

Central Planning Authority

Minutes for a meeting of the Central Planning Authority held on May 30, 2007 at 10:30 a.m. in the Conference Room, 1st Floor, Regatta Office Park – Leeward One (formerly Safehaven).

15th Meeting of the Year

CPA/15/07

Mr. Dalkeith Bothwell (Chairman)

Mr. Attlee Bodden (except 2.20 & 2.33)

Mr. Darrell Ebanks

Mr. Lyle R. Frederick (absent)

Mr. Ernley Hurlstone (absent)

Mr. Ray Hydes (arrived at 12:45)

Mr. Trent McCoy (except 2.26)

Mr. Rex Miller

Mr. Arden Parsons

Mr. Eldon Rankin (arrived at 11:30)

Mr. Owen Rankine

Mr. Robert Watler (except 2.12 & 3.3)

Mr. Fred Whittaker (except 2.8)

Mr. Kenneth Ebanks (Executive Secretary) (apologies)

Mr. Ron Sanderson (Acting Executive Secretary)

- 1. Confirmation of Minutes**
- 2. Applications**
- 3. Enforcements**
- 4. Development Plan Matters**
- 5. Planning Appeal Matters**
- 6. Matters from the Director of Planning**
- 7. CPA Members Information/Discussions**

1.0 CONFIRMATION OF MINUTES

1.1 Confirmation of Minutes of CPA/13/07 held on May 16, 2007.

Moved: Trent McCoy
Seconded: Owen Rankine
Confirmed

2.0 APPLICATIONS

CONSENT AGENDA (Item 2. 1 TO 2. 5)

2.1 LARRY THOMPSON Block 15B Parcel 330 Rem 1 (F04-0214) (P07-0533) (\$4,000) (CS)

Application for a three (3) lot subdivision (two (2) residential lots and one (1) road parcel).

FACTS

| | |
|-----------------------|---|
| <i>Location</i> | In George Town off South Church Street and Thompson Drive |
| <i>Zoning</i> | LDR |
| <i>Parcel Size</i> | 2.6800 acres |
| <i>Number of Lots</i> | 2 |

BACKGROUND

July 13, 2005 (CPA/16/05; Item 2.7) - CPA granted planning permission for a two (2) lot subdivision, subject to the following conditions:

- 1) Lot 'A' shall be combined with 15B 207.
- 2) The surveyor's final drawing shall be submitted to the Planning Department for approval prior to the survey being registered.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

- 1) Prior to the subdivision plan being finalized, the following conditions shall be satisfied:
 - a) The final subdivision plan shall indicate a vehicular right-of-way over the subdivision access road in favour of each lot. The final plan must be accompanied with the requisite grant of easement forms detailing the types of easements to be registered.

- b) The access road (s) abutting the proposed lots shall have a minimum of a 30' demarcated road parcel and shall be constructed with asphalt and approved by the Director of Planning prior to the lots being registered. The applicant shall liaise with the Managing Director, National Roads Authority (NRA), at predetermined stages of road construction to ensure compliance with the requisite standards. Failure to do so may render the project unacceptable. Please be advised that the road base shall be constructed to National Roads Authority (NRA) minimum design and construction specifications for subdivision roads. The NRA shall inspect and certify road base construction prior to road surfacing activities.
- c) The Thompson Drive Road parcel shall be combined with the road parcel created by the subdivision of 15B 207 (F07-0232) (P07-0538).
- d) The applicant shall provide water infrastructure for the entire sub-division. The applicant shall submit plans for the water supply system for approval by the Water Authority. The water supply system shall be installed to the Water Authority's specifications, under the Water Authority's supervision. Copies of these specifications are available at the Water Authority's office on Red Gate Road.
- e) The applicant shall request to have the sub-division connected to the Water Authority's public water system. This request will be acted upon after the pipelines on the sub-division have been installed in accordance with the WAC specifications and have passed all specified tests.
- f) The surveyor's final drawing shall be submitted to the Planning Department for approval prior to the survey being registered. The applicant shall notify the Chief Surveyor in writing once survey Kaps have been placed in the ground in order for the survey to complete its authentication process and to thereby initiate lifting of the Parcel Survey Restrictions by the Registrar of Lands.

2.2 LARRY THOMPSON Block 15B Parcel 207 (F07-0232) (P07-0538) (\$15,000) (CS)

Application for a six (6) lot subdivision.

FACTS

| | |
|-----------------------|---|
| <i>Location</i> | Along the western frontage of Walkers Road, across from the George Hicks Campus |
| <i>Zoning</i> | LDR |
| <i>Parcel Size</i> | 5.0100 acres |
| <i>Number of Lots</i> | 6 |

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

- 1) Prior to the subdivision plan being finalized, the following conditions shall be satisfied:
 - a) The final subdivision plan shall indicate a vehicular right-of-way over the subdivision access road in favour of each lot. The final plan must be accompanied with the requisite grant of easement forms detailing the types of easements to be registered.
 - b) The access road (s) abutting the proposed lots shall have a minimum of a 30' demarcated road parcel and shall be constructed with asphalt and approved by the Director of Planning prior to the lots being registered. The applicant shall liaise with the Managing Director, National Roads Authority (NRA), at predetermined stages of road construction to ensure compliance with the requisite standards. Failure to do so may render the project unacceptable. Please be advised that the road base shall be constructed to National Roads Authority (NRA) minimum design and construction specifications for subdivision roads. The NRA shall inspect and certify road base construction prior to road surfacing activities.
 - c) The Thompson Drive Road parcel shall be combined with the road parcel created by the subdivision of 15B 330 Rem 1 (F04-0214) (P07-0533).
 - d) The applicant shall provide water infrastructure for the entire sub-division. The applicant shall submit plans for the water supply system for approval by the Water Authority. The water supply system shall be installed to the Water Authority's specifications, under the Water Authority's supervision. Copies of these specifications are available at the Water Authority's office on Red Gate Road.
 - e) The applicant shall request to have the sub-division connected to the Water Authority's public water system. This request will be acted upon after the pipelines on the sub-division have been installed in accordance with the WAC specifications and have passed all specified tests.
 - f) The surveyor's final drawing shall be submitted to the Planning Department for approval prior to the survey being registered. The applicant shall notify the Chief Surveyor in writing once survey Kaps have been placed in the ground in order for the survey to complete its authentication process and to thereby initiate lifting of the Parcel Survey Restrictions by the Registrar of Lands.

2.3 COLLINS OREMULE Block 69A Parcel 119 (F07-0254) (P07-0611) (\$5,000) (BES)

Application for a two (2) lot subdivision.

