

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-00330
Owner(s): Liam, Mary and Elva Kealey
Location: 434 Kenwood Avenue
Ward: 15 - Kitchissippi
Legal Description: Lots 18 & 19, Reg. Plan 235
Zoning: R3R
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

On January 8, 2020, the Committee of Adjustment adjourned this application in order to allow the Owners time to add another Minor Variance request. The Owners have revised their application and want to demolish the existing three-unit dwelling and construct a two-storey 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 from the Zoning By-law as follows:

- a) To permit a reduced lot width of 10.88 metres, whereas the By-law requires a minimum lot width of 12 metres.
- b) To permit an increase in building height to 9.11 metres, whereas the By-law permits a maximum building height of 8 metres.
- c) To permit an increased driveway width of 4.9 metres, whereas the By-law permits a maximum driveway width of 3 metres.
- d) To permit an increased driveway width of 4.9 metres or 45% of the lot width, whereas the By-law permits a maximum driveway width of one third of the lot width or less which, in this case, is 4.6 metres.

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