

Cover Letter - Application of Minor Variance

March 26, 2025

Location:

329 Victoria Street,
Niagara-on-the-Lake,

Request of a Minor Variance for the above mentioned property which is a proposed new addition to the existing house and outdoor open air covered areas on the existing Garage.

The house addition is a total of 6.38% of the lot coverage (total house lot coverage 196.17%). A request for a reduction of a setback for the south/east corner of the house (front corner), where the existing house (library) is located . This portion of the house will require repairs to the existing foundation as it has been damaged and will need to be repaired do to tree roots. The proposed new addition of the house on the south side is within the bylaw set backs for both the front (7.5 metres) and side yard (1.22 metres), however we would like add to the existing library south wall to aline the new south wall addition. This area would require a reduction of a front yard set back of 2.56 metres. The existing library front yard setback is presently illegal non conforming, we would like to add 1.128 metres to the south wall of the library to line up with the new proposed addition south wall. (this will allow the foundation repair to be made at that time.

The roof lines of the purposed new addition are all under the existing house roof height which are presently 20'-6" high from grade. The addition purpose is to create a main floor living space by adding a primary Bedroom, with ensuite and closet. To also include a Laundry room and increase the size of the Kitchen area.

The request for the longer front porch is to enhance the front facade, by the request to lengthen the existing front porch, but not go beyond the existing portion of the front yard setback (also illegal none conforming).

We will not require a interior side yard setback as we have altered the floor plan to comply with the 1.22 meter of the bylaw.

Accessory Building is an additional dwelling unit on the second floor, 2 bay car garage and work shop on the main level. It presently is at 7.99% of the lot coverage. The intent is to add outdoor open air roof coverage on two sides. The front of the garage (east side) is a small cantilevered roof held up with two decorative wall brackets, this is all for aesthetic purposes. This additional roof coverage is .41%. The south side potential roof covered walkway is intended for a shade option and weather protection for the use of the second floor dwelling, as well as, a shade option for a potential future poolside. This is an additional 1.41%. Therefore the total of the accessory structure would be 9.81% (increasing the allowable lot coverage for any accessory building by 1.81%)

In summary, the allowable building lot coverage is 33%. The purposed new Lot Coverage is 30.96% (still under maximum lot coverage by 2.04%)

The allowable landscape minimum lot coverage is 30%. The new proposed landscape lot coverage is 31.4% (still over by 1.4%).

Town Forestry

All of the existing trees on the property are to remain with the exception of one. The request to remove the one tree on the south side of the existing house is to eliminate the problem of the damaged foundation wall of the house due to tree roots. (please see attached photos.) The removal for this one tree is not part of this application at this time and we would like to deal with it separately, at a later date, prior to any Building Permits, being applied for. (see attached photographs of the one particular tree involved)

The homeowner would prefer the alternative of completing the Tree inventory and Preservation plans at a later date. We would ask that the application addresses the removal of the single tree (mentioned on the Site Plan) in lieu of a formal tree inventory and preservation plan.

There are no other trees on this property involved with this application.

Any trees of any potential concern are on Town property (street side) which will not be disturbed in any way based on the proposed new work for this particular property..

Please contact the office of Edwards Designs Inc. (*attention: Mark Edwards*) If you have any questions or require any additional information.

Thank-you,