FACTS

| | |
|----------------------------|-----------------|
| <i>Location</i> | Queen's Highway |
| <i>Zoning</i> | A/R |
| <i>Notice Requirements</i> | No Objectors |
| <i>Parcel Size</i> | 2.0000 acres |
| <i>Number of Lots</i> | 2 |

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

- 1) A 15-ft truncation shall be provided at the north-western property line.
- 2) The surveyor's final drawing shall be submitted to the Planning Department for approval prior to the survey being registered.

2.4 FORGET ME NOT LTD Block 38E Parcel 5 (F88-0330) (P07-0659) (CS)

Application for modification to delete a condition of approval.

FACTS

| | |
|----------------------------|--|
| <i>Location</i> | Phase III of the Angel Ridge Subdivision |
| <i>Zoning</i> | LDR |
| <i>Notice Requirements</i> | NA |
| <i>Advertisements</i> | NA |
| <i>Current Use</i> | Subdivision |
| <i>Proposed Use</i> | Subdivision |

BACKGROUND

October 5, 1988 (**CPA/21/88; Item 3.3**) - CPA granted planning permission for a phased residential subdivision subject to several conditions, including:

1. "All lots shall be a minimum of 14,520 sq. ft. in size."

Decision: It was resolved that having regard to the Development Plan and other material considerations it is expedient to modify planning permission. Now therefore the Central Planning Authority in pursuance of Section 17 of the Development and Planning Law (2005 Revision) hereby orders that planning permission CPA/21/88; item 3.3 be modified to delete condition 1).

All other conditions of CPA/21/88; item 3.3 remain applicable.

2.5 CRITON HOLDINGS LTD Block 17A Parcel 175 (F07-0239) (P07-0570) (\$5,000) (DE)

Application for a three (3) lot subdivision.

FACTS

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|----------------------------|--|
| <i>Location</i> | Off West Bay Road onto Safe Haven Road/Subdivision on Crighton Drive |
| <i>Zoning</i> | LDR |
| <i>Notice Requirements</i> | No Objectors |
| <i>Parcel Size</i> | 2.7700 acres |
| <i>Number of Lots</i> | 3 |

Decision: It was resolved to grant planning permission, **subject to the following condition:**

- 1) The surveyor’s final drawing shall be submitted to the Planning Department for approval prior to the survey being registered.

2.0 APPLICATIONS
APPEARANCES (Items 2. 6 TO 2. 13)

2. 6 RALEIGH GARDENS LTD Block 23C Parcel 49 (F07-0138) (P07-0240) (P07-0241) (\$960,000) (DE)

Application for a house, garage and swimming pool.

Appearance at 11:30

FACTS

| | |
|--------------------------|------------------------|
| <i>Location</i> | Prospect Point |
| <i>Zoning</i> | BRR |
| <i>Parcel Size</i> | .4300 acres |
| <i>Current Use</i> | Vacant |
| <i>Proposed Use</i> | House, Garage and Pool |
| <i>Building Size</i> | 5,959 sq. ft. |
| <i>Density</i> | 2.3 |
| <i>Allowable Density</i> | 3 |
| <i>Footprint</i> | 2,866 sq. ft. |
| <i>Building Coverage</i> | 15% |
| <i>Proposed Parking</i> | 2 |

BACKGROUND

March 7, 2007 (CPA/07/07 Item 2.32) - it was resolved to adjourn the application and invite the applicant to appear before the Authority to discuss concerns regarding the proposed side setbacks.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

In addition to Building Permit requirements, condition (1) listed below shall be met before a Building Permit can be issued.

- 1) The construction drawings for the proposed swimming pool shall be submitted to the Department of Environmental Health. The applicant shall also submit to the Director of Planning the requisite signed certificate certifying that if the pool is constructed in accordance with the submitted plans it will conform to public health requirements.
- 2) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 3) Unless specifically authorized otherwise in writing by the Planning Department, the development shall be carried out strictly in accordance with the approved plans, which you will receive when all of the above conditions are complied with.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building.**

The applicant is reminded that the finished floor level should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

2.7 ROSS MCDONOUGH Block 15E Parcel 50 (F03-0376) (P07-0133) (P07-0134) (\$90,000) (EJ)

Application for addition to house, swimming pool, equipment storage and cabana.

Appearance at 11:45

FACTS

| | |
|---------------------|--|
| <i>Location</i> | Coconut Drive off Walkers Road. |
| <i>Zoning</i> | LDR |
| <i>Parcel Size</i> | 8,712 sq. ft. |
| <i>Current Use</i> | House |
| <i>Proposed Use</i> | House Addition, Pool, Equipment Storage and Cabana |

| | |
|--------------------------|-------------|
| <i>Building Size</i> | 942 sq. ft. |
| <i>Density</i> | 5 |
| <i>Allowable Density</i> | 3 |
| <i>Footprint</i> | 942 sq. ft. |
| <i>Building Coverage</i> | 43.75% |
| <i>Proposed Parking</i> | 3 |
| <i>Required Parking</i> | 1 |

BACKGROUND

October 9, 2003 - Administrative approval granted for a house addition.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

In addition to Building Permit requirements, condition (1) listed below shall be met before a Building Permit can be issued.

- 1) The construction drawings for the proposed swimming pool shall be submitted to the Department of Environmental Health. The applicant shall also submit to the Director of Planning the requisite signed certificate certifying that if the pool is constructed in accordance with the submitted plans it will conform to public health requirements.
- 2) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 3) Unless specifically authorized otherwise in writing by the Planning Department, the development shall be carried out strictly in accordance with the approved plans, which you will receive when all of the above conditions are complied with.

Additionally, once construction has started, condition (4) shall be complied with before a final Certificate of Occupancy can be issued.

- 4) The existing equipment room shall be removed from the site.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building.**

The applicant is reminded that the finished floor level should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

2. 8 LUCILLE L. FARRINGTON Block 5B Parcel 146 (F06-0280) (P06-0737) (\$84,563) (CS)

Application for an after-the-fact porch and view deck to an existing commercial

building.

An appearance was scheduled at 1:20pm, but the applicant did attend the meeting.

Mr. Fred Whittaker declared a conflict and left the meeting room.

FACTS

| | |
|----------------------------|---|
| <i>Location</i> | On Mollie Hydes Road near the Four Corners intersection, West Bay |
| <i>Zoning</i> | N COM |
| <i>Advertisements</i> | NA |
| <i>Parcel Size</i> | 2,178 sq. ft. |
| <i>Current Use</i> | Vacant Commercial |
| <i>Proposed Use</i> | Snack Bar/Kayak Rent |
| <i>Building Size</i> | 897 sq. ft. |
| <i>Building Coverage</i> | 41% |
| <i>Total Site Coverage</i> | 41% |
| <i>Required Parking</i> | 2 |

BACKGROUND

January 25, 2006 (**CPA/03/06; item 3.2**) - CPA resolved to issue an Enforcement Notice and Stop Notice.

