

Committee of Adjustment

Town of Niagara-on-the-Lake

March 27, 2025

I am applying for a Minor Variance for 19 Kenmir Ave, NOTL as I exceed lot coverage by 3.1% to accommodate a rear covered deck. The main dwelling meets lot coverage and all setbacks of the dwelling are met so there are no impacts to neighbours.

This proposal meets the four tests of a minor variance as the application is minor in nature and consistent with surrounding area as the proposed single-family dwelling is similar to other properties found on Kenmir Avenue. The application meets the intent of modest infill development being one of the last remaining vacant lots in this neighbourhood.

There are no environmental impacts with this proposed build and average grade for height to be confirmed to meet maximum height restriction.

I ask that the Committee consider this variance for a minor increase in lot coverage to allow for additional rear amenity space to enjoy the outdoors during warm months.

Thank you,

A handwritten signature in black ink, appearing to read 'Nick Fortuna', written in a cursive style.

Nick Fortuna