

ALLOWED

CITY OF ST. ALBERT

SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION SDAB #1-2019

Re: Lot 41, Block 3, Plan G2 - known municipally as 29 Belmont Drive, St. Albert, AB.

Regarding the appeal of a decision of the Development Officer in refusing a development permit application to leave an addition to a dwelling as built.

The Appellant had no objection to the members of this Board hearing and deciding this Appeal.

The Board considered the Development Officer's written report and heard from the Development Officer who stated that:

When an addition is constructed, it must meet the setback requirements for the dwelling. A corner lot requires a side yard setback of 4.0m whereas the addition on the current property has been constructed with a 0.05m side yard setback. The property file reveals that other portions of this dwelling were approved by the Subdivision and Development Appeal Board in 1981 with a side yard setback of 2.37m from the side property line and a 1.15m setback from the other side property line.

A variance of 3.95m or 98.75% is required but exceeds the variance capacity of the Development Officer to grant.


The Board heard from the Appellant who stated that:

The property had been setup this way for many years with no complaints from any neighbors or the city. The home is currently being sold and must have this approved to ensure completion.

Allowed:

The Subdivision and Development Appeal Board of the City of St. Albert hereby grants the Appeal to leave an addition to a dwelling as built located at 29 Belmont Drive.

The Applicant is responsible for complying with all applicable federal, provincial and municipal enactment and any other applicable law and for obtaining all applicable permits, licenses and approvals. Building permits must be obtained from the Building Inspector who can be contacted at 780-459-1655.


Chair _____ January 16, 2019 _____
Date

ALLOWED

CITY OF ST. ALBERT

SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION SDAB #2-2019

Re: Lot 18B, Block 1, Plan 162 3612 - known municipally as 8 Grosvenor Boulevard, St. Albert, AB.

Regarding the appeal of a decision of the Development Officer in refusing a development permit application to construct a new single detached bungalow dwelling.

The Appellant had no objection to the members of this Board hearing and deciding this Appeal.

The Board considered the Development Officer's written report and heard from the Development Officer who stated that:

The dwelling designed for this lot requires two variances. The first is to allow the required rear yard setback of 21.33m to the proposed rear yard setback of 20.39m, a variance of 0.94m or 4.406%. The second is to allow the proposed lot coverage of 32.9%. While the Development Officer could provide the first variance, the officer cannot vary lot coverage requirements.

The developer has obtained the written support of the most affected neighbor at 6 Grosvenor Blvd., for the design of the home as well as the variances required.

The Board heard from the Appellant who stated that:

The appellant has worked with city staff and their clients to ensure the developed property fits within the neighborhood.

The Board also considered/reviewed the following

A lot of support from the adjacent neighbor for the development.

Allowed:

The Subdivision and Development Appeal Board of the City of St. Albert hereby grants the Appeal to construct a new single detached bungalow dwelling located at 8 Grosvenor Boulevard.

The Applicant is responsible for complying with all applicable federal, provincial and municipal enactment and any other applicable law and for obtaining all applicable permits, licenses and approvals. Building permits must be obtained from the Building Inspector who can be contacted at 780-459-1655.


Chair

January 16, 2019
Date



**SUBDIVISION AND DEVELOPMENT
APPEAL BOARD**

DATE: **Wednesday, January 2, 2019**
TIME: **6:00 p.m.**
PLACE: **Council Chambers**
FILE: **B02**

AGENDA

- 1. Adoption of Agenda**
- 2. Radius Notifications**
- 3. Appeals**

a) 29 Belmont Drive

The Appellant is appealing the decision of the Development Officer in refusing a development permit application to leave an addition as built.

b) 8 Grosvenor Boulevard

The Appellant is appealing the decision of the Development Officer in refusing a development permit application to construct a new single detached bungalow dwelling.

- 4. Adjournment**