February 21, 2006 - An Enforcement Notice and a Stop Notice were sent by registered mail (CE05-0190).

July 12, 2006 (**CPA/22/06; item 2.18**) - The Authority resolved to adjourn the application to invite the applicant to appear before the Authority to discuss concerns regarding the application.

December 13, 2006 (**CPA/39/06; Item 2.3**) - The applicant was invited to appear before the CPA, but did not show.

The Authority therefore adjourned the application for an after-the-fact porch and view deck in order for the agent to provide additional information. There is no Planning Permission or Building Permit history for the existing 604 square foot commercial building.

March 21, 2007 (**CPA/09/07; Item 2.6**) - The Authority resolved to adjourn the application and invite the applicant to appear before the Authority to discuss concerns with the application. This will be the last opportunity being provided to appear before the CPA on this matter.

Decision: It was resolved to refuse the application, **for the following reasons:**

1. The application does not comply with the minimum parking requirements per Regulation 8 (1) (b) (iv) of the Development and Planning Regulations (2006 Revision) and the Authority is of the opinion that the applicant did not demonstrate any acceptable reasons why the deficient parking scenario should be allowed per Regulation 8(13)(b)
2. The application does not comply with the front or rear setback requirements per Regulation 8 (8) (b) of the Development and Planning Regulations (2006 Revision) and the Authority saw no other reason to allow lesser setbacks.

The Authority wishes to remind the applicant of the right to appeal pursuant to section 48(1) of the Development and Planning Law (2005 Revision). Such appeal shall be made by Notice in writing, and referred to as "Notice of Appeal". It shall be signed by yourself or your attorney-at-law and filed along with the prescribed CI\$50.00 filing fee, in the offices of the Permanent Secretary of District Administration, Planning, Agricultural and Housing within the fourteen (14) day period as stipulated in Section 48(1).

Immediately thereafter the appellant shall serve a copy of the Notice of Appeal on the Director of Planning and on all parties who may have filed objections or been heard at the hearing of the application to which the appeal relates. A copy of the Appeal Rules for the Development and Planning Law may be obtained from the Clerk of the Legislative Assembly.

2. 9 JILL BODDEN Block 1D Parcel 666 (FA85-0166) (P07-0444) (\$311,686) (KB)

Application to convert an existing single-family house into a duplex and a 245.5 sq. ft. addition.

Appearance at 2:20

FACTS

| | |
|--------------------------|---------------------------------------|
| <i>Location</i> | Invicta Drive, Coral Gables, West Bay |
| <i>Zoning</i> | LDR |
| <i>Parcel Size</i> | 18,021 sq. ft. |
| <i>Current Use</i> | Vacant Residence |
| <i>Proposed Use</i> | Duplex |
| <i>Building Size</i> | 3,281 sq. ft. |
| <i>Density</i> | 2.4 |
| <i>Allowable Density</i> | 2 |
| <i>Footprint</i> | 3,281 sq. ft. |
| <i>Building Coverage</i> | 18.2% |
| <i>Proposed Parking</i> | 3 |

BACKGROUND

March 7, 2007 - a Stop Notice was sent to the owner subsequent to numerous complaints made by neighbours regarding the structure being used as apartments.

March 28, 2007 - an application for a duplex was submitted to the Planning Department.

April 30, 2007 - a request for legal advice was sent to the Legal Department in regard to objectors to duplex applications and whether they had legal standing or not. A response has not been received to date.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

In addition to Building Permit requirements, conditions (1-2) listed below shall be met before a Building Permit can be issued.

- 1) The cover of the open cistern must be replaced.
- 2) The existing site debris must be removed to the satisfaction of the Authority.
- 3) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 4) Unless specifically authorized otherwise in writing by the Planning Department, the development shall be carried out strictly in accordance with the approved plans, which you will receive when all of the above conditions are complied with.

Additionally, once construction has started, conditions (5-6) shall be complied with before a final Certificate of Occupancy can be issued.

- 5) The driveway and parking spaces shall be surfaced with asphaltic concrete or equivalent.
- 6) There shall be a maximum of two electrical meters allowed.

The applicant is reminded that the building shall not be converted into a three unit apartment building.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building.**

2. 10 SHAMROCK HEIGHTS DEVELOPMENT Block 28B Parcel 205 (F07-0177) (P07-0422) (\$1,547) (KB)

Application for two (2) after-the-fact signs.

Appearance at 3:20

FACTS

| | |
|----------------------------|--------------------------------------|
| <i>Location</i> | Along Shamrock Road, Spotts Newlands |
| <i>Zoning</i> | LDR |
| <i>Notice Requirements</i> | Objectors |
| <i>Height</i> | 8' |
| <i>Sign Size</i> | 64 sq. ft. |

Decision: It was resolved to grant planning permission, **subject to the following condition:**

- 1) The signs shall be removed from the site no later than November 30, 2007.

2. 11 THERESA HYDES Block 24E Parcel 353 (F95-0366) (P07-0461) (\$105,000) (EJ)

Application for three by three bedroom duplex.

Appearance at 3:50

FACTS

| | |
|--------------------------|-----------------------------|
| <i>Location</i> | Satinwood Drive in Prospect |
| <i>Zoning</i> | LDR |
| <i>Parcel Size</i> | 11,003 sq. ft. |
| <i>Current Use</i> | House |
| <i>Proposed Use</i> | Duplex |
| <i>Building Size</i> | 3,642 sq. ft. |
| <i>Density</i> | 3.95 |
| <i>Allowable Density</i> | 2 |
| <i>Footprint</i> | 972 sq. ft. |
| <i>Building Coverage</i> | 33.1% |
| <i>Proposed Parking</i> | 4 |
| <i>Required Parking</i> | 2 |

BACKGROUND

February 7, 1996 (**CPA/05/96; Item 6.4**) - the Authority granted permission for three (3) apartments on the subject lot.

September 6, 2001 - the Department administratively approved a swimming pool.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

- 1) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 2) Unless specifically authorized otherwise in writing by the Planning Department, the development shall be carried out strictly in accordance with the approved plans, which you will receive when the above condition is complied with.

Additionally, once construction has started, condition (3) shall be complied with before a final Certificate of Occupancy can be issued.

- 3) The driveway and parking spaces shall be surfaced with asphaltic concrete or equivalent.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building**.

The applicant is reminded that the finished floor level should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

2. 12 PHILLIP HYRE Block 22D Parcel 15 (F86-0212) (P07-0408) (BES)

Application for seven (7) apartments.

