

September 1, 2026

To:

Committee of Adjustment
Town of Niagara-on-the-Lake
Planning, Building & Development Services

Re: Minor Variance Application – 37 Ricardo Street, Niagara-on-the-Lake
Owner: David Pascucci

Dear Committee Members,

We are submitting this Minor Variance application for the proposed renovations and additions to the existing single-detached dwelling at **37 Ricardo Street**.

Proposed Development

The proposal includes:

- A new **side addition**;
- A new **second-storey addition over the existing dwelling**; and
- A new **garage**.

The purpose of the project is to improve the existing home by providing additional living space and functionality while maintaining the residential character of the neighbourhood.

Requested Minor Variances

The application requires variances for the following:

1. Building Height

The maximum permitted building height is **8.5 m**, and the proposed building exceeds this requirement.

The proposed height is related to the existing site grades and the addition of a second storey. The building height has been calculated using the **average grade around the structure**. The applicable elevations and average-grade calculation are shown on the drawings.

2. Rear Yard Encroachment – Existing Deck

The existing rear deck encroaches approximately **3.58 m into the required 7.5 m rear yard**, where a maximum encroachment of 1.5 m is permitted.

The variance is requested to recognize the existing deck condition. Photos of the existing deck are included with the application.

Impacts

The proposed additions have been designed to complement the existing residential character of the neighbourhood. The design considers **building height, massing, setbacks, privacy, overlook, and the relationship to neighbouring properties.**

The proposal maintains the existing residential use of the property and is not anticipated to result in significant adverse impacts on neighbouring properties.

Official Plan and Secondary Plan

The property is located within the **Delater Neighbourhood District and Dock Area Secondary Plan**. The proposal has been revised from the original concept to address the Town's pre-consultation comments.

The proposed development is intended to complement the surrounding properties in terms of **scale, height, building location, and architectural character**, consistent with the applicable Secondary Plan policies.

Conclusion

The requested variances are required to facilitate the proposed renovations and additions to the existing dwelling.

The proposal is an appropriate improvement to the property, maintains its residential use, and is not anticipated to have significant adverse impacts on the surrounding properties.

We respectfully request that the Committee of Adjustment approve the requested Minor Variances.

Kind regards,

David Pascucci

Homeowner