

MINOR VARIANCE APPLICATION
Under Section 45 of the *Planning Act*

To be held on Wednesday, August 2, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00179
Owner(s): Mary Jean Duncan
Location: 178 Marlborough Avenue
Ward: 12 - Rideau-Vanier
Legal Description: Lot 66, Reg. Plan 183999
Zoning: R1TT
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner of this one and a half storey detached dwelling wants to demolish the existing unenclosed front porch and construct a one-storey vestibule addition in the same location, as shown on plans filed with the Committee.

RELIEF REQUIRED:

In order to proceed, the Owner requires the Authority of the Committee for a Minor Variance from the Zoning By-law to permit a reduced front yard setback of 4.39 metres, whereas the By-law states that where there are residential use buildings on the lots abutting each side lot line of the affected lot, the setbacks for those yards that abut a street must align with the setbacks of abutting lots such that on an interior lot, the minimum required yard setback for a yard abutting a street must be the average of the existing setbacks of the abutting lots on which the dwellings face the same street as the affected lot, which in this case is 6.38 metres, but in no case does the yard abutting the street need to exceed a setback of 6 metres.

THE APPLICATION indicates that the Property is not the subject of any other current application under the *Planning Act*.