



**COMMITTEE OF
ADJUSTMENT
AGENDA**

**PLEASE TURN OFF ALL
CELL PHONES DURING THE
COMMITTEE HEARING**

**Location: COUNCIL CHAMBERS
Hearing: APRIL 11, 2019 AT 1:30 P.M.**

1. NEW ITEMS CALL TO ORDER
2. DISCLOSURES OF DIRECT OR INDIRECT PECUNIARY INTEREST
3. REQUESTS FOR WITHDRAWAL/DEFERRAL

NEW APPLICATIONS (CONSENT)

NONE

NEW APPLICATIONS (MINOR VARIANCE)

<u>File</u>	<u>Name of Applicant</u>	<u>Location of Land</u>	<u>Ward</u>
A-127/19	NAM INTERNATIONAL INC.	2560 SHEPARD AVE	7
A-128/19	KRZUSZTOF & FILOMENA WOJCIK	2233 SHARDAWN MEWS	7
A-129/19	CATHERINE AND DANIEL DOYLE	2095 COURTLAND CRES	1
A-130/19	JAPNA & GURMEET KHURANA	117 KINGSBRIDGE GARDEN CIR	4
A-131/19	BADAT AND SALEHA ISMAIL	3131 MERRITT AVE	5
A-132/19	GURMAIL & GOBINDO SINDHU	11 KNASEBORO ST	5
A-134/19	MARINA DI SANTIS	1564 LOCHLIN TR	1
A-135/19	J & D SAHDRA INVESTMENTS LTD.	60 LAKESHORE RD E	1
A-137/19 A-138/19	DAJLAN TROKA	727A-727B GARDNER AVE	1
A-139/19	CHANDER, SUNITA & MAYANK SHARMA	1609 OGDEN AVE	1
A-140/19	2428618 ONTARIO INC	7255 TORBRAM RD	5

DEFERRED APPLICATIONS (MINOR VARIANCE)

<u>File</u>	<u>Name of Applicant</u>	<u>Location of Land</u>	<u>Ward</u>
A-044/19	ADRIANO MACCARONE	4103 CHELMSFORD CRT	4

Note: If you wish to receive a copy of the Committee's decision, please complete the form entitled "Request for Written Notice of Decision". This form is located on the table adjacent to the entrance doors to your right. (Please do not remove that form from the table. Thank you.)



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 127/19
Ward 7

The Committee has set **Thursday April 11, 2019 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

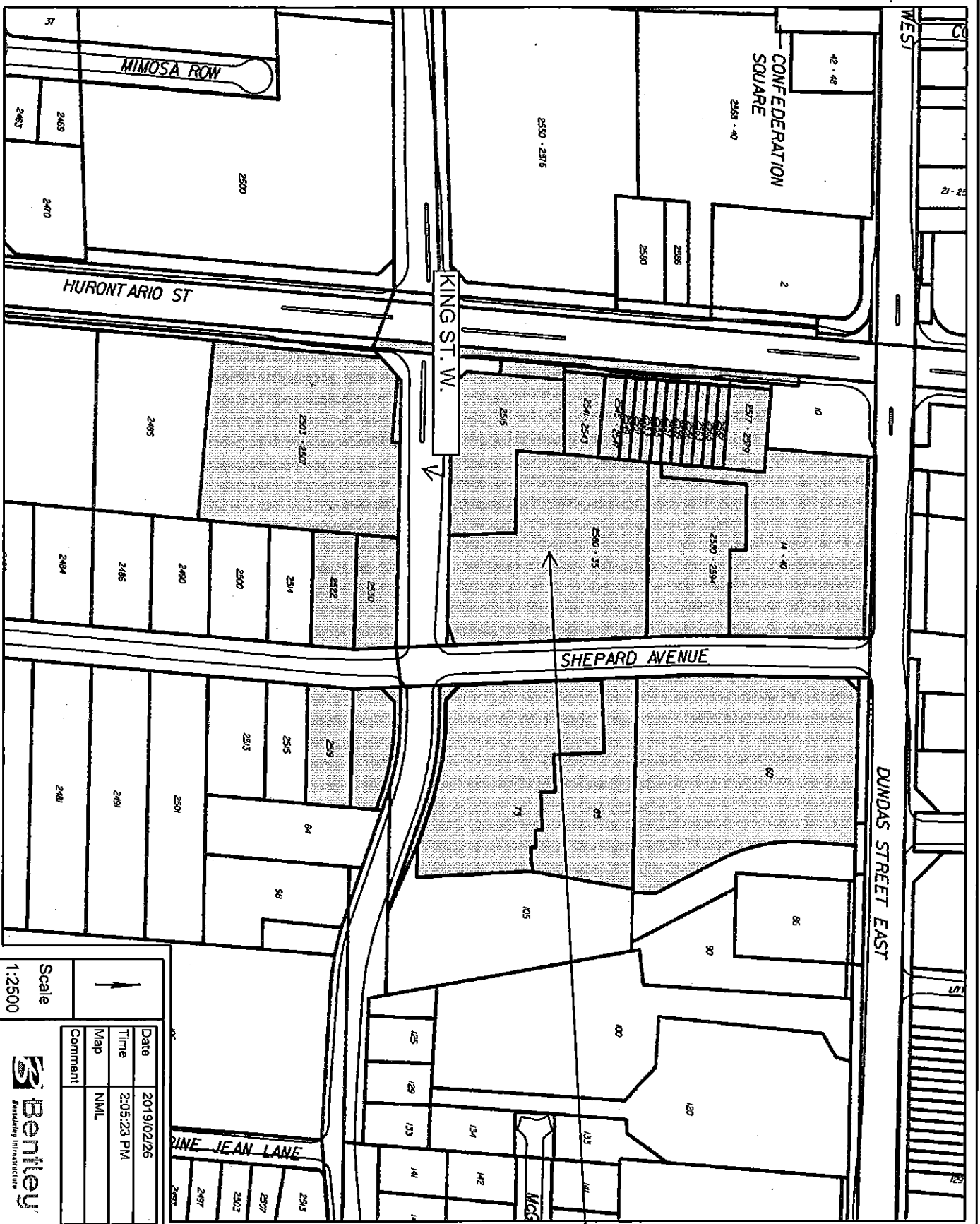
NAM INTERNATIONAL INC. is the owner of 2560 SHEPARD AVENUE zoned C4 - Commercial. The applicant requests the Committee to approve a minor variance to allow the operation of a restaurant in Unit 8 of the subject property being located within 60.00m (approx. 196.85ft) of a residential zone whereas By-law 0225-2007, as amended, requires a minimum separation distance of 60.00m (approx. 196.85ft) from a residential zone in this instance.

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of a neighbouring property within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca. Please include your name, your address and application number or address of the property you are providing comments on. **To allow all Committee members the opportunity to review and consider your comment in advance of the hearing please submit all comments no later than the Monday before the hearing.**

If you wish to be notified of the decision of the Committee you must submit a written request to the Secretary-Treasurer. This will also entitle you to be advised of any future Ontario Municipal Board proceedings.

For more information on this matter visit www.mississauga.ca/portal/residents/cofa, call 905-615-3200 x2408, or email committee.adjustment@mississauga.ca.

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual (including being posted on the internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x2408.



