

NOTICE OF PUBLIC HEARING **Minor Variance**

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
 - Applicant/agent on file, or
 - Person likely to be interested in this application
-

APPLICATION NO.: HM/A-20:111

APPLICANTS: Carrothers & Associates c/o Jennifer Concelos on behalf of the owner Matthew Jackson

SUBJECT PROPERTY: Municipal address **49 Murray St. E., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended

ZONING: "D" (Urban Protected Residential - One and Two Family Dwellings and etc.) district

PROPOSAL: To permit the construction of a 39.8m² one storey westerly addition and a 6.1m² uncovered rear porch (deck) at the first storey onto the existing single family dwelling notwithstanding that:

1. A minimum westerly side yard width of 1.0m shall be provided instead of the minimum required side yard width of 2.7m.
2. Two (2) parking spaces shall be provided instead of the minimum required three (3) parking spaces.
3. No front yard landscaping shall be provided instead of the requirement that not less than 50% of the gross area of the front yard shall be used for a landscaped area excluding concrete, asphalt, gravel, pavers, or other similar materials.

NOTE:

- i) Based on the plans submitted, there are 10 habitable rooms within the building (including the addition) which requires three (3) parking spaces.

This application will be heard by the Committee as shown below:

DATE: Thursday, July 23rd, 2020
TIME: 2:40 p.m.

PLACE: Via video link or call in (see attached sheet for details)
To be streamed at www.hamilton.ca/committeeofadjustment
for viewing purposes only

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

For more information on this matter, including access to drawings illustrating this request:

- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

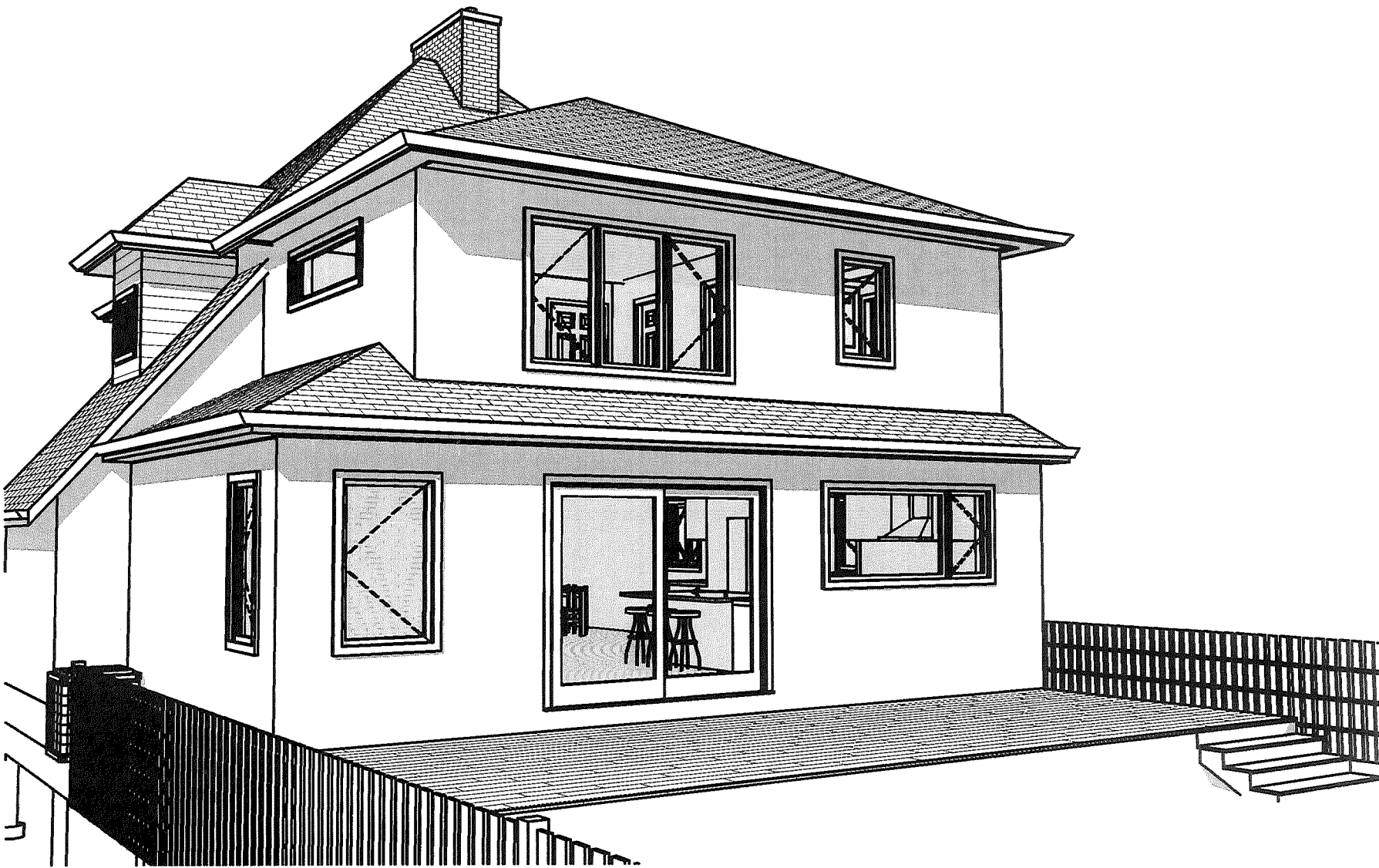
DATED: July 7th, 2020.

