second storey addition matching the ground floor of the current original existing home.

The home is located at 181 Springfield Road, Ottawa. The home was built prior to 1980 and is currently non-conforming at the north and west elevations.

Since the home pre-dates the current zoning, we feel it is acceptable to allow construction of a second storey directly above the existing home as noted below:

1. **Desirable:** Yes – the home sits in a mature neighborhood with mostly 2 storey homes dating to early 1900's. The addition of a second storey would better match the surrounding area.
2. **Official Plan:** The residential intent is being maintained. Remains single dwelling.
3. **Zoning By-law:** The intent of the by-law is being maintained. Remains single dwelling.
4. **Minor:** The proposed second storey addition matches the existing home footprint so there is no change to the greenspace.

The zoning request is minor due to matching the existing homes footprint. Since the existing home is non-conforming on the side (north) and Front (west) elevations, a variance permission is required.

The zoning setbacks requested are as follows:

1. The Side (north) setback is 1.2m. The home is currently set back 0.48m. We are requesting the same 0.48m for the second storey.
2. The Front (West) setback (on Springfield Road) is 3m. The home is set back at 2.08m and we are requesting 1.77m for a window bump out.

Thank you for your consideration.

Brian Geertsema