

# Central Planning Authority

**Minutes** for a meeting of the Central Planning Authority held on January 16, 2008 at 11:00 in the Conference Room, 1<sup>st</sup> Floor, Regatta Office Park – Leeward One (formerly Safehaven).

**2<sup>nd</sup> Meeting of the Year**

**CPA/02/08**

**Mr. Dalkeith Bothwell (Chairman)**

**Mr. Attlee Bodden (except 2.3)**

**Mr. Darrell Ebanks**

**Mr. Ernley Hurlstone (absent)**

**Mr. Ray Hydes (absent)**

**Mr. Arek Joseph (absent)**

**Mr. Trent McCoy**

**Mr. Rex Miller**

**Mr. Arden Parsons (except 2.3)**

**Mr. Eldon Rankin**

**Mr. Owen Rankine**

**Mr. Robert Watler (absent)**

**Mr. Fred Whittaker**

**Mr. Kenneth Ebanks (Executive Secretary) (except for site visits)**

**Mr. Haroon Pandohie (Assistant Director of Planning (PD)) (except for site visits)**

**Mr. Mark Schnauffer (Planning Officer (PD)) (except for site visits)**

**Ms. Kristen Smith (Planning Assistant (PD)) (except for site visits)**

**Mr. Ron Sanderson (Assistant Director of Planning (CP)) (item 2.01 and site visits only)**

- 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

## 2.0 APPLICATIONS

### 2.1 **GRAHAM BAXTER Block 10A Parcel 77 (F06-0127) (P07-1574) (\$86,310) (KB)**

Application for modification to planning permission to add a second story addition to the existing detached garage to be used as a guest room.

#### **FACTS**

<i>Location</i>	Yacht Drive off West Bay Road
<i>Zoning</i>	<b>H/T</b>
<i>Parcel Size</i>	17,023 sq. ft.
<i>Current Use</i>	Residence
<i>Proposed Use</i>	Residence
<i>Building Size</i>	595 sq. ft.
<i>Density</i>	2.5
<i>Building Coverage</i>	18%
<i>Total Site Coverage</i>	18%
<i>Existing Parking</i>	2
<i>Required Parking</i>	1

#### **BACKGROUND**

**March 31, 2006** - a four-bedroom house with pool and boat dock was approved administratively.

**November 17, 2006** - a modification to reduce floor area and add a detached garage was approved administratively.

**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 be modified to allow a second storey addition to the garage, **subject to the following condition:**

- 1) The applicant is required to submit a revised site plan showing the garage setback a minimum of 15 feet from Block 10A Parcel 78.

**2. 2 FRANK HALL HOMES Block 27D Parcel 23 (F05-0192) (BS)**

**Mr. Trent McCoy declared a conflict and was not present in the meeting when the decision was rendered.**

**Decision:** It was resolved that the applicant had complied with condition 2) b), but the applicant must correct the construction of the drain wells in accordance with NRA specifications. On this basis, staff are directed to send the necessary correspondence to the applicant advising that the restrictions on the land registers can be released and that certificates of occupancy for the houses may be issued, provided all other Building Control Unit matter have been resolved.

**2. 3 TREVOR MILLER Block 25C Parcel 154 (FA91-0057) (P06-1291) (\$230,000) (EJ)**

Application for after-the-fact house addition.

**Mr. Arden Parsons and Mr. Attlee Boddan declared conflicts and were not present when the decision was rendered.**

**FACTS**

<i>Location</i>	Flintstone Drive
<i>Zoning</i>	<b>LDR</b>
<i>Parcel Size</i>	112,384 sq. ft.
<i>Current Use</i>	House, Shed and Carpark
<i>Proposed Use</i>	After-the-Fact House Addition
<i>Building Size</i>	2,450 sq. ft.
<i>Density</i>	.38
<i>Allowable Density</i>	3
<i>Footprint</i>	250 sq. ft.
<i>Building Coverage</i>	4.7%
<i>Proposed Parking</i>	2
<i>Required Parking</i>	1

**BACKGROUND**

Original file not available to planner at the time of this write-up.

**Decision:** It was resolved to grant planning permission for the after-the-fact house addition, **subject to the following conditions:**

- 1) The applicant is required to obtain a Building Permit from the Chief Building Control Officer.

- 2) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans.

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].

**2.4 MARIE E. BERRY Block 14D Parcel 387 (FA82-0332) (P07-1182) (\$31,292) (CS)**

Application for two (2) after-the-fact apartments and an after-the-fact shed.

**FACTS**

<i>Location</i>	In George Town South off Templewood Street
<i>Zoning</i>	<b>HDR</b>
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	6,969 sq. ft.
<i>Current Use</i>	Apartments (After-the- Fact)
<i>Proposed Use</i>	Apartments
<i>Building Size</i>	2,752 sq. ft.
<i>Density</i>	25
<i>Allowable Density</i>	25
<i>Footprint</i>	2,751.8 sq. ft.
<i>Building Coverage</i>	39.5%
<i>Proposed Parking</i>	6
<i>Required Parking</i>	4
<i>Number of Units</i>	4

**BACKGROUND**

**May 1995** - The Department approved a house.

December 27, 2006 (**CE06-0066**) - An enforcement notice was issued for an addition to an existing building, construction of two structures and the erection of a fence over 3'-6" tall.

November 14, 2007 (**CPA/33/07; Item 2.17**) - The Authority resolved to adjourn the application and invite the applicant to appear before the Authority to discuss concerns regarding the lot size, setbacks and density.

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

- 1) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans.

**3.0 ENFORCEMENTS**

**4.0 DEVELOPMENT PLAN MATTERS**

**5.0 PLANNING APPEAL MATTERS**

**6.0 MATTERS FROM THE DIRECTOR OF PLANNING**

**7.0 CPA MEMBERS INFORMATION/DISCUSSIONS**