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.

ISSUED FOR VARIANCE:

LJUBICIC
156 GLEN ROAD HAMILTON ON L8S 3N1



HM/A-20:112

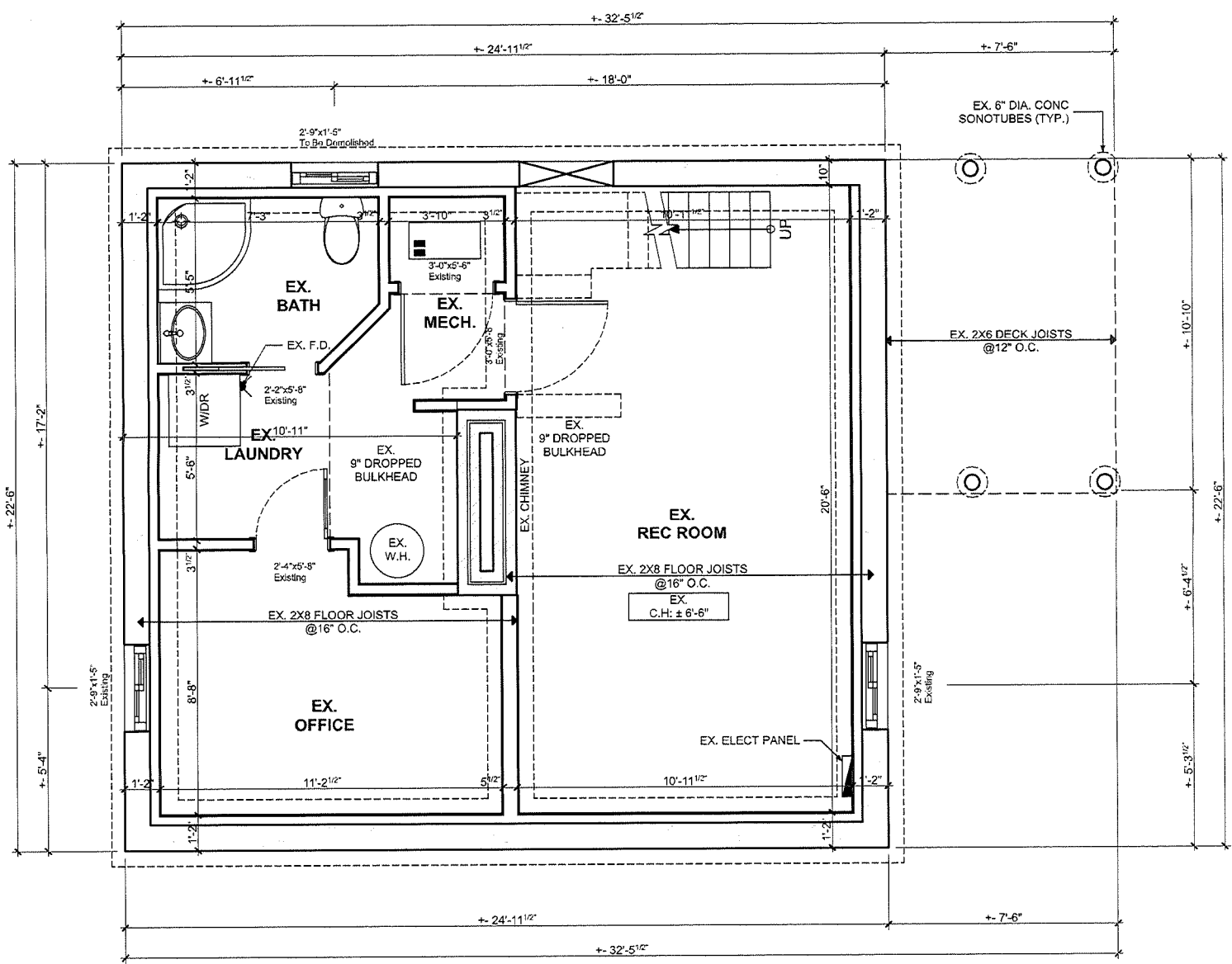


COVER SHEET

LJUBICIC - VARIANCE SET.pln

