

Minor Variance Application Cover Letter re 31 Shakespeare Avenue, N-O-T-L

Hello Natalie Thomson - Secretary-Treasurer Committee of Adjustment,

The subject property is Lot 100 - Reg'd Plan 148 and measures approx. 15.24m frontage with a 42.06m depth with a lot area of 634 SM (6,824 SF). The property consists of an existing 936 SF original 1-storey single detached dwelling that includes an existing tiny 1-storey rear addition, that measures approx. 8'-6" wide by a 10'-0" depth.

The currently issued for building permit BP-21272 has both a new 1,160 SF rear living addition and a new 155 SF north facing side covered porch being added onto the dwelling. The overall lot coverage area of the dwelling now totals 2,251 SF and equals 32.98% in compliance with 'ER' zoning designation max. at 33%.

This property is zoned Established Residential (ER) and designated as Low-Density Residential in the Town Official Plan. The Niagara Official Plan designates it as Delineated Built-up Area.

Scope and nature of work being proposed:

The proposal is to add a new Exterior Covered Front Porch at the existing dwelling's front elevation with an added lot coverage area of 162 SF (15 SM), plus an uncovered 194 SF (18 SM) rear wood deck w/ step that needs relief from the 7.5m minimum rear yard setback line. The proposed for rear yard wood deck is uncovered and does not contribute to the lot coverage. The only increase as proposed will be the new front yard covered porch.

The proposed front covered porch addition results in a new total lot coverage of 2,413 SF (224.2 SM) that equals 35.4% and requires a minor variance relief of 2.4%. The home owners wish to add to the beauty of their home's front elevation, with a colonial styled front covered porch, to better its curb appeal by giving the home a nicer more formal front entrance and also a protected place to sit and rest and enjoy the front yard.

The rear setback to the new rear wood deck's single step is 5.32m (17'-5 5/8") and requires a Minor Variance relief of 0.68m beyond the 6.0m encroachment line. This statement is made based on the provided fact that an uncovered deck is allowed to encroach into required rear yards, but only by 1.5 metres as Section 6.44 "Permitted Projections and Encroachments" (Table 6-10).

Please note that if we are to use the by-law's minimum rear yard setback of 7.5m, then the proposed for rear deck design will need a Minor Variance relief for a 2.18m encroachment, or as stated above, only 0.68m beyond that allowed for 6.0m encroachment line. Please note that this value has been taken to the wood step.

Allowing for this uncovered rear wood deck will give the home owners an ease of exiting either of the two(2) rear doors in the home's rear elevation design onto a wood deck, and the owners wish to legally build the deck as per its design. The rear deck makes the home safer to exit from and allows for a place to entertain.

A third variance is being sought with regards to the property's existing driveway. Along the home there is an existing laneway with a surveyed asphalt edge that measures a minimum 0.23m offset from the north side yard property line. The existing laneway was to remain as is, however it will need to be extended back precisely 1.92 metres in the eastbound direction (to the rear) to line up with new building face. There is a current permitted side yard setback of 1.24m at the building, and this extended portion of the new laneway being added on could also maintain this 1.24m setback, or even the 1m setback, however, I believe it is more practical and realistic that the edge of the existing asphalt driveway will want to be extended in a straight line.

With all this stated, we request that a variance for the overall laneway/driveway edge be sought at a **0.23m** side yard setback to the north property line, whereas the by-law asks for a minimum 1.0m setback to the side yard north property line. Through this Minor Variance application, we seek to legalize the old and new driveway laneway flanking the dwelling along its entire north side.

Thank you for your time in review this application and your consideration.

Regards,



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