Appearance at 4:20

Mr. Robert Watler declared a conflict and left the meeting room.

FACTS

| | |
|----------------------------|----------------|
| <i>Location</i> | Selkirk Drive |
| <i>Zoning</i> | LDR |
| <i>Notice Requirements</i> | Objectors |
| <i>Parcel Size</i> | 19,602 sq. ft. |
| <i>Current Use</i> | Vacant |
| <i>Proposed Use</i> | Apartments |
| <i>Building Size</i> | 8,165 sq. ft. |
| <i>Density</i> | 15.5 |
| <i>Allowable Density</i> | 15 |
| <i>Building Coverage</i> | 20.8% |
| <i>Parking Coverage</i> | 18.7% |
| <i>Total Site Coverage</i> | 395% |
| <i>Proposed Parking</i> | 14 |

| | |
|------------------------------------|----|
| <i>Required Handicapped Spaces</i> | 1 |
| <i>Required Parking</i> | 11 |
| <i>Number of Units</i> | 7 |

Decision: It was resolved to adjourn the application, **for the following reason:**

1. The applicant is required to submit revised plans that comply with the maximum apartment density per Regulation 9(8)(c) of the Development and Planning Regulations (2006 revision).

2. 13 NIGUEL & DARNA PARCHMAN Block 28C Parcel 290 (F99-0061) (P06-1461) (\$3,000) (EJ)

Application for an after-the-fact six foot (6ft) wood picket fence.

Appearance at 5:00

FACTS

| | |
|---------------------|-----------------------------|
| <i>Location</i> | Oleander Estate in Savannah |
| <i>Zoning</i> | LDR |
| <i>Parcel Size</i> | .9955 sq. ft. |
| <i>Current Use</i> | House |
| <i>Proposed Use</i> | After-the-Fact Fence |

BACKGROUND

November 15, 2006 (**CPA/36/06; Item 2.32**) – the application was adjourned in order to invite the applicant to appear before the Authority.

April 18, 2007 (**CPA/11/07; Item 2.5**) – the application was adjourned in order to invite the applicant to appear before the Authority.

Decision: It was resolved to grant planning permission, **subject to the following condition:**

- 1) The fence is approved with a height of 6’ for a period of one year only. During that year period the applicant may plant a hedge alongside the fence. At the end of the one year period, the fence shall be reduced in height to a maximum of 4’.

2.0 APPLICATIONS

REGULAR AGENDA (Items 2. 14 TO 2. 32)

2. 14 STEPHEN HANNON Block 15C Parcel 304 (F06-0017) (P06-1437) (\$35,000) (EJ)

Application for a pool and open trellis.

FACTS

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|--------------------------|---------------------------------|
| <i>Location</i> | Off Fairbanks Road, George Town |
| <i>Zoning</i> | MDR |
| <i>Parcel Size</i> | .2600 acres |
| <i>Current Use</i> | House |
| <i>Proposed Use</i> | Pool and Open Trellis |
| <i>Building Size</i> | 2,812 sq. ft. |
| <i>Building Coverage</i> | 24% |
| <i>Proposed Parking</i> | 1 |
| <i>Required Parking</i> | 1 |

BACKGROUND

February 02, 2006 - administrative approval for a three bedroom house was granted on the subject parcel.

February 07, 2007 (**CPA/04/07; Item 2.25**) - the Authority adjourned the application in order for the applicant to obtain letters of consent from the affected parcels.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

In addition to Building Permit requirements, condition (1) listed below shall be met before a Building Permit can be issued.

- 1) The construction drawings for the proposed swimming pool shall be submitted to the Department of Environmental Health. The applicant shall also submit to the Director of Planning the requisite signed certificate certifying that if the pool is constructed in accordance with the submitted plans it will conform to public health requirements.
- 2) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 3) Unless specifically authorized otherwise in writing by the Planning Department, the development shall be carried out strictly in accordance with

the approved plans, which you will receive when all of the above conditions are complied with.

2. 15 MR & MRS WILLIAMS Block 24E Parcel 468 (F99-0002) (P06-1554) (P06-1553) (\$28,000) (EJ)

Application for setback variance for swimming pool and gazebo.

FACTS

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|--------------------------|-------------------------------------|
| <i>Location</i> | Swansong Crescent in Patrick Island |
| <i>Zoning</i> | LDR |
| <i>Parcel Size</i> | .4329 acres |
| <i>Current Use</i> | House |
| <i>Proposed Use</i> | Swimming Pool and Gazebo |
| <i>Density</i> | 2.31 |
| <i>Allowable Density</i> | 3 |

BACKGROUND

April 6, 1999 - the subject parcel was granted permission for a three bedroom house.

January 24, 2007 (**CPA/02/07; Item 2.20**) - the Authority adjourned the application in order for the applicant to receive the required letters of consent from the affected parcels.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

In addition to Building Permit requirements, condition (1) listed below shall be met before a Building Permit can be issued.

- 1) The construction drawings for the proposed swimming pool shall be submitted to the Department of Environmental Health. The applicant shall also submit to the Director of Planning the requisite signed certificate certifying that if the pool is constructed in accordance with the submitted plans it will conform to public health requirements.
- 2) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 3) Unless specifically authorized otherwise in writing by the Planning Department, the development shall be carried out strictly in accordance with the approved plans, which you will receive when all of the above conditions are complied with.

2. 16 ETHEL FORBES Block 59A Parcel 97 (F06-0159) (P07-0516) (\$343,580) (DE)

Application to modify planning permission (add another apartment unit and change the site design).

FACTS

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|------------------------------------|---|
| <i>Location</i> | Off Frank Sound Road next to the C.U.C Sub-Station, in North Side |
| <i>Zoning</i> | LDR |
| <i>Notice Requirements</i> | No Objectors |
| <i>Advertisements</i> | NA |
| <i>Parcel Size</i> | .4500 acres |
| <i>Current Use</i> | Vacant |
| <i>Proposed Use</i> | Apartments |
| <i>Building Size</i> | 2,009 sq. ft. |
| <i>Density</i> | 11 |
| <i>Building Coverage</i> | 22% |
| <i>Proposed Handicapped Spaces</i> | 1 |
| <i>Proposed Parking</i> | 10 |
| <i>Required Handicapped Spaces</i> | 1 |
| <i>Required Parking</i> | 10 |

BACKGROUND

May 17, 2006 (**CPA/15/06; Item 2.24**) - The Authority resolved to adjourn the application to invite the applicant to appear before the Authority to discuss concerns regarding building design and road access.

