

City Planning Division  
City of Guelph  
2 Wyndham St N, Guelph, ON N1H 4E3

**RE: 117 Queen Street, Minor Variance Application**

City Planners & Committee of Adjustment Members,

I am writing as a resident of 117 Queen St, to request a Minor Variance to be granted for the commencement of the construction of a covered front porch to our property (Single Family Dwelling Unit). We are proposing to construct a new front covered porch because our current front covered porch is not functional and is not visually appealing. We do wish to remove the existing front porch and improve our home by constructing a new more functional and visually appealing front porch (please refer to drawings provided).

The proposed front covered porch (please refer to drawings provided) does encroach on the property front yard setback (2.2 m setback proposed instead of the required 3.7 m); which is the reason for the minor variance requested. However, the existing home at 117 Queen St. already does not currently meet the minimum front yard setback (4.5 m instead of 6.0 m) which already makes it impossible for us to meet the minimum front yard setback. In addition, there is an existing front covered porch, and it is our request to replace this porch with a larger, more functional, and more visual appealing covered porch. Although the proposed front porch is larger than the existing front porch, it is still a minor extension that is an open structure.

Thank you for accepting our application, we do look forward to your comments and feedback. Due to the existing conditions our home in relation to the front yard setback, and the nature of our project being a minor extension of an open structure, we request your leniency in allowing us to proceed with the construction of our proposed front covered porch to improve our homes functionality and curb appeal.

Thank you for your considerations,

Mr. Mike Forbes