

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

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

File No.: D08-02-18/A-00229
Owner(s): Sarah Taber
Location: 75 Pinhey Street
Ward: 15 - Kitchissippi
Legal Description: Part Lot 7, Reg. Plan 105
Zoning: R4H
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing dwelling and construct a three-storey detached dwelling, 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) To permit a reduced front yard setback of 4.27 metres, whereas the By-law states that the setbacks for those yards that abut a street must align with the setbacks of abutting lots, such that on an interior lot, the average of the existing setbacks of the abutting lots on which the dwellings face the same street as the affected lot is the required yard setback. The abutting lots to 75 Pinhey Street have front yard setbacks of 1.55 metres and 8.19 metres and therefore, the minimum front yard setback is 4.93 metres.
- b) To permit front yard parking, whereas the By-law does not permit front yard parking.

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