

To Guelph City Council and Zoning Department,

My name is Joshua Reitzel. I currently own and live at 85 Cork St. West. I bought the home, already a legal non-conforming triplex, with an existing approved permit to renovate the home, including a rebuild of the back unit. This back unit is built on the property line, essentially part of the retaining wall, to the right of my property (looking from the street). This retaining wall is currently leaking water directly into the back unit. I am applying for a minor variance to approve plans for a second story to this addition when we rebuild it as well as an adjustment in the dimensions. The proposed changes would move the back unit off the retaining wall by around 4', and extend back 4' towards the rear of the property. Thus moving towards proper setbacks on the right side of the property but falling just below the minimum setback at the rear. The designs for this are attached in the files accompanying this application.

In my mind, this proposal would be beneficial for my neighbours to the right as it will allow us to rebuild our back unit without damaging their property while rebuilding the retaining wall. It would also pull our house back four feet from their property line.

The second story added to the back unit makes a dramatic impact on the quality of living for tenants without having a significant impact on any neighbour as their properties are elevated above mine; being further up the hill.

If you have any questions or concerns I would appreciate the opportunity to clarify or discuss the issue. My number is (519)998-8973 my email is joshauh.aaron@gmail.com.

Thanks,

Joshuah Reitzel