A127/19
 2560 Shepard
 Ave. Unit # 8

Scale
 1:2500

Date	2019/02/26
Time	2:05:23 PM
Map	NMIL
Comment	

Bentley
 SUSTAINING INNOVATION™



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 128/19
Ward 7

The Committee has set **Thursday April 11, 2019 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

KRZUSZTOF & FILOMENA WOJCIK are the owners of **2233 SHARDAWN MEWS** zoned **R1-8 - Residential**. The applicants request the Committee to approve a minor variance to allow the construction of a cabana on the subject property proposing:

- 1. A side yard of 0.38m (approx. 1.25ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.94ft) in this instance;**
- 2. A floor area of 22.50sq.m (approx. 242.19sq.ft) whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00sq.m (approx. 107.64sq.ft) in this instance; and**
- 3. Two accessory structures whereas By-law 0225-2007, as amended, permits a maximum of one accessory structure in this instance.**

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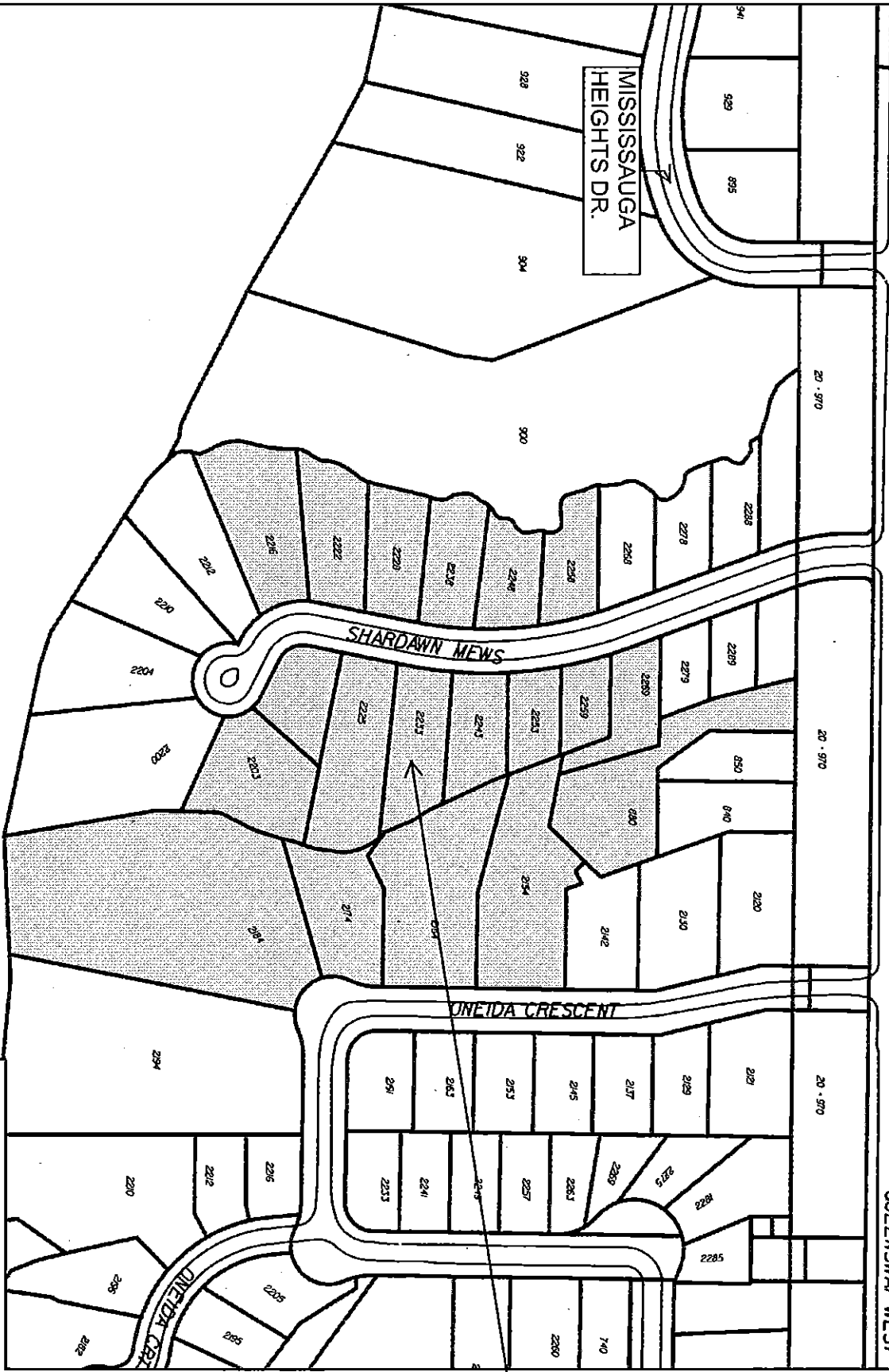
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MISSISSAUGA
HEIGHTS DR.

SHARDAWN MEWS

ONEIDA CRESCENT

QUEENSWAY WEST



A128/19
2233 Shardawn
Mews

Date	2019/02/27
Time	8:03:41 AM
Map	NML
Comment	

Scale
1:2500





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 129/19
Ward 1

The Committee has set **Thursday April 11, 2019** at **1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

CATHERINE AND DANIEL DOYLE are the owners of **2095 COURTLAND CRESCENT** zoned **R3-75 - Residential**. The applicants request the Committee to approve a minor variance to allow the construction of a front porch on the subject property proposing:

- 1. An exterior side yard measured to a porch (inclusive of stairs) of 1.60m (approx. 5.25ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard measured to a porch (inclusive of stairs) of 4.40m (approx. 14.44ft) in this instance;**
- 2. An exterior side yard soft landscaped area of 21.79% whereas By-law 0225-2007, as amended, requires a minimum exterior side yard soft landscaped area of 40.00% in this instance;**
- 3. A driveway area coverage of 58.55% whereas By-law 0225-2007, as amended, permits a maximum driveway area coverage of 50.00% in this instance; and**
- 4. A walkway attachment width of 1.60m (approx. 5.25ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment width of 1.50m (approx. 4.92ft) in this instance.**

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Scale 1:2500

Date 2019/02/28
 Time 10:58:40 AM
 Map NML
 Comment

Bentley
 SUSTAINABLE INFRASTRUCTURE

A129/19
 2095 Courtland
 Cres.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 130/19
Ward 4

The Committee has set **Thursday April 11, 2019 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