June 14, 2006 (**CPA/19/06; Item 2.36**) - it was resolved to adjourn the application, for the following reason:

1. The applicant shall submit a revised site plan showing a properly functioning parking area.

June 28, 2006 (**CPA/21/06; Item 2.16**) - it was resolved to grant planning permission for four (4) apartments

Decision: It was resolved to adjourn the application, **for the following reasons:**

1. The applicant is required to submit a revised site plan that provides for a properly functioning driveway and parking area. As currently designed, the

driveway aisle is not wide enough to accommodate vehicles reversing out of the angled parking spaces.

2. The applicant is advised that should the revised site layout retain access to the public road along the southern boundary, then that portion of the public road from the subject site to Frank Sound Road must be improved.

2. 17 MARK WIEDERKEHR Block 5B Parcel 193 (FA83-0261) (P07-0585) (P07-0586) (\$1,000,000) (DE)

Application for a house addition and pool.

FACTS

| | |
|--------------------------|---|
| <i>Location</i> | Off Northwest Point Road across from the Wesleyan Holiness Church |
| <i>Zoning</i> | BRR |
| <i>Parcel Size</i> | .4000 acres |
| <i>Current Use</i> | Houses |
| <i>Proposed Use</i> | House |
| <i>Building Size</i> | 5,026 sq. ft. |
| <i>Density</i> | 2.5 |
| <i>Allowable Density</i> | 4 |
| <i>Building Coverage</i> | 18.3% |
| <i>Proposed Parking</i> | 2 |
| <i>Required Parking</i> | 3 |

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

In addition to Building Permit requirements, conditions (1-2) listed below shall be met before a Building Permit can be issued.

- 1) The applicant shall submit site cross-section illustrating the proposed heights of the existing and proposed retaining walls. The heights shall be deemed acceptable by the Director of Planning. The applicant is also required to provide details of how sea surge can drain back to the sea through the retaining walls.
- 2) The construction drawings for the proposed swimming pool shall be submitted to the Department of Environmental Health. The applicant shall also submit to the Director of Planning the requisite signed certificate certifying that if the pool is constructed in accordance with the submitted plans it will conform to public health requirements.

- 3) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 4) Unless specifically authorized otherwise in writing by the Planning Department, the development shall be carried out strictly in accordance with the approved plans, which you will receive when all of the above conditions are complied with.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building.**

The applicant is reminded that the finished floor level should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

2. 18 GRACE & URIAH ROSE Block 1C Parcel 237 (F01-0166) (P07-0596) (\$208,633) (DE)

Application for a duplex addition to unit #1 (main house).

FACTS

| | |
|--------------------------|---|
| <i>Location</i> | Off Watercourse Road on Knolls Crescent, West Bay |
| <i>Zoning</i> | HDR |
| <i>Parcel Size</i> | 7,914 sq. ft. |
| <i>Current Use</i> | Duplex |
| <i>Proposed Use</i> | Duplex Addition |
| <i>Building Size</i> | 671 sq. ft. |
| <i>Footprint</i> | 1,853 sq. ft. |
| <i>Building Coverage</i> | 23% |
| <i>Proposed Parking</i> | 2 |
| <i>Required Parking</i> | 3 |

BACKGROUND

June 1, 2001 - the original house was approved administratively.

August 22, 2001 - it was resolved to issue an Enforcement Notice for the illegal structure, for the following reasons:

1. Planning permission is required for this development according to Section 16 of the Development and Planning Law (1999 Revision),
2. The Planning Department has not received any application for the illegal structure from agent or applicant since the warning letter was issued on July 20th 2001.
3. The development will detract from the amenity of the area.

September 12, 2001 - the application was adjourned for the following reason:

1. Additional information is required, including clarification on the number of structures on site, whether previously approved house has been started, and confirmation of the accuracy of the site plan versus what is on the ground.

September 19, 2001 the application was adjourned for the following reason:

1. It was determined that the building does not constitute a duplex and as a result the lot size is insufficient for two houses. In addition, there was concern that the existing building is substandard.

October 3, 2001 (**CPA/31/01; Item 5.14 (c)**) - It was resolved to adjourn the application for the Central Planning Authority to conduct a site visit.

October 10, 2001 - the Authority conducted a site visit and resolved to grant planning permission for one (1) year.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

- 1) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 2) Unless specifically authorized otherwise in writing by the Planning Department, the development shall be carried out strictly in accordance with the approved plans, which you will receive when the above condition is complied with.

Additionally, once construction has started, **condition (3)** shall be complied with before a final Certificate of Occupancy can be issued.

- 3) The wooden dwelling unit to the rear of the property shall be removed..

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building.**

The applicant is reminded that the finished floor level should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

2. 19 ANDRE YATES Block 38E Parcel 35 (F07-0251) (P07-0623) (\$350,000) (KB)

Application for a three-story duplex with a total of four (4) bedrooms and two (2) offices.

FACTS

| | |
|--------------------|--------------------------|
| <i>Location</i> | Twig Drive, Lower Valley |
| <i>Zoning</i> | LDR |
| <i>Parcel Size</i> | 10,890 sq. ft. |

| | |
|--------------------------|---------------|
| <i>Current Use</i> | Vacant |
| <i>Proposed Use</i> | Duplex |
| <i>Building Size</i> | 3,240 sq. ft. |
| <i>Density</i> | 4 |
| <i>Allowable Density</i> | 2 |
| <i>Footprint</i> | 1,620 sq. ft. |
| <i>Building Coverage</i> | 15% |
| <i>Proposed Parking</i> | 2 |
| <i>Required Parking</i> | 2 |

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

- 1) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 2) Unless specifically authorized otherwise in writing by the Planning Department, the development shall be carried out strictly in accordance with the approved plans, which you will receive when the above condition is complied with.

Additionally, once construction has started, condition (3) shall be complied with before a final Certificate of Occupancy can be issued.

- 3) The driveway and parking spaces shall be surfaced with asphaltic concrete or equivalent.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building**.

The applicant is reminded that the finished floor level should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

2. 20 AUTOHAUS Block 20B Parcel 254 (F97-0229) (P06-1473) (\$20,000) (CS)

Application for two (2) double-faced signs.

Mr. Attlee Boddan declared a conflict and left the meeting room.

FACTS

| | |
|----------------------------|--|
| <i>Location</i> | At the northwest corner of Dorcy Drive and MacLendon Drive |
| <i>Zoning</i> | N COM |
| <i>Notice Requirements</i> | No Objectors |

Height 13'-3"

BACKGROUND

May 30, 2001 (CPA/18/01; item 6.02) - The Authority granted planning permission for a garage addition.

November 10, 2004 - CPA adjourned an application for four signs.

