

April 30, 2020

Committee of Adjustment

City of Guelph

Subject: Request for Minor Variance- 49 Lynwood Ave., Guelph

Dear Sir/Madam:

Please attached find the application for a minor variance for the residential property at 49 Lynwood Ave, Guelph, ON N1G 2V8.

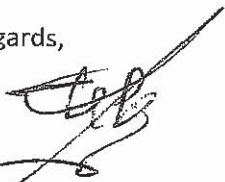
This is regarding legalizing an existing accessory apartment that total surface area is 86 m<sup>2</sup> (6 m<sup>2</sup> higher than zoning bylaw- ref. 4.15 zoning bylaw 1995-14864). The accessory apartment still is less than 45% of total area.

Due to required access to the accessory apartment laundry and rec. room the area can not be decreased to comply with the reequipments.

The initial review has been completed by zoning, plan examiner and planner of Planning and Building Services of City of Guelph.

Please do not hesitate to call me at 416-822-7901, should you have any questions.

Regards,



Vahid Tabatabaei- Khorasgani- the owner