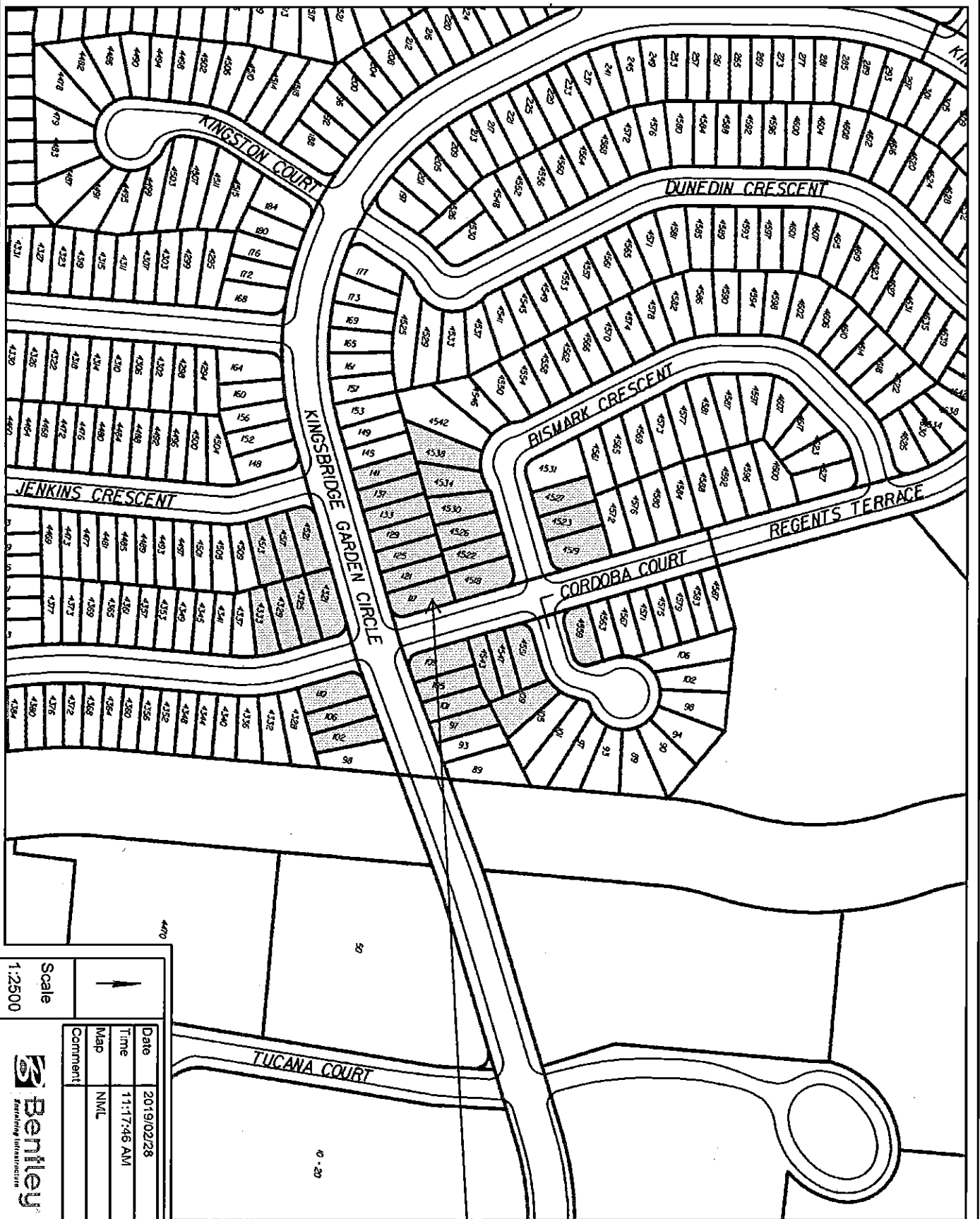
JAPNA & GURMEET KHURANA are the owners of 117 KINGSBRIDGE GARDEN CIRCLE zoned R5-4 - Residential. The applicants request the Committee to approve a minor variance to allow the existing below grade side entrance to remain whereas By-law 0225-2007, as amended, does not permit a below grade side entrance in this instance.

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A130/19
 117
 Kingsbridge
 Garden Circle

The Committee has set **Thursday April 11, 2019 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

BADAT & SALEHA ISMAIL are the owners of **3131 MERRITT AVENUE**, zoned **R4-1 - RESIDENTIAL**. The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

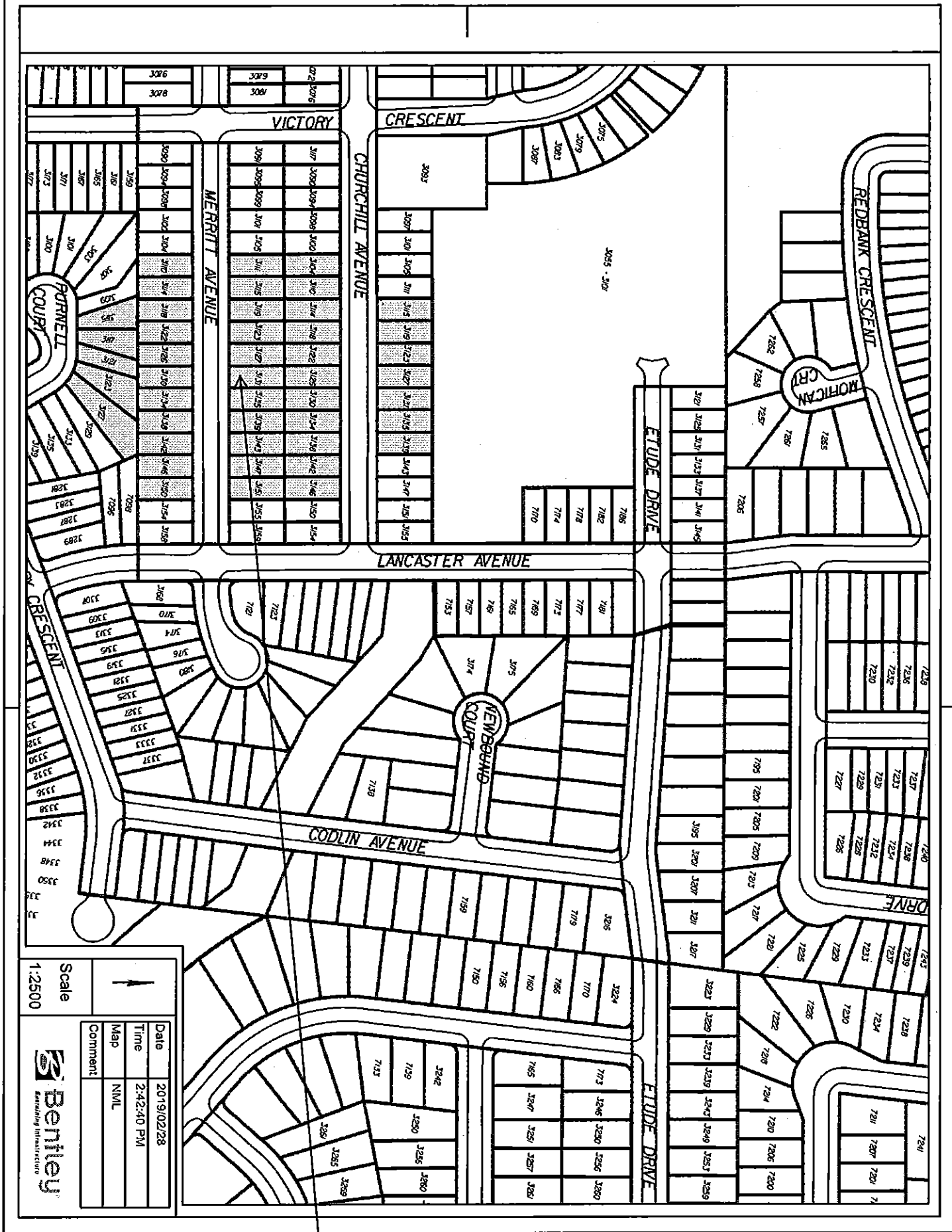
1. A gross floor area of 227.58 sq.m (approx. 2449.65 sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 174.27 sq.m (approx. 1875.82 sq.ft) in this instance;
2. A lot coverage of 35.30% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;
3. An easterly side yard of 1.67m (approx. 5.48 ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance;
4. A westerly side yard of 1.68m (approx. 5.51 ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance;
5. An interior front yard of 5.72m (approx. 18.76 ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.5m (approx. 24.61ft) in this instance;
6. A building height measured to the roof of 9.29m (approx. 30.48ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the roof of 9.00m (approx. 29.53ft) in this instance;
7. A building height measured to the eaves of 7.24m (approx. 23.75ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance;
8. An interior garage length of 5.33m (approx. 17.49ft) whereas By-law 0225-2007, as amended, requires a minimum garage length of 6.00m (approx. 19.69ft) in this instance; and
9. A porch encroachment of 1.78m (approx. 5.84ft) whereas By-law 0225-2007, as amended, permits a maximum porch encroachment of 1.60m (approx. 5.25ft) in this instance.

