

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

To be held on Wednesday, January 22, 2020, starting 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-19/A-00297, D08-02-19/A-00298
Owner(s): Maryam Sheidafar and Abdol Nouraeyan, Mehran Frohar and Rozita Rafieyan
Location: 28 (30) King George Street
Ward: 13 - Rideau-Rockcliffe
Legal Description: Lot 48 and 49, Reg. Plan No. 318
Zoning: R3M
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

On November 6 and December 4, 2019, the Committee adjourned these applications in order to give the Owners time to amend their applications for further minor variances and to revise their plans.

The Owners want to demolish the existing dwelling and accessory structures (sheds) in order to construct a two-storey semi-detached dwelling, as shown on plans filed with the Committee.

RELIEF REQUIRED:

In order to proceed, the Owners require the Authority of the Committee for Minor Variances as follows:

D08-02-19/A-00297, 28 King George St., one-half of the proposed semi-detached dwelling

- a) To permit a reduced front yard setback of 4.40 metres, whereas the By-law requires a minimum front yard setback of 5.99 metres.
- b) To permit a reduced rear yard setback of 4.70 metres (18.1% of the lot depth) and rear yard area of 35.8 square metres (18.1% of the lot area), whereas the By-law requires a minimum rear yard setback of 25% of the lot depth (6.48 metres) and a rear yard area of 25% of the lot area (49.41 square metres).
- c) To permit a parking space to be accessed via the front yard whereas the By-law states that, where a lot abuts a rear lane, a provided parking space must not be located in a front yard and must only be accessed by a driveway from the rear lane.

D08-02-19/A-00298, 30 King George St., other half of the proposed semi-detached dwelling

- d) To permit a reduced front yard setback of 4.40 metres, whereas the By-law requires a minimum front yard setback of 5.99 metres.
- e) To permit a reduced corner side yard setback of 1.22 metres, whereas the By-law requires a minimum corner side yard setback of 4.50 metres
- f) To permit a parking space to be accessed via the front yard whereas the By-law states that, where a lot abuts a rear lane, a provided parking space must not be located in a front yard and must only be accessed by a driveway from the rear lane.

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