



TOWN OF STRATFORD RESOLUTION

PH011-2013 –Green and Hunter – Side Yard Variance Requests – 46 & 50 Millennium Drive

Motion Carried _____ ✓
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

August 14, 2013

Committee _____
Moved by Councilor _____
Seconded by Councilor _____

Planning & Heritage
Steve Ogden
Steve MacDonald

WHEREAS an application has been received from Kevin A. Green & Mike Hunter for two side yard setback variances to parcel numbers 897397 and 901298 located at 46 and 50 Millennium Drive; and

WHEREAS it has recently been discovered that when Mr. Green's home was built by the original owners in 2003, a mistake was made and the house was constructed in the wrong place; and the house side yard setback is only 5.4 feet from the property line instead of the required 12 feet within the Bylaw; and

WHEREAS Mr. Green had proposed to buy a strip of land from his neighbor Mike Hunter, owner of property at 50 Millennium. to resolve this legal issue. However, Mr. Hunter had been proposing to construct a garage on the same side of his house; thereby making the total width of available land between the 2 homes 18 feet; and

WHEREAS the applicants are seeking a variance to each side yard setback from 12 feet to 9 feet. Therefore, each side yard request a variance for three (3) feet (or 25%) to the minimum side yard setback requirement of 12 feet for a single family dwelling located within the Single Family Residential (R1) Zone; and

WHEREAS pursuant to the section of the Town's Development Bylaw 21 notification letters have been sent to property owners within sixty meters (200 feet) from any lot line of the parcels being proposed for variance and no negative comments have been received;

BE IT RESOLVED that approval be granted to a request from Kevin A. Green & Mike Hunter for a (3) feet (or 25%) side yard variance to the minimum side yard setback requirement of 12 feet for a single family dwelling located within the Single Family Residential (R1) Zone on parcel numbers 897397 and 901298, located at 46 and 50 Millennium Drive.

This resolution bears the recommendation of the Planning, Development & Heritage Committee as discussed at a meeting held on August 5, 2013.