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Scale 1:2500

North
 South

Date	Time
2019/02/28	2:42:40 PM

Map NML

Comment

Bentley
 Mapping Information

A131/19
 3131 Merritt Ave.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 132/19
Ward 5

The Committee has set **Thursday April 11, 2019 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

GURMAIL & GOBINDO SINDHU are the owners of **11 KNASEBORO STREET** zoned **R3-69 - Residential**. The applicants request the Committee to approve a minor variance to allow the construction of a new house on the subject property proposing:

1. A gross floor area - infill residential of **387.40sq.m (approx. 4,169.94sq.ft)** whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of **268.98sq.m (approx. 2,895.28sq.ft)** in this instance;
2. A lot coverage of **37.50%** of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of **30.00%** of the lot area in this instance;
3. A height of **10.70m (approx. 35.10ft)** whereas By-law 0225-2007, as amended, permits a maximum height of **9.00m (approx. 29.53ft)** in this instance; and
4. A height measured to the eaves of **7.40m (approx. 24.28ft)** whereas By-law 0225-2007, as amended, permits a maximum height to the eaves of **6.40m (approx. 21.00ft)** in this instance.

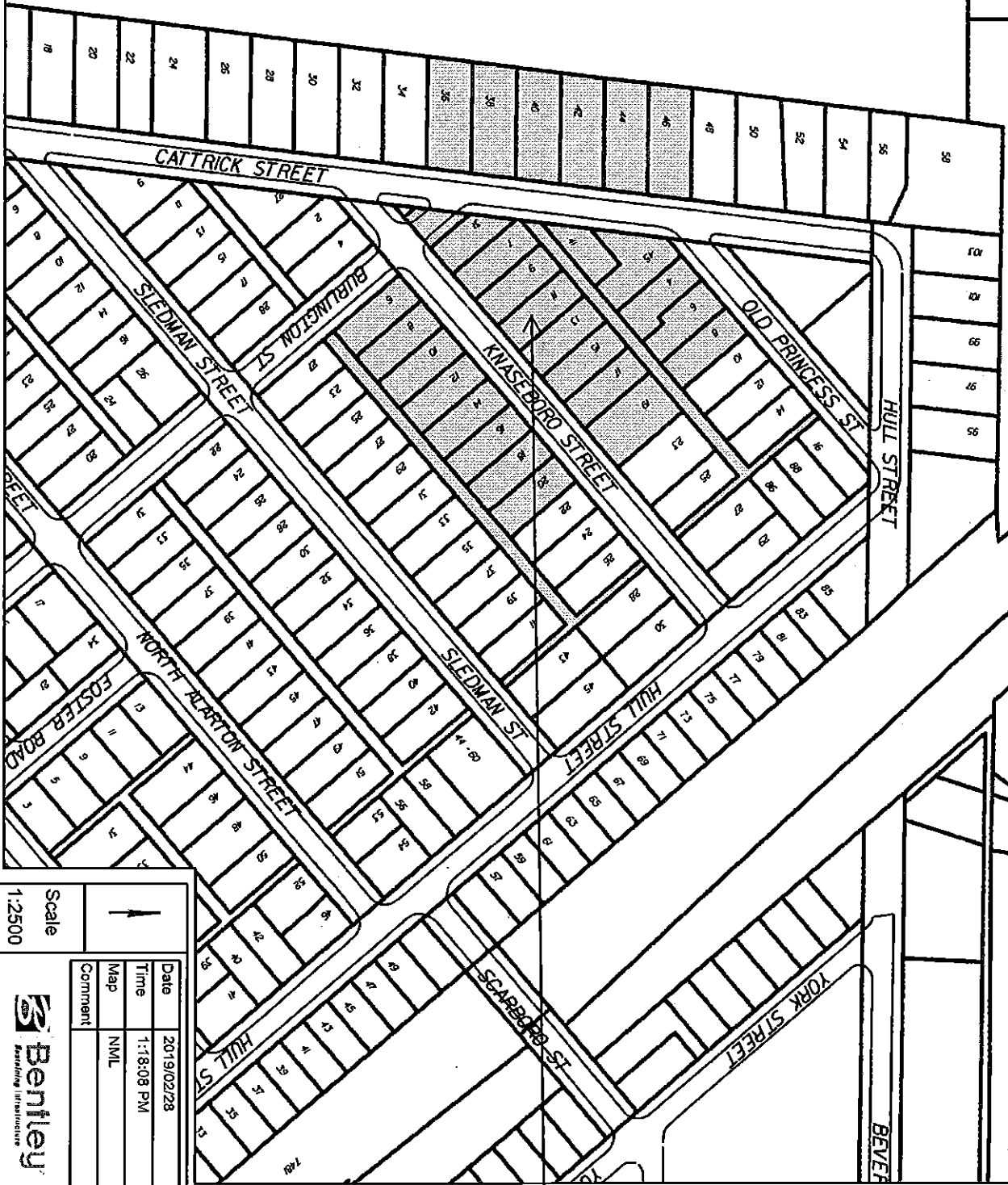
This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of a neighbouring property within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca. Please include your name, your address and application number or address of the property you are providing comments on. **To allow all Committee members the opportunity to review and consider your comment in advance of the hearing please submit all comments no later than the Monday before the hearing.**

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2576 3894



Scale 1:2500

Date	2019/02/28
Time	1:18:08 PM
Map	NML
Comment	

Bentley
Sustaining Infrastructure

A132/19
11Knaseboro St.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 134/19
Ward 1

The Committee has set **Thursday April 11, 2019** at **1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

MARINA DI SANTIS is the owner of **1564 LOCHLIN TRAIL** zoned **R1-2 - Residential**. The applicant requests the Committee to approve a minor variance to allow the construction of an addition on the subject property proposing:

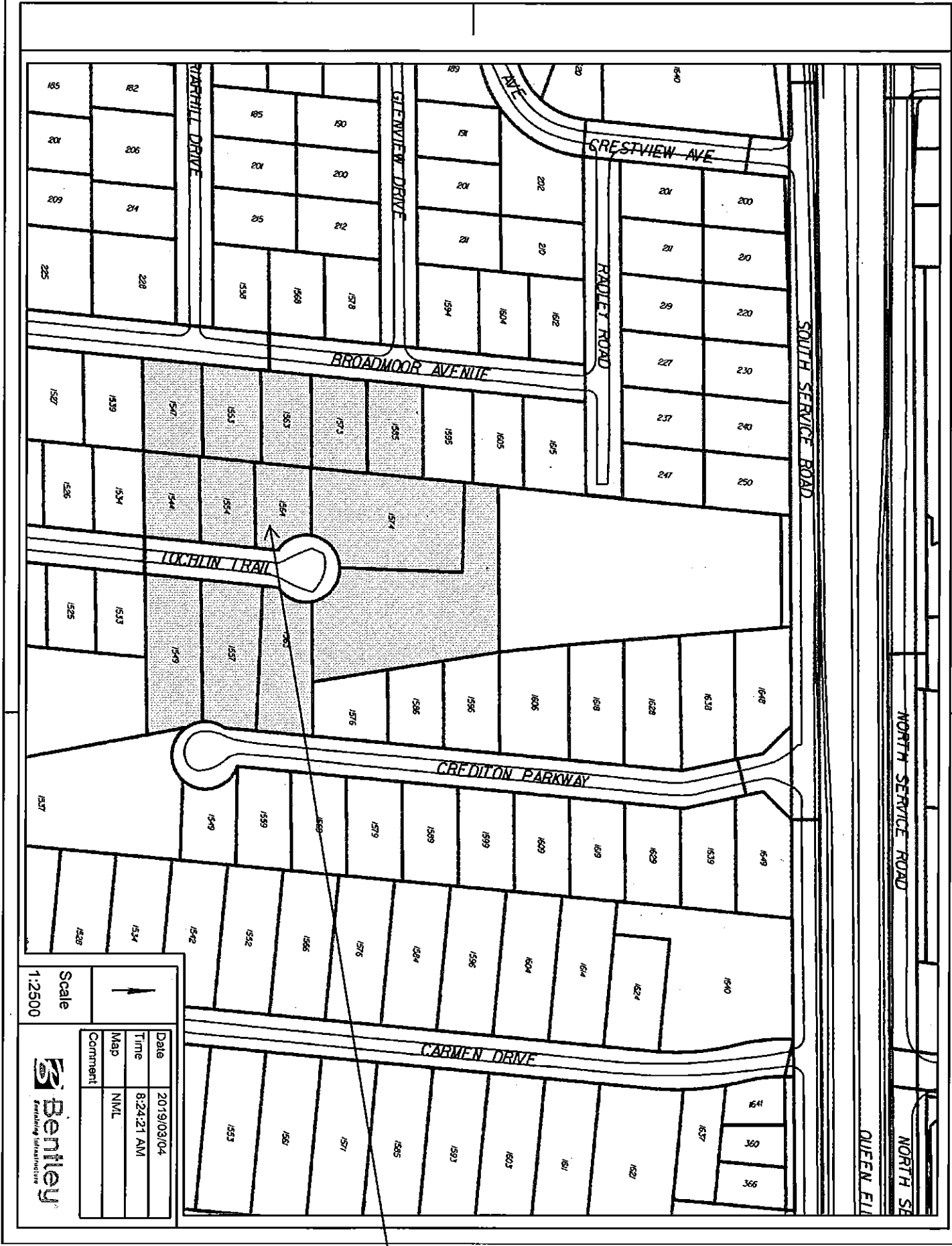
1. A gross floor area of **564.20sq.m** (approx. **6,073.20sq.ft**) whereas By-law **0225-2007**, as amended, permits a maximum gross floor area of **444.30sq.m** (approx. **4,782.56sq.ft**) in this instance;
2. A building height measured to a flat roof of **7.60m** (approx. **24.94ft**) whereas By-law **0225-2007**, as amended, permits a maximum height measured to a flat roof of **7.50m** (approx. **24.61ft**) in this instance; and
3. A front yard of **8.82m** (approx. **28.94ft**) whereas By-law **0225-2007**, as amended, requires a minimum front yard of **12.00m** (approx. **39.37ft**) in this instance.

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Scale 1:2500

North Arrow

Date	2019/03/04
Time	8:24:21 AM
Map	NML
Comment	

Bentley
Sustaining Infrastructure

A134/19
1564 Lochlin
Trail



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 135/19
Ward 1

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J & D SAHDRA INVESTMENTS LTD. is the owner of 60 LAKESHORE ROAD EAST zoned C4-66 - Commercial. The applicant requests the Committee to approve a minor variance to allow the operation of a restaurant on the subject property proposing:

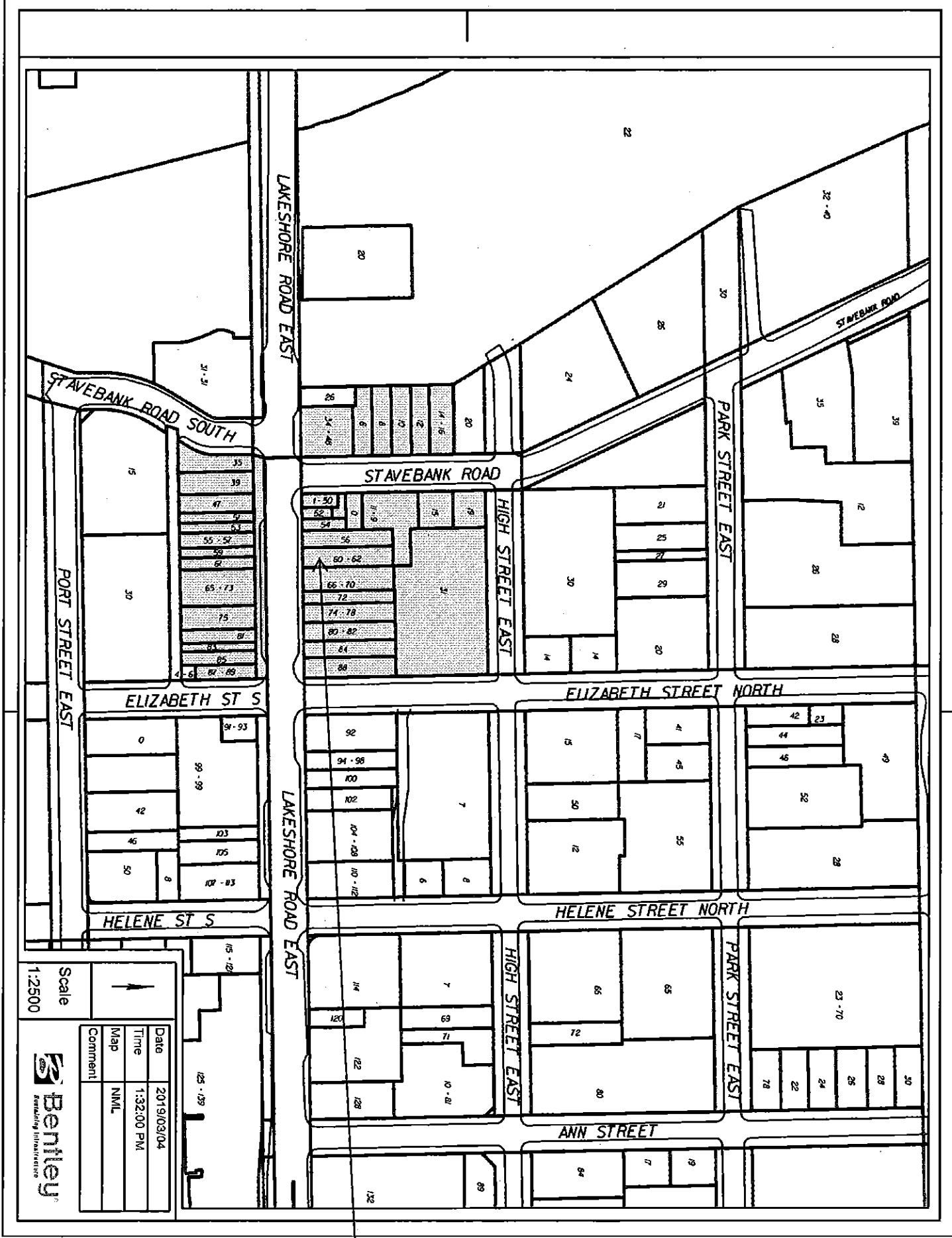
- 1. A restaurant use being located within 60.00m (approx. 196.85ft) of a residential zone whereas By-law 0225-2007, as amended, requires a minimum separation distance of 60.00m (approx. 196.85ft) from a residential zone in this instance;**
- 2. 7 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 21 parking spaces in this instance;**
- 3. 0 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 1 accessible parking space in this instance;**
- 4. 0 loading spaces whereas By-law 0225-2007, as amended, requires a minimum of 1 loading space in this instance;**
- 5. An aisle width of 4.00m (approx. 13.12ft) whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m (approx. 22.96ft) in this instance; and**
- 6. An outdoor patio accessory to a restaurant to be located off-site whereas By-law 0225-2007, as amended, does not permit an outdoor patio accessory to a restaurant to be located off-site in this instance.**

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A135/19
 60A Lakeshore
 Rd. E.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 137/19
Ward 1

The Committee has set **Thursday April 11, 2019 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

DAJLAN TROKA is the owner of 727A GARDNER AVENUE zoned RM7-6 – RESIDENTIAL. The applicant requests the Committee to approve a minor variance to allow the construction of a detached house:

