

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

**To be held on Wednesday, February 5, 2020 starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-19/A-00370  
**Owner:** Johannes Ziebarth  
**Location:** 290 (290A, 290B) Ferndale Avenue  
**Ward:** 15 - Kitchissippi  
**Legal Description:** Lot 69, Plan 267; Part 2, Plan 4R-23542  
**Zoning:** R3EE  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

At it's hearing on March 20, 2019, the Committee heard and denied Minor Variance Application (D08-02-19/A-00044) for the proposed construction of a new two-storey long semi-detached dwelling. The Owner is now reapplying with revised plans. It is still their intention to demolish the existing dwelling and shed in order to construct a new 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 lot area of 354.4 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- b) To permit a reduced lot width of 10.29 metres, whereas the By-law requires a minimum lot width of 15 metres.
- c) To permit a reduced habitable floor space on the ground floor for the rear unit of 26.7 square metres, whereas the By-law requires a minimum habitable floor space of 40 square metres.

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