March 22, 2006 (CPA/09/06; item 2.15) CPA granted planning modification for a parking lot.

November 15, 2006 (CPA/36/06; Item 2.21) - CPA resolved to adjourn the application for two signs and require the applicant to submit revised drawings showing the signs reduced in size so that there is a 6' clearance between the bottom of the signs and the ground.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

- 1) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 2) Unless specifically authorized otherwise in writing by the Planning Department, the development shall be carried out strictly in accordance with the approved plans, which you will receive when the above condition is complied with.

2. 21 MARVA & PETER GIBBS Block 31A Parcel 27 (FA95-0021) (P07-0411) (\$472,000) (DE)

Application for a duplex.

FACTS

| | |
|--------------------------|---|
| <i>Location</i> | Rackley Boulevard East, North Sound Estates, Savannah |
| <i>Zoning</i> | AGR |
| <i>Current Use</i> | House |
| <i>Proposed Use</i> | Duplex |
| <i>Building Size</i> | 3,776 sq. ft. |
| <i>Allowable Density</i> | 3 |
| <i>Footprint</i> | 1,888 sq. ft. |
| <i>Building Coverage</i> | .28% |
| <i>Proposed Parking</i> | 4 |
| <i>Required Parking</i> | 4 |

Decision: It was resolved to adjourn the application, **for the following reason:**

1. The applicant is required to submit revised elevation drawings that provide for a hip or gable roof design that is consistent with other residential buildings in the surrounding area.

2. 22 HARTWELL WOOD Block 53A Parcel 37 (F07-0216) (P07-0486) (\$8,000) (DE)

Application for an after-the-fact addition to an existing restaurant.

FACTS

| | |
|------------------------------------|-----------------------------|
| <i>Location</i> | North Side Road, North Side |
| <i>Zoning</i> | N COM |
| <i>Notice Requirements</i> | No Objectors |
| <i>Advertisements</i> | NA |
| <i>Parcel Size</i> | .2000 acres |
| <i>Current Use</i> | Restaurant |
| <i>Proposed Use</i> | Walk-In Freezer/Storage |
| <i>Building Size</i> | 123 sq. ft. |
| <i>Building Coverage</i> | 42.87% |
| <i>Existing Parking</i> | 12 |
| <i>Proposed Handicapped Spaces</i> | 1 |
| <i>Required Handicapped Spaces</i> | 1 |
| <i>Required Parking</i> | 13 |

BACKGROUND

October 3, 2006 - the CPA and the Department issued an Enforcement Notice

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

- 1) The applicant is required to obtain a Building Permit from the Chief Building Control Officer.
- 2) The walk-in coolers must be screened from the road with a fence material deemed to be acceptable by the Director of Planning. Should the screen/fencing require a gate then it must be designed to swing inward, away from the road.

2. 23 DMW LTD Block 12E Parcel 60 Rem 3 (F02-0199) (P07-0517) (\$66,600) (BES)

Application for addition to commercial building.

FACTS

| | |
|----------------------------|--|
| <i>Location</i> | Deans Carpet Cleaning on West Bay Road |
| <i>Zoning</i> | N COM |
| <i>Notice Requirements</i> | No Objectors |
| <i>Proposed Use</i> | Addition to Commercial Building |
| <i>Building Size</i> | 1,110 sq. ft. |
| <i>Site Coverage</i> | 4.8% |
| <i>Parking Required</i> | 7 |
| <i>Parking Proposed</i> | 10 |

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

Conditions (1-3) listed below shall be met before building permit drawings can be submitted to the Building Control Unit.

- 1) The applicant shall submit revised elevation drawings showing the addition of architectural embellishments to the satisfaction of the Director of Planning.
- 2) The applicant shall submit a revised site plan showing the location of a mechanically serviced on-site solid waste facility in accordance with the requirements of the Chief Environmental Health Officer.
- 3) The applicant shall submit a landscape plan which shall be subject to review and approval by the Director of Planning.
- 4) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 5) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans which you will receive when all of the above conditions are complied with.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building.**

Provision shall be made for the **removal of solid waste**, including **construction and demolition waste**, from the site on a regular basis during the construction period.

The applicant shall provide adequate number of **sanitary facilities during the construction stage.**

The applicant is reminded that the proposed development is subject to compliance

with the Public Health Law, Fire Brigade Law, Water Authority Law and Roads Law.

2. 24 BUEL BRAGGS Block 31A Parcel 33 (F07-0231) (P07-0537) (\$15,000) (CS)

Application for fifteen (15) residential lots, three (3) LPP parcels and one (1) road parcel.

FACTS

| | |
|----------------------------|------------------------------------|
| <i>Location</i> | In Lower Valley off Fig Tree Drive |
| <i>Zoning</i> | LDR |
| <i>Notice Requirements</i> | No Objectors |
| <i>Parcel Size</i> | 5.9200 acres |
| <i>Number of Lots</i> | 19 |

Decision: It was resolved to adjourn the application, **for the following reason:**

1. The applicant is requested to clarify the reasoning for the location of the proposed LPP and to advise whether they would be amenable to relocating it in accordance with the comments from the Department of Environment.

2. 25 TESHIA DIXON Block 59A Parcel 16 (FA89-0455) (P07-0575) (CS)

Application for modification for the site design of an approved nine (9) lot subdivision.

FACTS

| | |
|--------------------|--|
| <i>Location</i> | Off Frank Sound Road, north of Lariat Road |
| <i>Zoning</i> | LDR |
| <i>Parcel Size</i> | 3.2500 acres |

BACKGROUND

November 1, 2006 (**CPA/34/06; Item 2.21**) - The Authority granted planning permission for a nine (9) lot subdivision.

Decision: It was resolved that having regard to the Development Plan and other material considerations it is expedient to modify planning permission. Now therefore the Central Planning Authority in pursuance of Section 17 of the Development and Planning Law (2005 Revision) hereby orders that planning permission CPA/34/06; item 2.21 be modified to allow the revised lot layout shown as option 2.

All other conditions of CPA/34/06; item 2.21 remain applicable.

2. 26 CLETA BODDINGTON Block 27D Parcel 238 (F07-0249) (P07-0592) (\$3,000) (DE)

Application for three (3) open land strata lot subdivision.

Mr. Trent McCoy declared a conflict and left the meeting room.

FACTS

Location Off Hirst Road Savannah into North Sound Estates Subdivision onto Farrell Road and Trevor Close

Zoning **LDR**

Notice Requirements No Objectors

Parcel Size .3546 acres

Number of Lots 3

BACKGROUND

January 17, 2001 - A duplex was approved by the Central Planning Authority. September 21, 2005 (**CPA/22/05; Item 2.7**) - it was resolved to grant planning permission, subject to the following conditions:

- 1) Lot B shall be granted a vehicular right-of-way over Block 27D Parcel 207.
- 2) The surveyor's final drawing shall be submitted to the Planning Department for approval prior to the survey being registered.