LJUBICIC
156 GLEN ROAD HAMILTON
ON L8S 3N1

2020-05-14
1/8" = 1'-0"

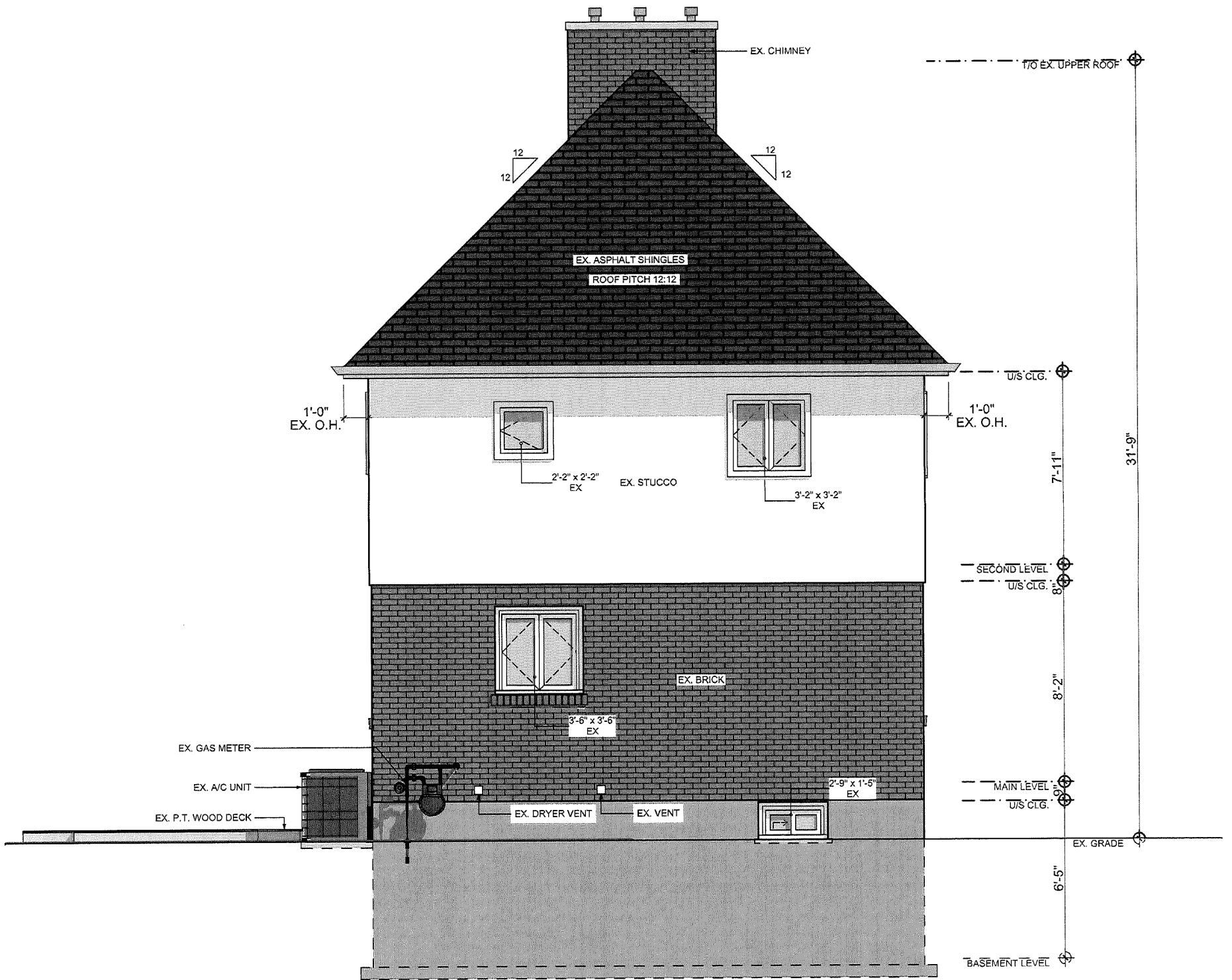


EXISTING BASEMENT PLAN

LJUBICIC - VARIANCE SET.pln

LJUBICIC
156 GLEN ROAD HAMILTON
ON L8S 3N1

2020-05-14
1" = 5'

