

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

To be held on Wednesday, April 18 2018 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00095
Owner(s): David Sevigny and Mary Broderick
Location: 442 Mayfair Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 43 and Part of Lot 44; Reg. Plan 408
Zoning: R1MM
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to construct a 4.87 x 6.4 metre, one-storey addition (3-season sunroom) at the rear (West) of their existing two-storey, detached dwelling, as shown on plans filed with the Committee.

RELIEF REQUIRED:

In order to proceed, the Owners require the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

- a) To permit a reduced rear yard setback of 15% of the lot depth or 4 metres, whereas the By-law states that the minimum required rear yard setback is 25% of the lot depth, but may not be less than 6 metres and need not exceed 7.5 metres.
- b) To permit a reduced rear yard area of 15% of the lot area or 74 square metres, whereas the By-law requires a minimum rear yard area of 25% of the lot area or, in this case, 123.75 square metres.

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