

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

To be held on Wednesday, February 19, 2020 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-19/A-00072
Owner(s): Vyacheslav Solovyev and Nadezhda Solovyova
Location: 227, (225) Carleton Avenue
Ward: 15 - Kitchissippi
Legal Description: Part Lot 21 (east side Carleton Avenue), Reg. Plan 219
Zoning: R2D [2159]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

At its Hearing on October 2, 2019, the Committee of Adjustment adjourned this Minor Variance Application in order to allow the Owners time to revise their plans further. It is proposed to demolish their existing dwelling and detached garage and to construct a two-storey semi-detached dwelling, as shown on plans filed with the Committee. As a result of the redesign, only four of the variances previously requested are remaining and the other requested variances have been deleted.

RELIEF REQUIRED:

In order to proceed, the Owners require the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

225 Carleton Avenue, the northerly portion of the property, one half of a proposed semi-detached dwelling

- a) To permit a reduced lot width of 7.62 metres, whereas the By-law requires a minimum lot width of 9 metres.
- b) To permit a reduced lot area of 232 square metres, whereas the By-law requires a minimum lot area of 270 square metres.

227 Carleton Avenue, the southerly portion of the property, the other half of a proposed semi-detached dwelling

- c) To permit a reduced lot width of 7.62 metres, whereas the By-law requires a minimum lot width of 9 metres.
- d) To permit a reduced lot area of 232 square metres, whereas the By-law requires a minimum lot area of 270 square metres.

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