



DATE OF MAILING: August 30, 2019
APPLICATION NO: A-2019-027

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC MEETING

The Committee of Adjustment for the City of Niagara Falls has received an application from **Jenny Wang** for the property known as **4932 Kitchener Street** and legally described as Plan 746, Part Lot 478, New Plan 09. (see sketch on the reverse side).

A public meeting is scheduled to take place on Tuesday, September 17, 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 minor variances from provisions 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 make several modifications to the existing dwelling. One of the modifications is the expansion of the half storey, following the exterior walls of the first storey and the front dormer, to be a full second storey, including a new roof. The second modification is the replacement of the foundation and other components of the existing enclosed porch at the rear of the dwelling. The third modification is the construction of an open deck at the rear of the dwelling following the existing rear yard of the dwelling. Although the dwelling faces Kitchener Street, the front yard according to the Zoning By-law is between the dwelling and Hunter Street. Zoning By-law No. 79-200 requires a minimum rear yard depth of 7.5 metres, whereas the existing dwelling provides a minimum rear yard depth of 2.13 metres and the full second storey is proposed in line with the first storey. A variance of 5.37 metres is requested. The By-law also requires an exterior side yard width of 4.5 metres, whereas the second storey is proposed 2.62 metres from the exterior lot line. A variance of 1.87 metres is requested. Further, the By-law permits a deck to project 4 metres into a required rear yard, whereas the deck is proposed to project 5.37 metres into the required rear yard and provide a rear yard depth of 2.13 metres. A variance of 1.37 metres is requested.

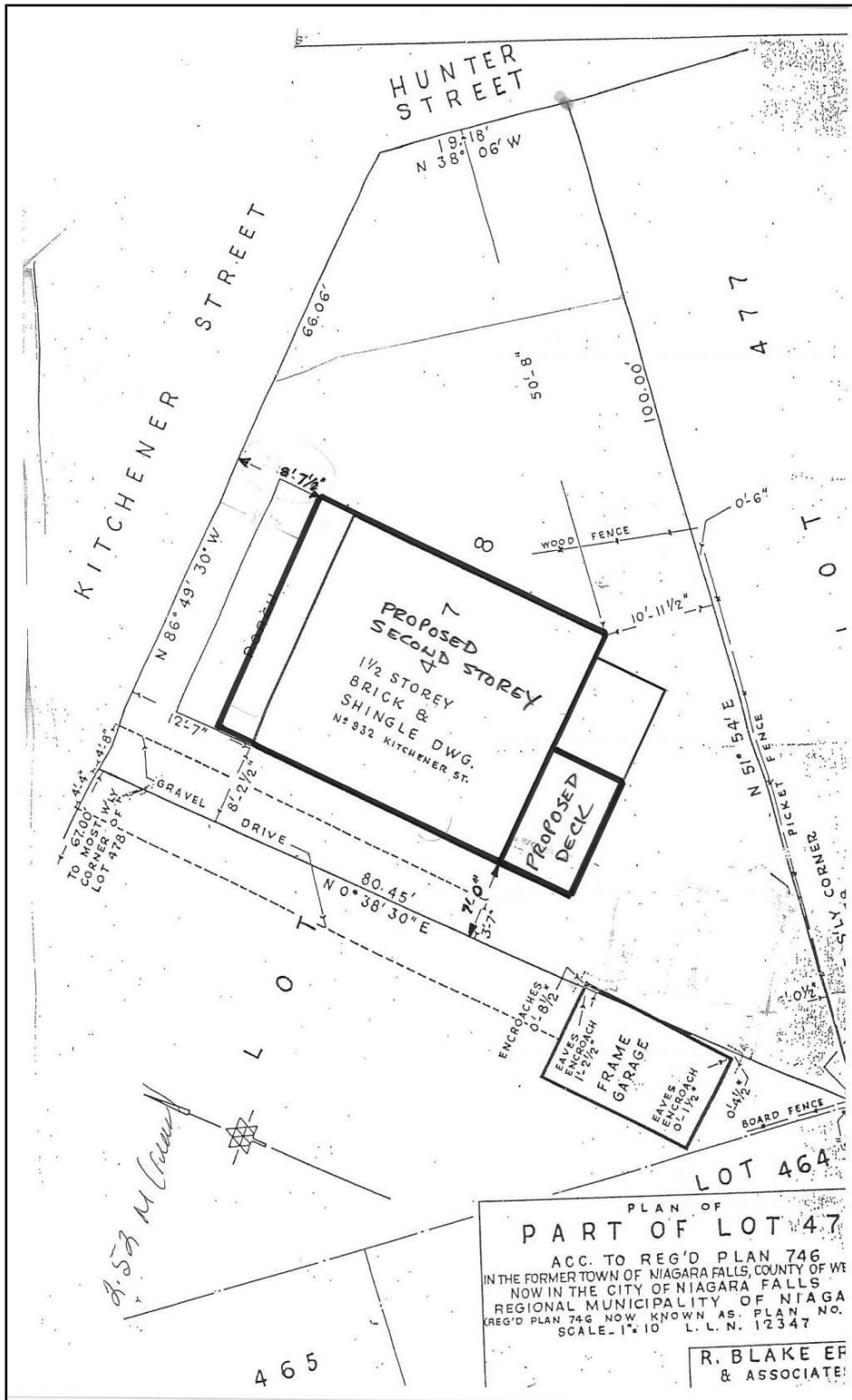
All interested persons are invited to attend this meeting to find out more about this application and offer comments. The application and the plans for the relief requested may be viewed in the Planning Department between 8:30 a.m. and 4:30 p.m., Monday through Friday prior to the meeting.

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 rmarriott@niagarafalls.ca

Rita Marriott
Acting Secretary/Treasurer Committee of Adjustment

SCHEDULE 1



PLAN OF
PART OF LOT 47
 ACC. TO REG'D PLAN 746
 IN THE FORMER TOWN OF NIAGARA FALLS, COUNTY OF W.F.
 NOW IN THE CITY OF NIAGARA FALLS
 REGIONAL MUNICIPALITY OF NIAGA
 REG'D PLAN 746 NOW KNOWN AS PLAN NO.
 SCALE - 1" = 10' L.L.N. 12347

R. BLAKE ER
 & ASSOCIATE: