

**MINOR VARIANCE/PERMISSION APPLICATION**  
**Under Section 45 of the *Planning Act***

**To be held on Wednesday, September 18, 2019 starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-19/A-00252  
**Owner(s):** Rafic Hokayem  
**Location:** 124 Boteler Street  
**Ward:** 12 - Rideau-Vanier  
**Legal Description:** Part of Lots 14 & 15, Reg. Plan No 3.  
**Zoning:** R4S - Residential Four Density Zone  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The owner wants to demolish the existing one storey rear addition and replace it with a two storey addition (7.31 metres by 5.56 metres). A new front covered porch to be added to the existing concrete landing and steps is also being proposed.

**RELIEF REQUIRED:**

In order to proceed, the Owner requires the Authority of the Committee for Minor Variances from the Heritage Overlay Provisions of the Zoning By-law as follows:

- a) To permit a reduced easterly interior side yard setback of 1.07 metres in line with the east wall, whereas the By-law requires the side yard setback of the addition to be at least 60 centimetres greater than that of the wall of the building located closest to the side lot line which, in this case, is 1.67 metres.
- b) To permit a increased building height of 9.45 metres, whereas the By-law states that the height of the walls and the height and slope of the roof of the addition do not exceed those of the existing building. In this case the existing building height is 8.25 metres.
- c) To permit a projection into the front, whereas the By-law requires that projections are not permitted into the front yard in an area to which a heritage overlay applies.
- d) To permit a covered porch to project to 0 metres from a front lot line, whereas the By-law requires that a covered porch is permitted to project 2 metres into a required setback but no closer than 1 metre from any lot line.

**THE APPLICATION** indicates that the Property is not the subject of any other current application under the *Planning Act*.