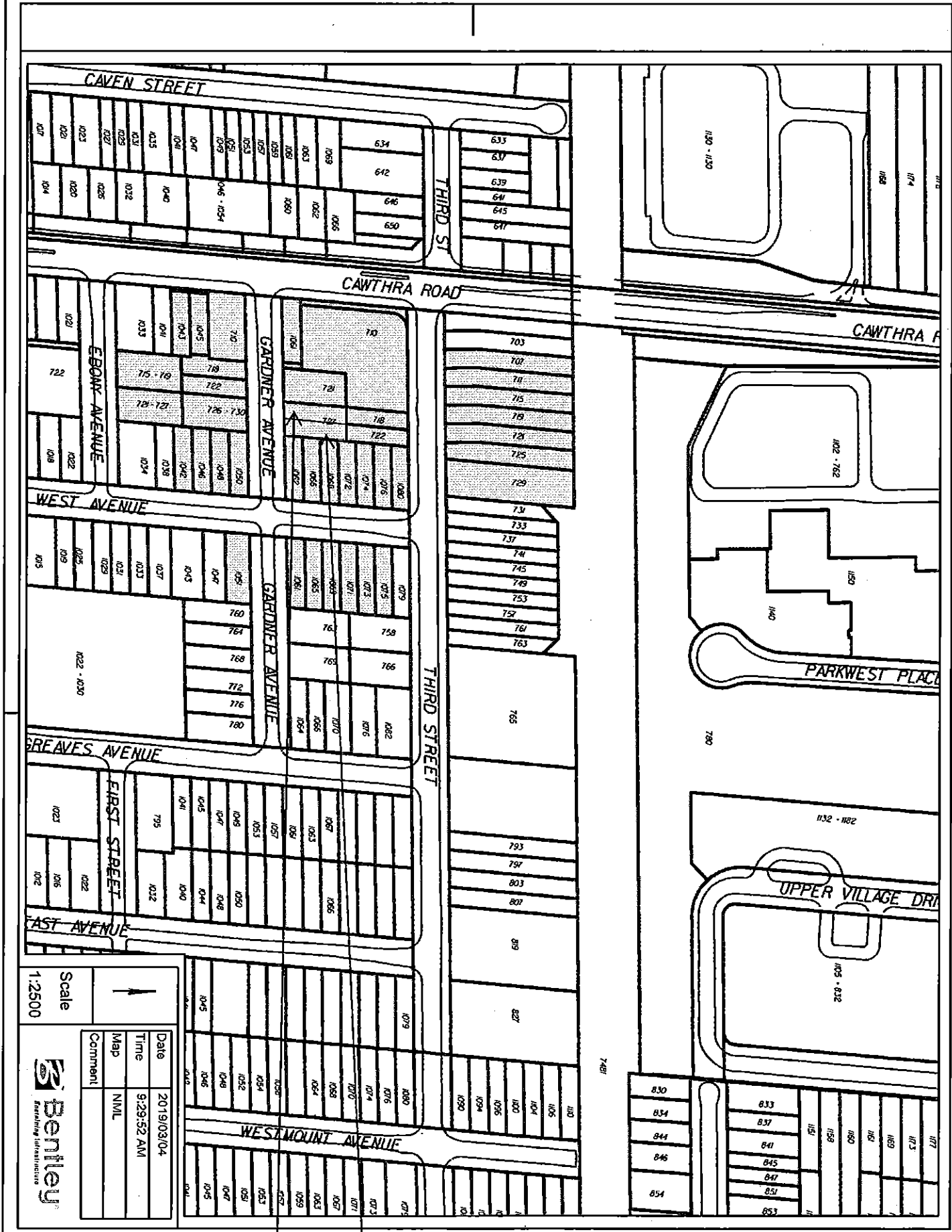
- 1. A westerly side yard of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance; and**
- 2. An easterly side yard of 0.61m (approx. 2.00ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance.**

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of a neighbouring property within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca. Please include your name, your address and application number or address of the property you are providing comments on. **To allow all Committee members the opportunity to review and consider your comment in advance of the hearing please submit all comments no later than the Monday before the hearing.**

If you wish to be notified of the decision of the Committee you must submit a written request to the Secretary-Treasurer. This will also entitle you to be advised of any future Ontario Municipal Board proceedings.

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Scale 1:2500

North
 Date 2019/03/04
 Time 9:29:52 AM
 Map NML
 Comment

Bentley
 Engineering Information

A138/19
 727A Gardner
 Ave.
 727B Gardner
 Ave.
 A138/19



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 138/19
Ward 1

The Committee has set **Thursday April 11, 2019 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

DAJLAN TROKA is the owner of 727B GARDNER AVENUE zoned RM7-6 – RESIDENTIAL. The applicant requests the Committee to approve a minor variance to allow the construction of a detached house:

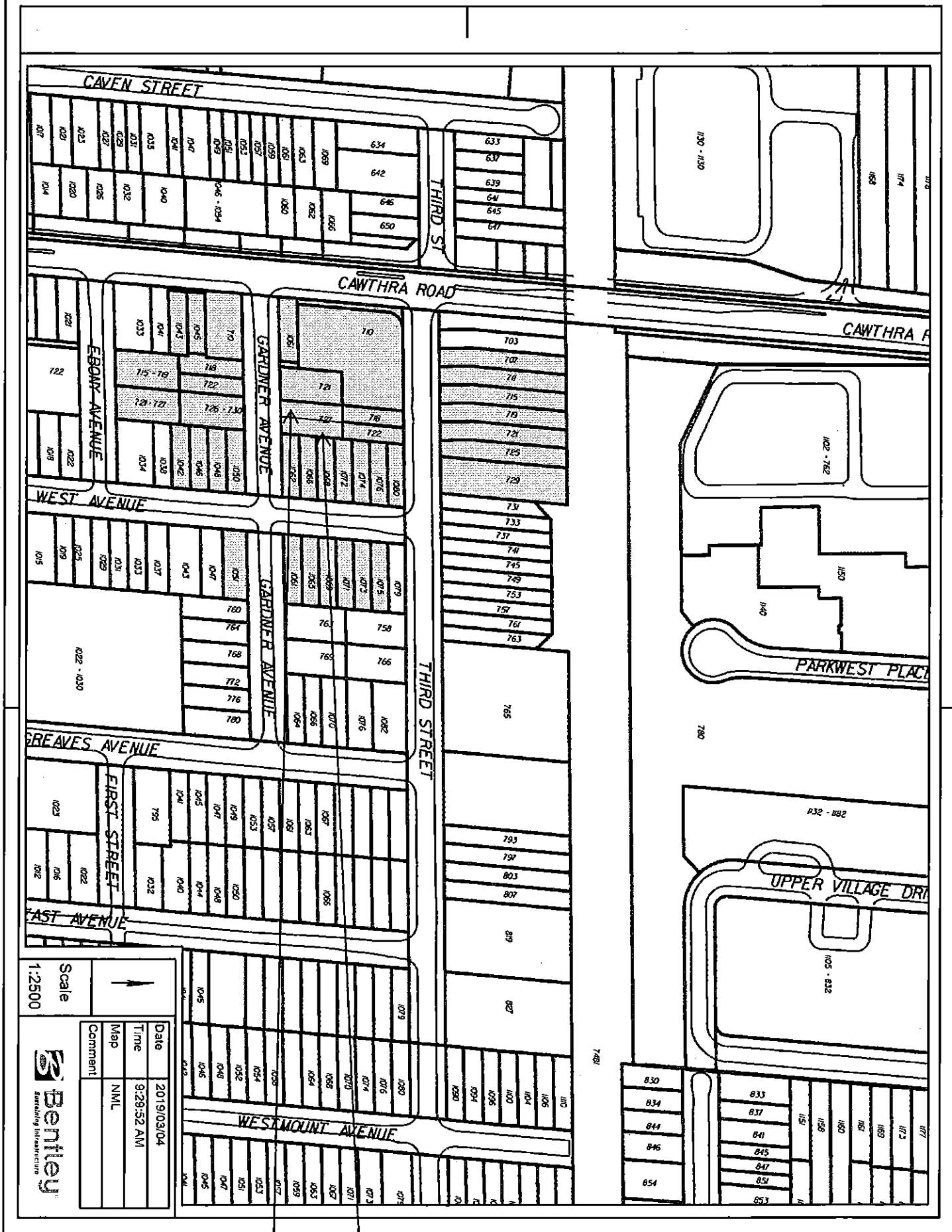
- 1. A westerly side yard of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance; and**
- 2. An easterly side yard of 0.61m (approx. 2.00ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance.**

