

Date: March 12, 2023

Dear Planning Staff,

We are applying for a Minor Variance to request rear yard setback relief, to facilitate an Accessory Apartment addition at the rear of the existing dwelling.

The required rear yard setback, as per Zoning R1b, is 7.2m (20% of Lot Depth). The proposed rear yard setback is 5.95m, which would result in the addition encroaching beyond the required rear yard setback by 1.25m.

We believe this encroachment is essential in order to provide sufficient and functional living space for the accessory apartment, specifically for the Bedroom. It is worth noting, that the portion of the addition that encroaches beyond the setback is only one storey and is sunken partially below grade.

We hope that you find the above information useful in your review of our application. If you have any questions, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Manjusri Misra Amar Kumar Mohanty".

Dr. Manjusri Misra and Dr. Amar Mohanty
88 McCann St. Guelph, ON, N1G 0B9,
Email: mmisra@uoguelph.ca, Phone: 519 830 2019

Agents:

Mike Stryker
55 Nithbank Road, Wellesley, ON, N0B 2T0
Email: 79gravity23@gmail.com, Phone: 519-404-4355

Frank Verdone,
Gateway Homes, 106 Downey Rd., Guelph, ON
Email: frank.gatewayhomes@gmail.com, Phone: 519-240-2097