

## BOARD OF VARIANCE APPLICATION

RE: 924 Cassandra Place

### Proposed Variance Requested:

- 1) Setback for the existing sunroom is 7.05 m, which is 0.45 m less than the required setback from the property line. Request that the existing setback be accepted.
- 2) The setback for the proposed deck be allowed to encroach on the west side lot line by 0.254 m so that the setback distance to the property line would be 1.246 m instead of the required 1.500 m.

### Purpose of Proposed Variance:

- 1) This would legitimize the location of the sunroom which was built by one of the previous owners. We have been unable to determine when it was built, or which owner built it. It may even have been part of the original structure.
- 2) It is desired to make the proposed deck wheelchair accessible because of possible deterioration in health due to COPD. A width of 3 ft (0.91 m) is the recommended ramp width. It would be preferable if the deck structure could line up with the ramp. The deck structure of the property on the west is 2.8 m from the property line and the residence is 3.5 m from the property line. This would provide a distance of over 4 m between structures, which exceeds the desirable structure separation of 3 m.