

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

**To be held on Wednesday, August 1<sup>st</sup>, 2018, starting 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-02-18/A-00230 & D08-02-18/A-00231  
**Owner(s):** Falsetto Homes Inc.  
**Location:** (512) and 514 Roosevelt Avenue  
**Ward:** 15 - Kitchissippi  
**Legal Description:** Lot 21, Reg. Plan 235  
**Zoning:** R3R  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner has filed Consent Applications (D08-01-18/B-00229 & D08-01-18/B-00230) which, if approved, will have the effect of creating two separate parcels of land. Both proposed parcels will not be in conformity with the requirements of the Zoning By-law. It is proposed to demolish the existing detached dwelling as well as the detached garage, and to construct two, two-storey detached dwellings, with one dwelling on each of the newly created parcels of land, as shown on plans filed with the Committee.

**RELIEF REQUIRED:**

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

A-00230: 512 Roosevelt Avenue, Part 1 on the draft 4R-Plan filed with the applications, proposed detached dwelling

- a) To permit a reduced lot width of 10.06 metres whereas the By-law requires a minimum lot width of 12 metres.
- b) To permit a reduced lot area of 352.3 square metres whereas the By-law requires a minimum lot area of 360 square metres.

A-00231: 514 Roosevelt Avenue, Part 2 on the draft 4R-Plan filed with the applications, proposed detached dwelling

- c) To permit a reduced lot width of 10.06 metres whereas the By-law requires a minimum lot width of 12 metres.

- d) To permit a reduced lot area of 352.3 square metres whereas the By-law requires a minimum lot area of 360 square metres.

**THE APPLICATIONS** indicate that the Property is the subject of the above-mentioned Consent Applications under the *Planning Act*.