

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

To be held on Wednesday, January 16, 2019 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00409
Owner(s): Stephen Greenberg
Location: 445 Piccadilly Avenue
Ward: 15 - Kitchissippi
Legal Description: Lots 73 to 76, Reg. Plan 408
Zoning: R1MM
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing dwelling and construct a two-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 rear yard setback of 25% of the lot depth or 6.7 metres, whereas the By-law requires a minimum rear yard setback of 28% of the lot depth which, in this case, is 7.5 metres
- b) To permit a rear porch to project 2.94 metres into the required rear yard, whereas the By-law permits a maximum projection of 2.0 metres into the rear yard, but no closer than 1.0 metre to any property line.
- c) To permit a reduced front yard setback of 5.49 metres, whereas the By-law requires the front yard setback of an interior lot to 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 7.56 metres, but in no case does the yard abutting the street need to exceed a setback of 6.0 metres.

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