

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

To be held on Wednesday, October 17, 2018, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-18/A-00327
Owner(s): Ali Karimi-Shirazia
Location: 126 Faraday Street
Ward: 15 - Kitchissippi
Legal Description: Pt Lot 2345, Registered Plan 4M-48
Zoning: R3I
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Application (D08-01-18/B-00341) which, if approved, will have the effect of creating two parcels of land. The proposed parcel of land (Part 2) and the location of the building will not be in conformity with the requirements of the Zoning By-law.

The Owner wants to regularize the location of the existing semi-detached dwelling on the proposed lot.

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 minimum lot area of 182.3 square meters, whereas the By-law requires a minimum lot area of 225 square meters.
- b) To permit a minimum lot width of 6.8 metres, whereas the By-law requires a minimum lot width of 7.5 metres.
- c) To permit a minimum interior side yard setback of 1.1 metres, whereas the By-law requires a minimum lot width of 1.2 metres.

THE APPLICATIONS indicate that the Property is the subject of the Consent application indicated above under the *Planning Act*.