



# Amherstburg Committee of Adjustment

February 5, 2025

**A/29/24 – 19 Levergood Lane**

# Purpose of Application A/29/24

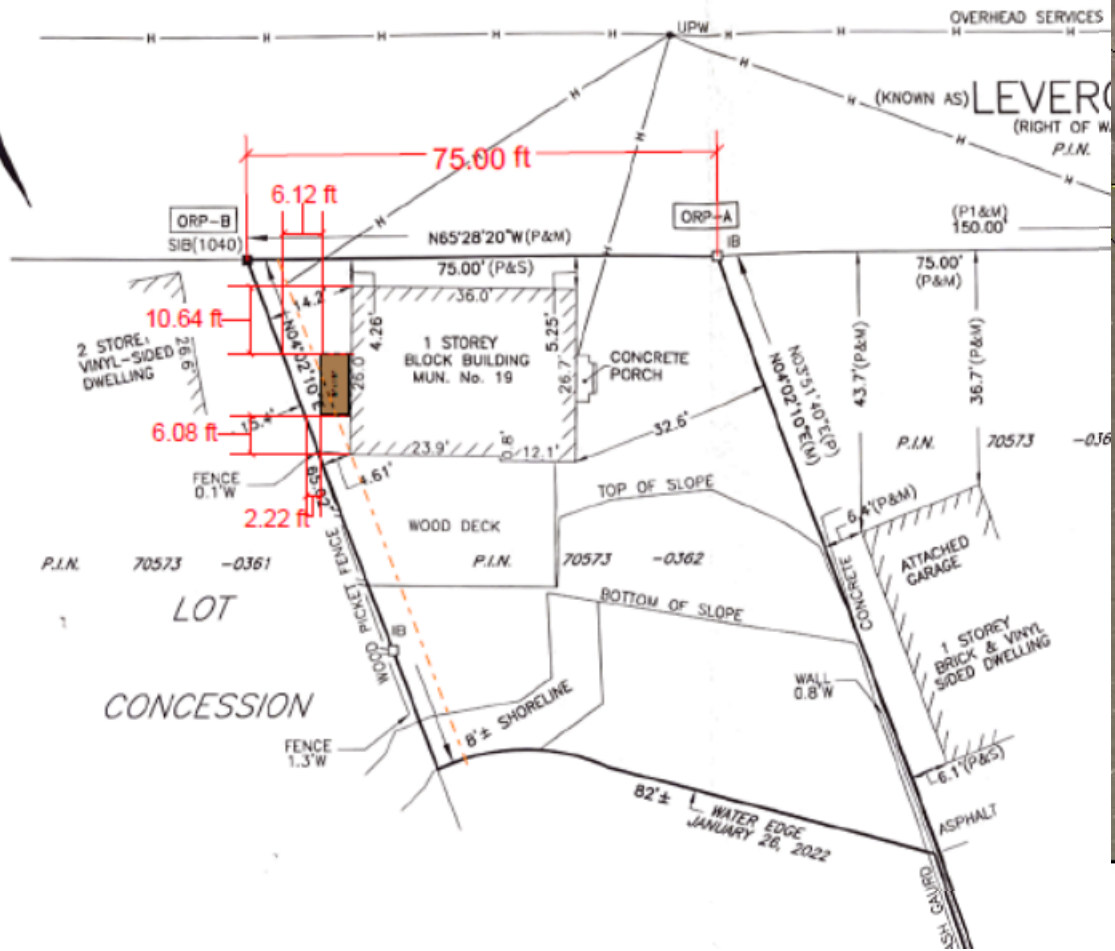
The applicants are requesting relief from Zoning By-law 1999-52, as amended, Section 6(3)(d) which requires a minimum interior side yard setback of 1.5 m (4.92 ft) in a Residential Type 1A (R1A) Zone.

The applicants have constructed a 56" x 116" platform which is proposed to have stairs added going down to the front of the property to be used as an exterior access to the attic of the existing dwelling. The southwest corner of the platform encroaches 0.82 m (2.7 ft) into the required interior side yard resulting in a 0.68 (2.22 ft) setback. Therefore, the amount of relief requested is 0.82 m (2.7 ft) in interior side yard setback for the platform accessing the attic.

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential Type 1A (R1A) Zone in the Town's Zoning By-law.







Sketch

# Policy Review

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential Type 1A (R1A) in the Town's Zoning By-law.

A policy review of the application has been completed by the Planning department considering the following;

- Planning Act, R.S.O. 1990
- Town Official Plan
- Town Zoning By-law 1999-52, as amended



# Recommendation

That subject to Committee consideration of written and oral comments received at the meeting, it is recommended that Application A/29/24 be approved to grant relief of 0.82 m (2.7 ft) in interior side yard setback for a 56" x 116" platform which is proposed to have stairs added going down to the front of the property to be used as an exterior access to the attic of the existing dwelling with an interior side yard 0.68 (2.22 ft) setback.

