



474 Hewgate Variance Rationale

The existing property is .75 acres and located behind the houses on Hewgate, it is accessed thru a panhandle. The property is very private and backs onto the Chase River. All the structures on the property are existing and have been maintained over the years.

There are 3 buildings on the property that consist of the main house that has no suite, Building B which is a shop located adjacent to the driveway, this building had a suite that was removed at the request of the city and otherwise conforms as a garage/shop.

The current owner is requesting that the suite in Building C be approved/varied in its present configuration. The suite is very well built and functions as a 2 bedroom plus den. All of the safety requirements are met and will be looked into with the building department as required.

The requested variance is to allow for the additional 174 sf of area that is in excess of the maximum 968 sf permitted for a secondary suite. The proposed variance is supportable as no additional structure was added and the size of the property can support the structure without impacting the neighbors and all the open space and parking requirements are met. Although the area is over the maximum permitted, the overall intent of the secondary suite is maintained. All the buildings on the site have similar finishes and the grounds are generally well maintained.

Thank you for your consideration of this variance.