

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

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

File No.: D08-02-19/A-00301
Owner(s): Zachary Menard
Location: 668 Mansfield Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 298 Mansfield W, Reg. Plan M29
Zoning: R10
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing carport in order to construct a new single car garage with a second floor above. It is also purposed to construct a new 2-storey addition across the rear of the existing, all 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 southerly side yard setback of 0.6 metres with a total side yard setback of 2.4 metres, whereas the By-law requires a minimum total side yard setback of 3 metres with one yard no less than 1.2 metres.
- b) To permit the overhang projection of 0.15 metres from the southerly property line to maintain the existing overhang from the house for the proposed side yard garage, whereas the By-law permits a maximum eaves of 1 metre, but not closer than 0.3 metres to a lot line.

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