Decision: It was resolved to grant planning permission, **subject to the following condition:**

- 1) The surveyor's final drawing shall be submitted to the Planning Department for approval prior to the survey being registered.

2. 27 DAVID FREDERICK Block 25C Parcel 91 (FA81-0061) (P07-0620) (KB)

Application for modification to a previously approved seven lot subdivision to reduce the number of lots to four.

FACTS

Location Raven Avenue, Spotts

Zoning **LDR**

Notice Requirements No Objectors

Advertisements NA

Parcel Size 2.0200 acres

| | |
|----------------------|----------------|
| <i>Current Use</i> | Residential |
| <i>Proposed Use</i> | Residential |
| <i>Building Size</i> | 87,991 sq. ft. |
| <i>Density</i> | 1.5 |

BACKGROUND

In 1981, a house was approved for this parcel.

April 18, 2007 (**CPA/11/07; Item 2.18**) - the Authority granted planning permission for a seven (7) lot subdivision.

Decision: It was resolved that having regard to the Development Plan and other material considerations it is expedient to modify planning permission. Now therefore the Central Planning Authority in pursuance of Section 17 of the Development and Planning Law (2005 Revision) hereby orders that planning permission CPA/11/07; item 2.18 be modified to reduce the number of lots to four and to replace all the previous conditions of approval with the following conditions:

- 1) Proposed lot four shall be combined with the adjacent road parcel.
- 2) The surveyor’s final drawing shall be submitted to the Planning Department for approval prior to the survey being registered.

2. 28 SHERVINE BOUVILLE Block 27C Parcel 805 (F04-0171) (P07-0649) (\$280,000) (EJ)

Application for setback variance for proposed two-storey three (3) bedroom house.

FACTS

| | |
|--------------------------|--------------------------------------|
| <i>Location</i> | Windward Road in North Sound Estates |
| <i>Zoning</i> | LDR |
| <i>Parcel Size</i> | 11,508 acres |
| <i>Current Use</i> | Vacant |
| <i>Proposed Use</i> | House |
| <i>Building Size</i> | 3,290 sq. ft. |
| <i>Density</i> | 3.78 |
| <i>Allowable Density</i> | 3 |
| <i>Footprint</i> | 2,560 sq. ft. |
| <i>Building Coverage</i> | 22.25% |
| <i>Proposed Parking</i> | 2 |

BACKGROUND

April 20, 2004 - the subject parcel was granted administrative approval for a three (3) bedroom house.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

- 1) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 2) Unless specifically authorized otherwise in writing by the Planning Department, the development shall be carried out strictly in accordance with the approved plans, which you will receive when the above condition is complied with.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building.**

The applicant is reminded that the finished floor level should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

2. 29 ERNA JANE EBANKS Block 3D Parcel 72 (F07-0266) (P07-0660) (\$12,000) (DE)

Application for a duplex.

FACTS

| | |
|--------------------------|---|
| <i>Location</i> | Conch Point Road and Starlet Crescent, West Bay |
| <i>Zoning</i> | LDR |
| <i>Parcel Size</i> | .2668 acres |
| <i>Current Use</i> | House |
| <i>Proposed Use</i> | Duplex |
| <i>Building Size</i> | 1,595 sq. ft. |
| <i>Density</i> | 1 |
| <i>Allowable Density</i> | 1 |
| <i>Footprint</i> | 1,595 sq. ft. |
| <i>Building Coverage</i> | 13% |
| <i>Proposed Parking</i> | 2 |
| <i>Required Parking</i> | 3 |

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

- 1) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 2) Unless specifically authorized otherwise in writing by the Planning Department, the development shall be carried out strictly in accordance with the approved plans, which you will receive when the above condition is complied with.

Additionally, once construction has started, condition (3) shall be complied with before a final Certificate of Occupancy can be issued.

- 3) The driveway and parking spaces shall be surfaced with asphaltic concrete or equivalent.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building.**

The applicant is reminded that the finished floor level should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

2. 30 EDWARD BODDEN Block OPY Parcel 31 (FA87-0275) (P07-0661) (BES)

Application for change-of-use from retail to coffee shop.

FACTS

| | |
|----------------------|---|
| <i>Location</i> | McDonald Square Building next to the Town Hall, George Town |
| <i>Zoning</i> | G COM |
| <i>Building Size</i> | 350 sq. ft. |

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

- 1) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 2) Unless specifically authorized otherwise in writing by the Planning Department, the development shall be carried out strictly in accordance with the approved plans, which you will receive when the above condition is complied with.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building.**

2. 31 CHARLES & DONALD WATLER Block 15C Parcel 313 (F06-0142) (P07-0677) (P06-0351) (CS)

Application to modify planning permission.

FACTS

| | |
|-----------------------|----------------------------------|
| <i>Location</i> | On Fairbanks Road in South Sound |
| <i>Zoning</i> | MDR |
| <i>Advertisements</i> | NA |
| <i>Parcel Size</i> | 33,541 sq. ft. |

BACKGROUND

April 19, 2006 (**CPA/13/06; Item 2.21**) - CPA granted planning permission for thirteen (13) apartments.

April 11, 2007 (**CPA/10/07; Item 2.24**) - CPA modified planning permission to allow a pool, cabana, and modifications to the perimeter wall and elevations.

Decision: It was resolved to modify planning permission to allow the Certificate of Occupancy for Phase I to be issued provided the parking area and driveway is paved from the main road up to the point where the Phase I driveway connects to the Phase II parking area. All other applicable conditions of approval must also be complied with before a Certificate of Occupancy can be issued.

2. 32 JAY NEWSOME Block 20B Parcel 103 (F99-0190) (P07-0702) (CS)

Application to add a mezzanine level in two of the storage warehouse units.

FACTS

| | |
|----------------------------|-----------------------------------|
| <i>Location</i> | Off Industrial Way in George Town |
| <i>Zoning</i> | LI |
| <i>Notice Requirements</i> | NA |
| <i>Advertisements</i> | NA |
| <i>Parcel Size</i> | 1.1500 acres |
| <i>Current Use</i> | Warehouse/Commercial |
| <i>Proposed Use</i> | Warehouse/Commercial |
| <i>Building Size</i> | 2,000 sq. ft. |
| <i>Existing Parking</i> | 30 |
| <i>Proposed Parking</i> | 30 |
| <i>Required Parking</i> | 32 |

BACKGROUND

February 10, 2004 (**CPA/03/04; Item 3.04**) - CPA granted planning permission for one warehouse building and one commercial building.