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of a neighbouring property within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca. Please include your name, your address and application number or address of the property you are providing comments on. **To allow all Committee members the opportunity to review and consider your comment in advance of the hearing please submit all comments no later than the Monday before the hearing.**

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A138/19
 727B Gardner
 Ave.
 A137/19
 727A Gardner
 Ave.

Scale
 1:2500

Bentley
 Mapping Information

Date	2019/03/04
Time	9:29:52 AM
Map	NML
Comment	



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 139/19
Ward 1

The Committee has set **Thursday April 11, 2019 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

CHANDER, SUNITA, & MAYANK SHARMA are the owners of **1609 OGDEN AVENUE** zoned **R3-75 – RESIDENTIAL**. The applicant requests the Committee to approve a minor variance to allow the existing two storey dwelling proposing:

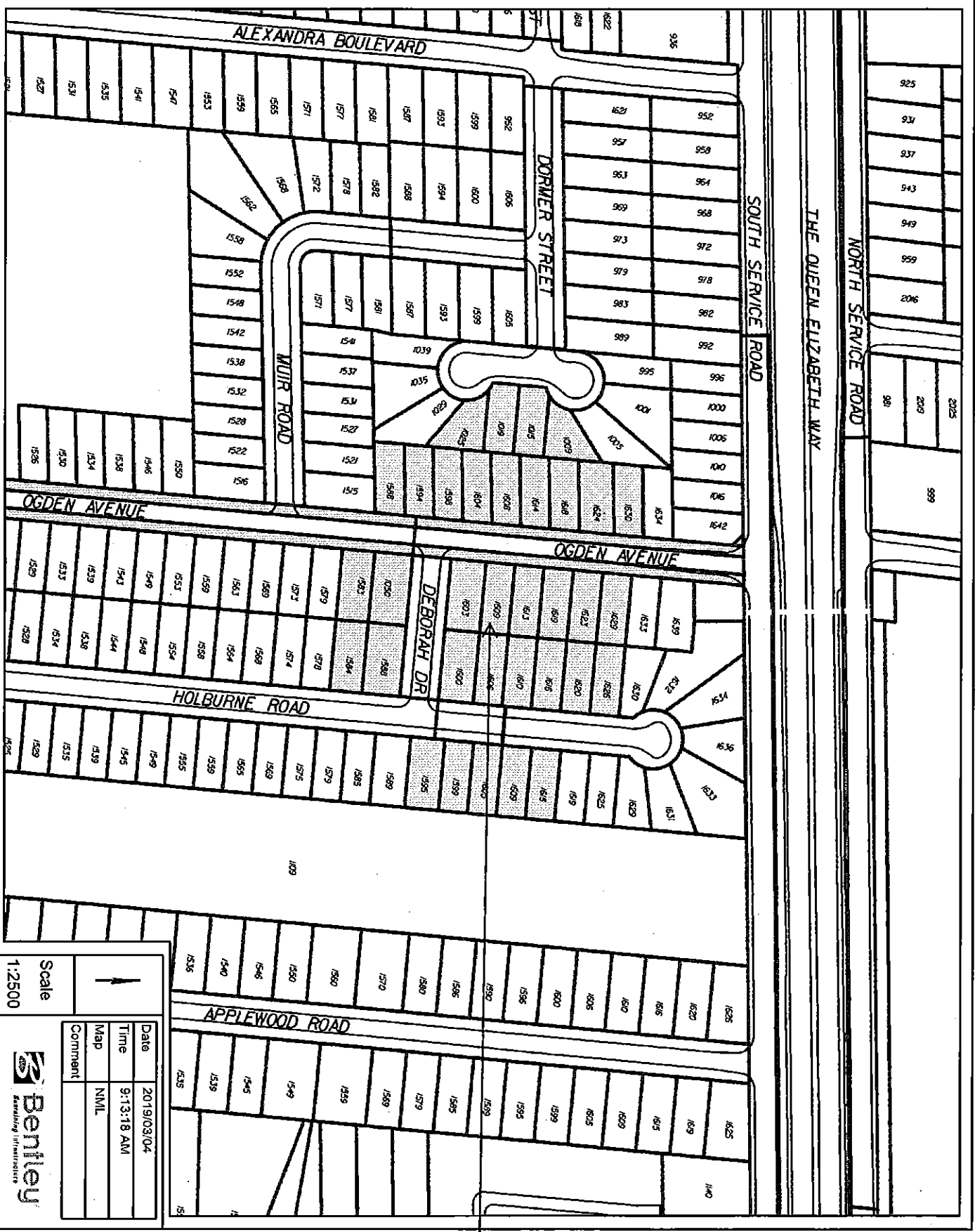
1. A building height measured to the roof of 9.81m (approx. 32.19ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 9.50m (approx. 31.17ft) in this instance; and
2. A building height measured to the underside of the eaves of 7.01m (approx. 23.00ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the underside of the eaves of 6.40m (approx. 21.00ft) in this instance.

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Scale 1:2500

Date 2019/03/04
 Time 9:13:18 AM
 Map NMIL
 Comment

Bentley
 Mapping Information

A139/19
 1609 Ogdan
 Ave.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 140/19
Ward 5

The Committee has set **Thursday April 11, 2019 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

