



GRINHAM ARCHITECTS

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To Whom It May Concern:

Grinham Architects is representing the Owners of the property at 3 King St., in Guelph, in application for a Minor Variance. The Owners, David Bartram and Cheryl McGowan, wish to renovate an existing attached garage to create additional interior/habitable space for use as a combined living / dining room.

The existing garage is at the rear/north of the dwelling. It is constructed of poured concrete foundation, concrete block walls and wood frame shed roof. The proposed renovation will maintain the existing garage foundation and concrete block walls, but will remove the existing deteriorating roof. The proposed design will raise the existing walls to a suitable height to match the existing interior ceiling height, and a new roof will be framed over. The new gable roof will tie into the gable framing over the existing kitchen, with a hip roof extending towards the westerly neighbour.

Through a Preliminary Zoning Review, a Minor Variance application was indicated due to the existing non-conforming setback on the west side of the property, and the proposed roof replacement. The existing set back is 1.0m where the zoning bylaws (both 1995 and 2023) require a 1.5m setback on the interior side. The design proposes to wrap the existing concrete block walls with insulation and siding, in partial fulfillment of current Ontario Building Code assembly requirements. It is proposed that these additional layers of building material will bring the face of the finished structure no more than 150mm closer to the westerly property line, leaving a finished setback of 0.85m minimum.

Included with the online application is one drawing sheet (36 x 24 size; PDF) including a full site plan, partial floor plans (existing and proposed), roof plans (existing and proposed), and elevations (existing and proposed), demonstrating the scope of the proposed work, and the relationship to property line and neighbours.

We look forward to discussing this application further. Should any clarification be required, please do not hesitate to contact the undersigned.

Sincerely

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Lloyd A Grinham, B.E.S., B.Arch., OAA, MRAIC, CAHP.