

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

To be held on Wednesday, January 22, 2020 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-19/A-00350
Owner(s): Rafic Hokayem
Location: 124 Boteler Street
Ward: 12 - Rideau-Vanier
Legal Description: Part of Lots 14 and 15, Registered Plan 3
Zoning: R4S
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

At its Hearing on September 18, 2019, the Committee approved Minor Variance application (D08-02-19/A-00252), to demolish/remove the existing dwelling however, after consultation with Ottawa Heritage staff the Owner has revised the proposal and is now reapplying.

The Owner now wants to retain the existing one and a half storey dwelling and accessory building and proposes to do significant renovations some of which include:

- removal of the existing one storey rear yard addition
- replacement/reinstatement of existing dormers and the roof structure
- construction of a new two-storey addition with living space in a portion of the existing attic – at the rear – providing a new dormer on the east side gable roof
- replacement of the existing wood siding and paint white corner board
- replacement of existing windows including the modification of opening sizes and locations
- construction of a new front covered porch

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 an 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 for the covered porch into the front yard, whereas the By-law states 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.
- e) To permit a reduced east side yard setback of 1.07 metres (to align with existing building) whereas the By-law requires a minimum east side yard setback of 1.67 metres.
- f) To permit an increased building height for the dormer wall to be 7.49 metres whereas the By-law requires that the building height does not exceed the height of the existing dwelling, in this case 6.02 metres.

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