



DATE OF MAILING: May 6, 2019

APPLICATION NO: A-2019-015

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC MEETING

The Committee of Adjustment for the City of Niagara Falls has received an application from **John Merrylees (Agent: Andrew Hellwig)** for the property know as 4781 Lyons Parkway, legally described as Part of Lot 20, Concession 3, in the former Township of Willoughby, now in the City of Niagara Falls (see sketch on the reverse side).

A public meeting is scheduled to take place on Tuesday, May 21, 2019 at 5:00 p.m. in Committee Room 2 at City Hall for the Committee of Adjustment to consider this application.

The applicant is requesting the Committee of Adjustment to consider a minor variance from a provision of Zoning By-law No. 79-200, through a process permitted by Section 45 (1) of the Planning Act (R.S.O. 1990, c.P.13).

The applicant is proposing to construct several additions to the existing dwelling including a second storey addition, on top of the existing dwelling with a second level balcony, a roofed over front porch, and an attached garage onto the west side of the existing dwelling. Zoning By-law No. 79-200 requires a minimum interior side yard width of 1.2 metres, whereas a minimum interior side yard width of 0.54 metres is proposed from the garage. A variance of 0.66 metres is requested.

All interested persons are invited to attend this meeting to find out more about this application and offer comments. The application and the plans for the relief requested may be viewed in the Planning Department between 8:30 a.m. and 4:30 p.m., Monday through Friday prior to the meeting.

If you do not attend the hearing, the Committee can proceed with the application, and make a determination in your absence without any further notice to you. If you, or a representative acting on your behalf, are unable to attend the hearing, you may submit a letter expressing your concerns about the application in advance of the hearing addressed to the Secretary/Treasurer, and you may request a copy of any further notice or decision concerning this application.

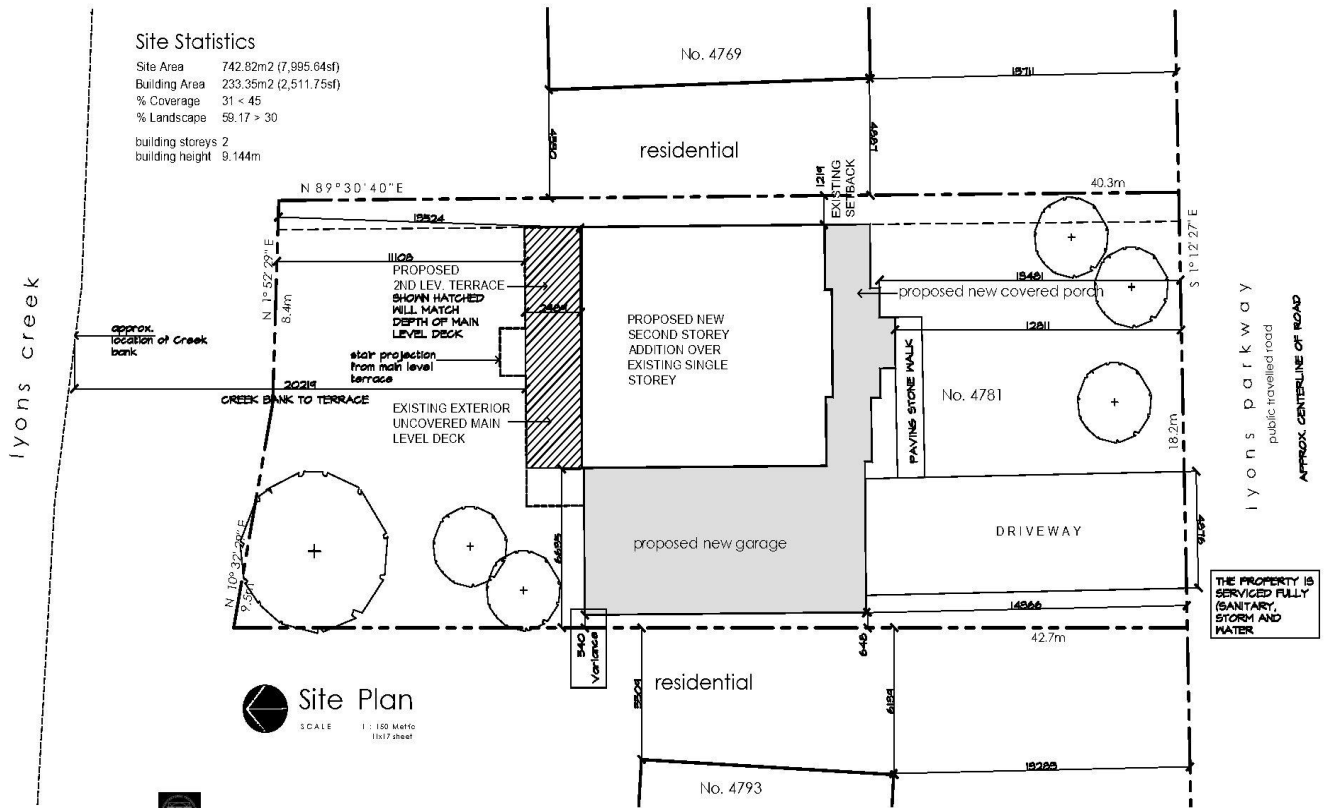
For more information please contact Rita Marriott, Acting Secretary/Treasurer Committee of Adjustment, at (905) 356-7521, extension 4239 or email at rmariott@niagarafalls.ca

Rita Marriott
Acting Secretary/Treasurer Committee of Adjustment

SCHEDULE 1

Site Statistics

Site Area 742.82m² (7,995.64sf)
 Building Area 233.35m² (2,511.75sf)
 % Coverage 31 < 45
 % Landscape 59.17 > 30
 building storeys 2
 building height 9.144m



Site Plan
 SCALE 1 : 150 Metric
 11x17 sheet

THE PROPERTY IS SERVICED FULLY (SANITARY, STORM AND WATER)

Merylees-Hogan
 Residence
 4781 Lyons Prkwy
 niagara falls

designer
 Andrew Allen Hellwig
 andrewhellwig@gmail.com

notes

disclaimer

copyright

date of issues and revisions

drawing

drawn

drawing no.

Site Plan

a.a.h.

A0.0

reviewed
 a.a.h.
 plot 1 1:150metric