

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-00411
Owner(s): Rocco and Karen Manfredi
Location: 506 Piccadilly Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 132, Reg. Plan 408
Zoning: R1MM
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to demolish the existing dwelling and detached garage and construct a two-storey detached dwelling, as shown on plans filed with the Committee. The application indicates that the rear lane between Iona and Helena Streets is not accessible year round.

RELIEF REQUIRED:

In order to proceed, the Owners require the Authority of the Committee for a Minor Variance from the Zoning By-law to permit a driveway in the front yard for vehicle access to the attached garage directly from Piccadilly Avenue, whereas the By-law states that if the lane is a travelled lane, a provided parking space must not be located in a front yard, interior side yard or corner side yard and must be accessed only by a driveway from the rear lane.

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