



44 Patricia Ave.



Req'd Minor Variance

1. Addition Over Garage: *Side Yard Setback*



Over Garage

Side Yard Setback

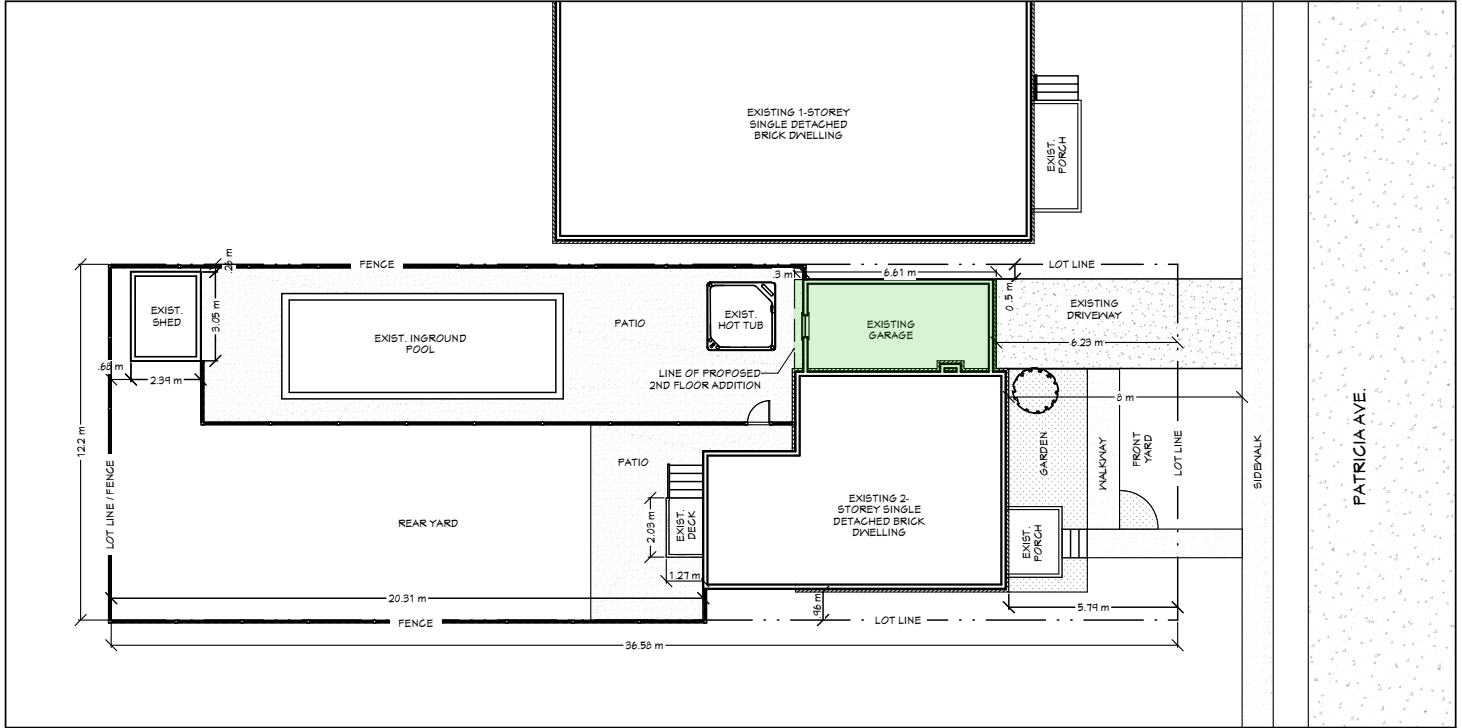
- Addition over existing garage
- Compliments current home
Roof style, window style, exterior materials
- Size aligns with neighbours
- Valuable square footage
New master suite



Over Garage Side Yard Setback

- Zoning = RES 4
- Req'd Side Yard = 1.2m (3.9')
- Proposed Side Yard = 0.5m (1.6')
- Distance to neighbour = 2.1m
(7') 44 Patricia Ave. to 48 Patricia Ave
- Maintains current side yard





Summary

44 Patricia Ave

- Maintains current side yard
- Site coverage unchanged
- Size aligns with neighbours
- Valuable square footage
- Compliments existing home

