

2 Katelynn Drive,
Guelph, Ontario
N1G 4C5

Committee of Adjustment
City of Guelph

May 9, 2022

Re: 41 Nottingham St.

Dear Sir/Madam,

We are applying to the Committee of Adjustments for minor variances for a proposed addition at 41 Nottingham St.

We own both sides of this building, comprised of 2 semi-detached houses (41 and 43 Nottingham).

We had to apply for similar variances for an addition to 43 Nottingham in 2019.

Even though this property is semi-detached, the zoning is R1B which is consistent with detached houses. We therefore require an extension of the current legal non-conforming status which historically existed on this +100 year old property.

Since it is a semi-detached in an R1B zone, we are forced to apply for a variance of the left side yard setback. Currently there is zero setback at the shared property line (left side yard).

The final variance requested is to reduce the right side yard setback to allow parking in the current driveway.

With the proposed addition, we will be able to fulfil the required number of parking spaces in the back yard and achieve the distance guidelines for side and rear property lines and fencing.

Thank you for your consideration.

Regards,

Glen Cassar
Anansi's Holdings Inc
519 827 6713