

**Re: Minor Variance Application
380 Nassau Street, Niagara-on-the-Lake, Ontario**

Dear Members of the Committee of Adjustment,

Please accept this letter in support of the accompanying Minor Variance application for **380 Nassau Street, Niagara-on-the-Lake**.

The application requests a reduction in the required rear yard setback from **7.5 metres to 6.0 metres** to permit a covered rear porch. As the Town's Zoning By-law does not permit covered porch encroachments into the required rear yard setback, a Minor Variance is required.

1. The variance is minor.

The requested 1.5-metre reduction is limited to the covered porch and will not adversely impact neighbouring properties or the character of the neighbourhood.

2. The variance is desirable for the appropriate development of the land.

The covered porch is a modest residential improvement that enhances the functionality of the property while remaining compatible with surrounding development.

3. The general intent and purpose of the Zoning By-law is maintained.

The rear yard setback provisions are intended to provide appropriate building separation, preserve amenity space, and protect neighbouring properties. While relief is required because covered porches are not permitted to encroach into the rear yard setback, the proposal maintains these objectives through a modest encroachment.

4. The general intent and purpose of the Official Plan is maintained.

The proposal is compatible with the surrounding neighbourhood and represents an appropriate residential improvement without creating adverse land use impacts.

For these reasons, we respectfully request that the Committee approve the requested Minor Variance.

Thank you for your consideration.

Hank Nauta, President, Nauta Home Designs