

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

To be held on Wednesday, February 20, 2019 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-19/A-00005
Owner(s): Robert and Jennifer Saxe
Location: 239 Harmer Ave. S.
Ward: 15 - Kitchissippi
Legal Description: Lot 326, Registered Plan No. 207508
Zoning: R1QQ
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to construct a one-storey addition to accommodate a conservatory and foyer closet and unenclosed porch at the front of the 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 westerly corner side yard setback of 3.13 metres, whereas the By-law requires a corner side yard setback of 4.1 metres.
- b) To permit the front porch to project to within 1.67 metres of the westerly lot line, whereas the By-law states that any addition or a permitted projection into a yard to a non-complying building proposed to expand the existing non-complying building envelope must move towards compliance with the zoning regulations such that the extent of the proposed addition falls at least halfway between the required provision and existing non-complying situation, in this case 2.1 metres.

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