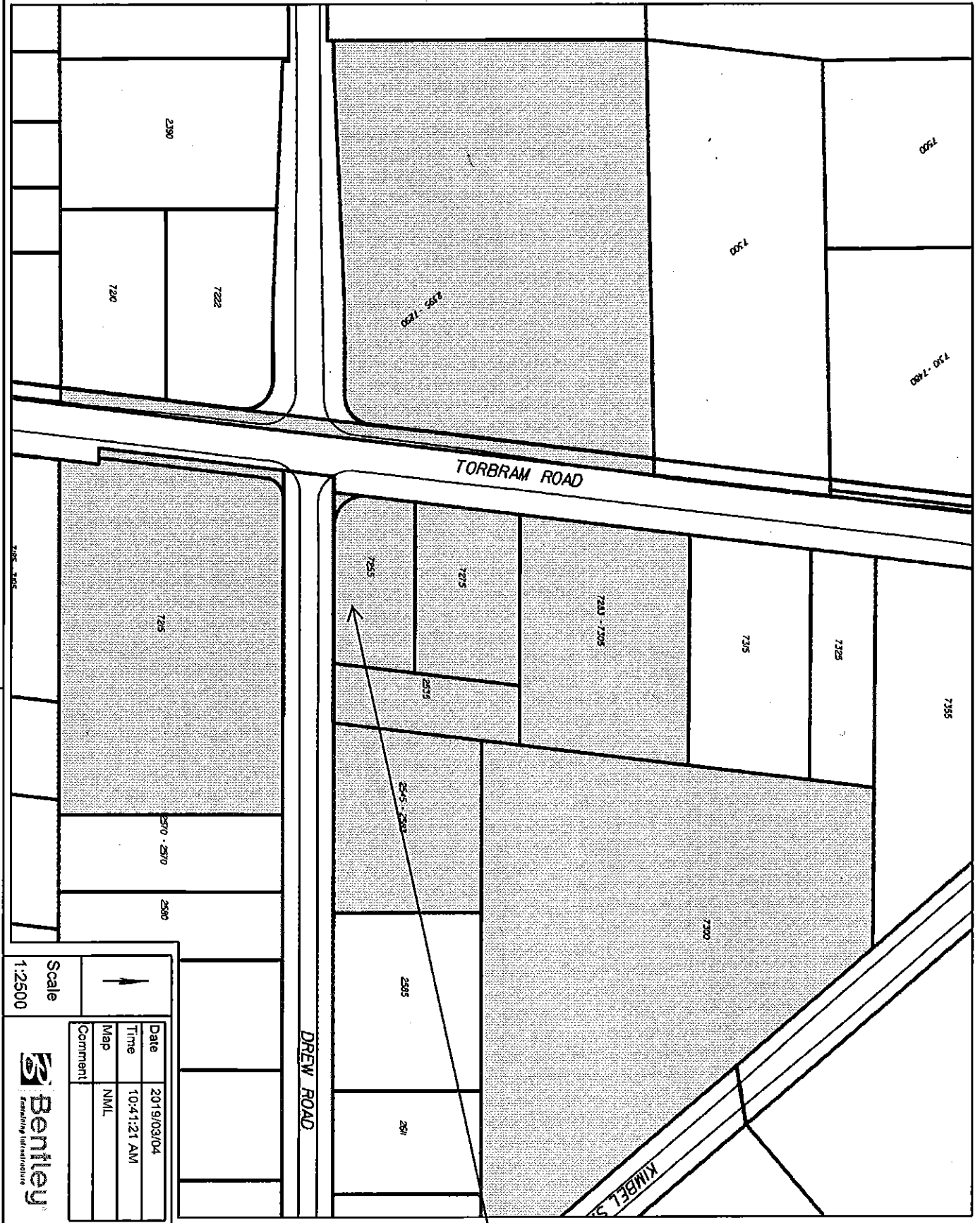
2428618 ONTARIO INC is the owner of 7255 TORBRAM ROAD zoned C3-1 – COMMERCIAL. The applicant requests the Committee to approve a minor variance to permit a motor vehicle repair facility - commercial motor vehicle whereas By-law 0225-2007, as amended, does not permit a motor vehicle repair facility - commercial motor vehicle use in this instance.

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of a neighbouring property within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca. Please include your name, your address and application number or address of the property you are providing comments on. **To allow all Committee members the opportunity to review and consider your comment in advance of the hearing please submit all comments no later than the Monday before the hearing.**

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A140/19
 7255 Torbram
 Rd.

Scale
 1:2500

North Arrow

Date	2019/03/04
Time	10:41:21 AM
Map	NML
Comment	

Bentley
 Building Information

Amended Notice and Revised Hearing Date



MISSISSAUGA

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 44/19
Ward 4

The Committee has set **Thursday April 11, 2019 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

ADRIANO MACCARONE is the owner of **4103 CHELMSFORD COURT** zoned **RM1-3 - Residential**. The applicant requests the Committee to approve a minor variance to allow the existing driveway to remain on the subject property proposing:

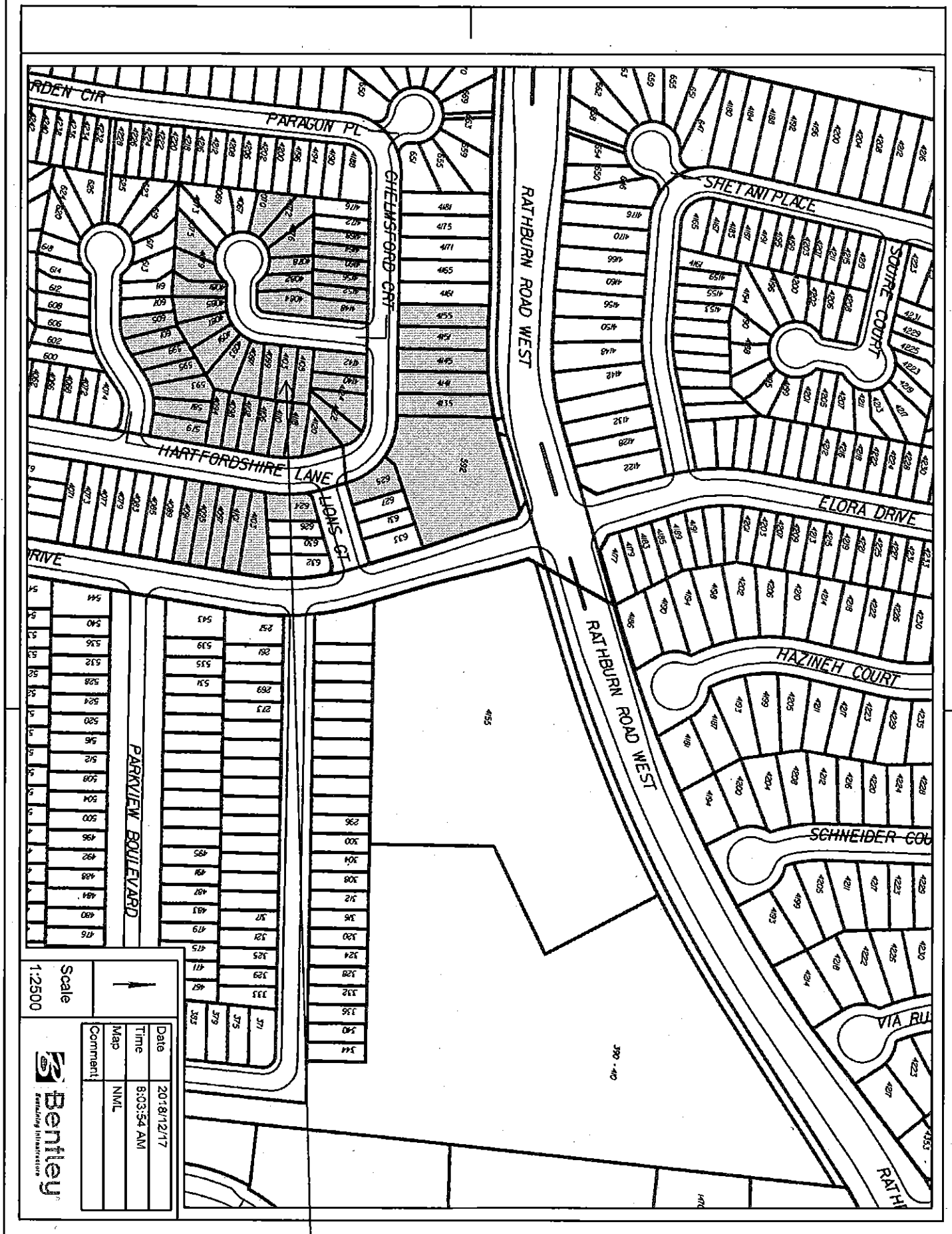
1. A driveway width of **6.20m (approx. 27.6ft)** whereas **By-law 0225-2007**, as amended, permits a maximum driveway width of **5.2m (approx. 17.1ft)** in this instance; and
2. A landscaped area of **28.65%** of the front yard whereas **By-law 0225-2007**, as amended, requires a minimum landscaped area of **40.0%** in the front yard in this instance.

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A044/19
4103 Chelmsford
Ct.