

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

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

File No.: D08-02-19/A-00044
Owner(s): Johannes Ziebarth
Location: 290, (290A, 290B) Ferndale Avenue
Ward: 15 - Kitchissippi
Legal Description: Part of Lot 69, Reg. Plan 267
Zoning: R3EE
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing dwelling and shed in order to construct a two-storey long semi-detached dwelling.

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 3.0 metres, whereas the By-law states: that where the front yard setback of at least one of the residentially zoned lots on either side of a residentially zoned lot is less than the required front yard setback for the zone but was legally established, the front yard setback of the middle residentially zoned lot may be reduced to the average of the two front yard setbacks of the other two lots, in this case 5.9 metres.
- b) To permit a reduced westerly side yard setback of 0.9 metres, whereas the By-law requires a minimum side yard setback of 1.2 metres.
- c) To permit a reduced lot area of 354.4 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- d) To permit a reduced rear yard area of 17.4% of the lot area, or 61.8 square metres, whereas the By-law requires a minimum rear yard area of 25% of the lot area, in this case 88.6 square metres.
- e) To permit a reduced rear yard setback of 17.4% of the lot depth, or 6.01 metres, whereas the By-law requires a minimum rear yard set back of 30% of the lot depth, in this case 10.3 metres

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