

July 14, 2020

Re: Application for Minor Variance 37 Arthur St. North, Guelph, ON, N1E 4T7

Committee of Adjustment

City of Guelph, 1 Carden St. Guelph, ON, N1H 3A1

To Whom It May Concern:

I am writing to request a minor variance to permit the construction of 2 dormers on an existing roof.

I purchased the house at 37 Arthur St North in January and it closed in March of 2020. We applied for a building permit to build 2 dormers on the roof without changing the existing height. I was notified by email that our permit would not be granted because: "the property is currently zoned R1B (single detached)... As the property is a semi-detached it would have a Legal Non-Conforming (LNC) status to permit the use of a semi in an R1 zone. The City of Guelph Zoning By-law (1995)-14864 permits the continuous use of a LNC property as long as the size and height remain the same. Therefore, you would be permitted to do any work inside or outside the property as long as the same size and height are maintained." In an email dated (attached in package), July 8, 2020, Chris DeVrient Manager of Development Planning confirms that Planning can support this application.

The home being deemed "LNC" was not communicated to me via my lawyer, real estate agent or architect during the sale of the home or the planning of the renovation.

Importantly, my attached neighbour (39 Arthur St N) has a similar dormer. It was installed after a fire by the previous owner in 1995 (building permit 90 032924 000 00 RR). My neighbour has expressed that he supports the proposed changes to 37 Arthur St N.

We aren't house flippers looking to make a profit. We're a small family trying to make ends meet and a home habitable in a time of great duress.

Sincerely,



Ashlee Cooper, 135 King St, Guelph, ON, N1E 4P7