Decision: It was resolved to adjourn the application and invite the applicant to appear before the Authority to discuss concerns regarding the intended use of the second floor area and the lack of two additional parking spaces.

2. 33 BODDEN HOLDINGS LTD Block 15B Parcel 4 (FA80-0106) (P07-0531) (KB)

Application a canopy.

Mr. Attlee Bodden declared a conflict and left the meeting room.

FACTS

| | |
|----------------------------|---------------------------|
| <i>Location</i> | Walkers Road, South Sound |
| <i>Zoning</i> | N COM |
| <i>Notice Requirements</i> | No Objectors |
| <i>Advertisements</i> | NA |
| <i>Parcel Size</i> | 2.0900 acres |
| <i>Current Use</i> | Gas Tank Farm |
| <i>Proposed Use</i> | Same |
| <i>Building Size</i> | 1,575 sq. ft. |
| <i>Existing Parking</i> | 6 |

BACKGROUND

CPA/01/03 - January 8, 2003 - The Authority adjourned the application for the following reason:

1. The current Quantitative Risk Management (QRA) shall be expanded to incorporate the present proposal. The additional cost shall be borne by Home Gas Ltd. with Government retaining control and direction of the assessment.

CPA/19/06 - June 14, 2006 - The Authority adjourned the application for the following reasons:

1. The applicant shall re-notify all of the adjacent land owners within a 300' radius of the perimeter of the subject lands.
2. To provide more opportunity for the Authority's members to consider the application.

CPA/26/06 - August 9, 2006 - The Authority granted planning permission for buried liquid propane gas tanks and a new filling platform.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

- 1) The applicant is required to obtain the necessary approvals from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 2) Unless specifically authorized otherwise in writing by the Planning Department, the development shall be carried out strictly in accordance with the approved plans, which you will receive when the above condition is complied with.

2. 34 GOAP 14CJ Parcel 166 (F07-0186) (P07-0735) (BS)

Application for modification of planning permission.

BACKGROUND

CPA/12/07 - Approval granted for a parking lot

Decision: It was resolved to adhere to planning permission CPA/12/07; item 2.33.

3.0 ENFORCEMENTS

3.1 HENRIETTA EBANKS & PAULETTE LAMONT Block 4E Parcel 228 (CE06-0278) (KS)

Illegal construction of structures and the construction of additions to an existing building.

FACTS

Location

Northwest corner of West Church Street and Gunters Link, West Bay

Zoning

HDR

BACKGROUND

(CPA/32/94; Item 6.6) - CPA granted planning permission for an after-the-fact one (1) bedroom house.

(CPA/02/99; Item 6.04) - CPA granted planning permission for an after-the-fact extension to a house.

(CPA/25/01; Item 5.06(c)) - CPA resolved to issue a Stop Notice effective August 17, 2001 for an after-the-fact addition to a duplex.

Decision: It was resolved to authorise the issuance of an Enforcement Notice in accordance with Section 18 of the Development and Planning Law (2005 Revisions). Enforcement Notice to take effect at the end of the period of 28 days from the date of service and compliance with the Enforcement Notice to be completed within the period of 60 days from the date when the Notice takes effect, subject to the provisions of Section 18(5) and (6) of the law.

3.2 CARLOS RODAS Block 22E Parcel 88 (CE06-0354) (KS)

Illegal conversion of a duplex into four apartments.

FACTS

Location Marigold Court near Tropical Gardens Road, George Town

Zoning **MDR**

BACKGROUND

(CPA/32/94; Item 6.6) - CPA granted planning permission for an after-the-fact one (1) bedroom house.

(CPA/02/99; Item 6.04) - CPA granted planning permission for an after-the-fact extension to a house.

(CPA/25/01; Item 5.06(c)) - CPA resolved to issue a Stop Notice effective August 17, 2001 for an after-the-fact addition to a duplex.

Decision: It was resolved to authorise the issuance of an Enforcement Notice in accordance with Section 18 of the Development and Planning Law (2005 Revisions). Enforcement Notice to take effect at the end of the period of 28 days from the date of service and compliance with the Enforcement Notice to be completed within the period of 60 days from the date when the Notice takes effect, subject to the provisions of Section 18(5) and (6) of the law.

3.3 STEPHANIE MCLEAN Block 76B Parcel 11 (CE07-0057) (CS)

Illegal clearing of land.

Mr. Robert Watler declared a conflict and left the meeting room.

FACTS

Location Sea View Road near the East End Post Office

Zoning **MDR**

BACKGROUND

There is no planning background for this property. There is an existing house on the site.

Decision: It was resolved that an Enforcement Notice would not be issued.

4.0 DEVELOPMENT PLAN MATTERS

4.1 BENJAMIN A. WRIGHT Block 13E Parcel 42 Rem 2 (RZ07-0002) (MS)

Application to change the zoning on approximately 6.06 acres from High Density Residential to General Commercial.

Appearance at 2:50

FACTS

| | |
|---------------------|--|
| <i>Location</i> | Northeast of the Eastern Avenue/West Bay Road Intersection, just east of Helen Drive |
| <i>Zoning</i> | HDR |
| <i>Existing Use</i> | Vacant |
| <i>Parcel Size</i> | 6.06 acres |

BACKGROUND

The applicant submitted an application for a rezoning of this vacant High Density Residential parcel to General Commercial. The site is located northeast of the intersection of Eastern Avenue and West Bay Road, just off Helen Drive. The site has been approved for some excavation and land clearing work. A potential gravel driveway and/or road has been put on the site. No building applications have been submitted for the site.

The site is surrounded by single and multi-family residences on all sides. However, the north-western border of the parcel borders parcel 13E88, which is zoned General Commercial.

Decision: It was resolved to adjourn the application at the applicant's request.

The applicant advised the Authority that additional time was required to resolve property access issues. Accordingly, the application will be put on hold for a period of up to two years. Should the applicant choose to re-activate the application within that time period, you may do so by submitting a letter to the Director of Planning and any supplemental information that may be relevant to the application. A new application fee will not be required.

Should the application not be re-activated by June 5, 2009, the file will be closed.

5.0 PLANNING APPEAL MATTERS

6.0 MATTERS FROM THE DIRECTOR OF PLANNING

6.1 DANIEL SPENCER BENNETT Block 9A Parcel 264 (DE)

Request to revoke Enforcement Notice.

Appearance at 5:10pm.

Decision: It was resolved to revoke the Enforcement Notice which was issued under the authorization of the Central Planning Authority at its meeting of March 7, 2007.

7.0 CPA MEMBERS INFORMATION/DISCUSSIONS