

Thursday, January 11, 2024

## **44 Patricia Ave. - Minor Variance**

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### **Addition Over Existing Garage**

- The owners have lived in the home for 20 years and have spent a lot of time and money renovating
- They love their home and their neighbourhood and they plan to stay
- Now they would like to add a master bedroom and ensuite bathroom
- The house will remain a 3 bedroom single family residence
- The only place to fit the addition is over the garage and its right side wall will line up with the right side wall of the existing garage below
- The garage is 0.5 meters from the side yard lot line and we are requesting relief from the bylaw which requires a 1.2 meter side yard
- The distance between 44 Patricia Ave. and its neighbour at 48 Patricia Ave. is 2.1m which allows the neighbours easy access to their rear yard and it will remain as is
- The 75 year old brick siding on the side and rear of the garage will be replaced with board and batten vinyl siding
- We believe that the variance requested is minor in nature and conforms with the bylaw as it was intended