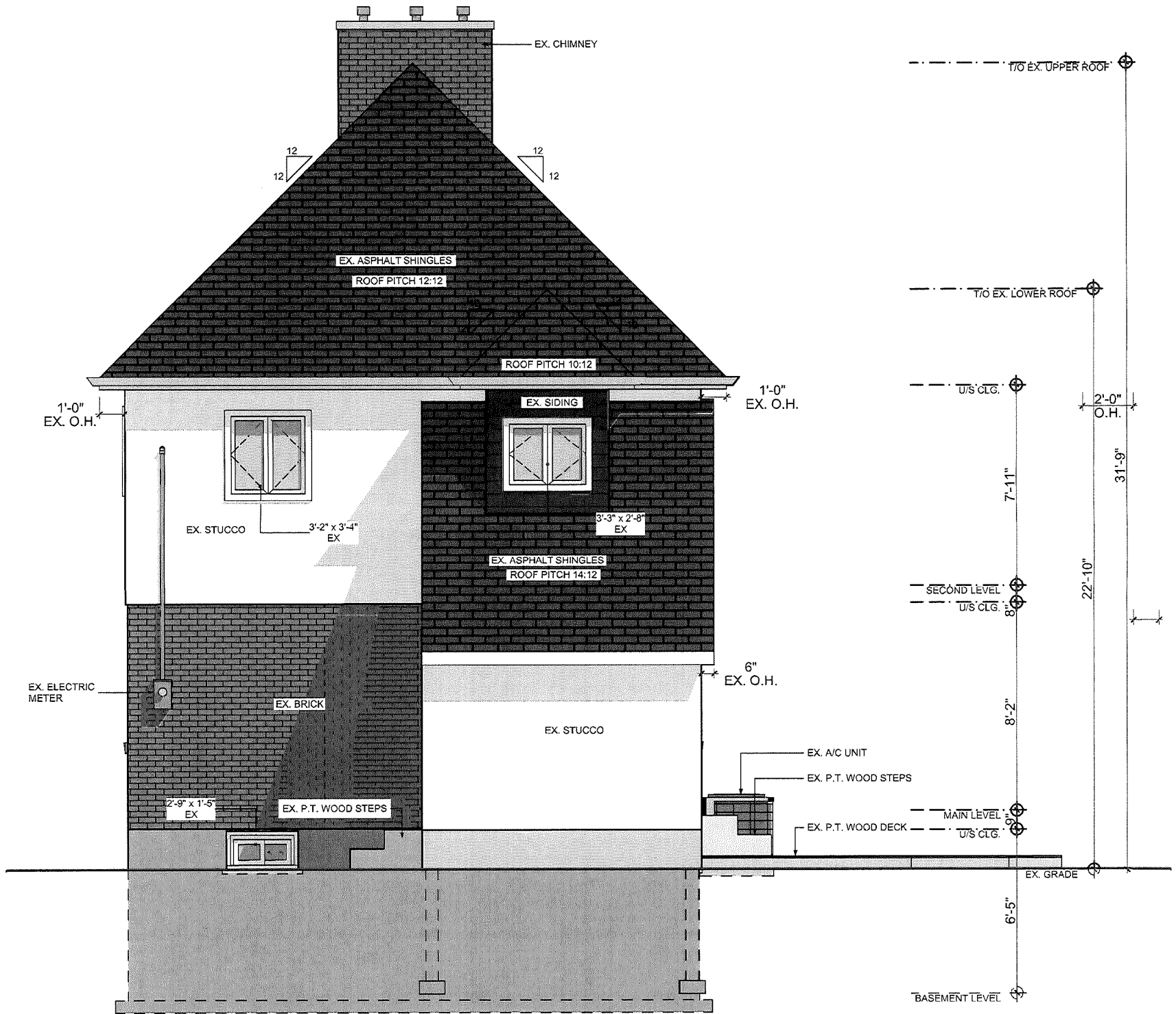


EXISTING LEFT ELEVATION

LJUBICIC - VARIANCE SET.pln

LJUBICIC
156 GLEN ROAD HAMILTON
ON L8S 3N1

2020-05-14
1" = 5'

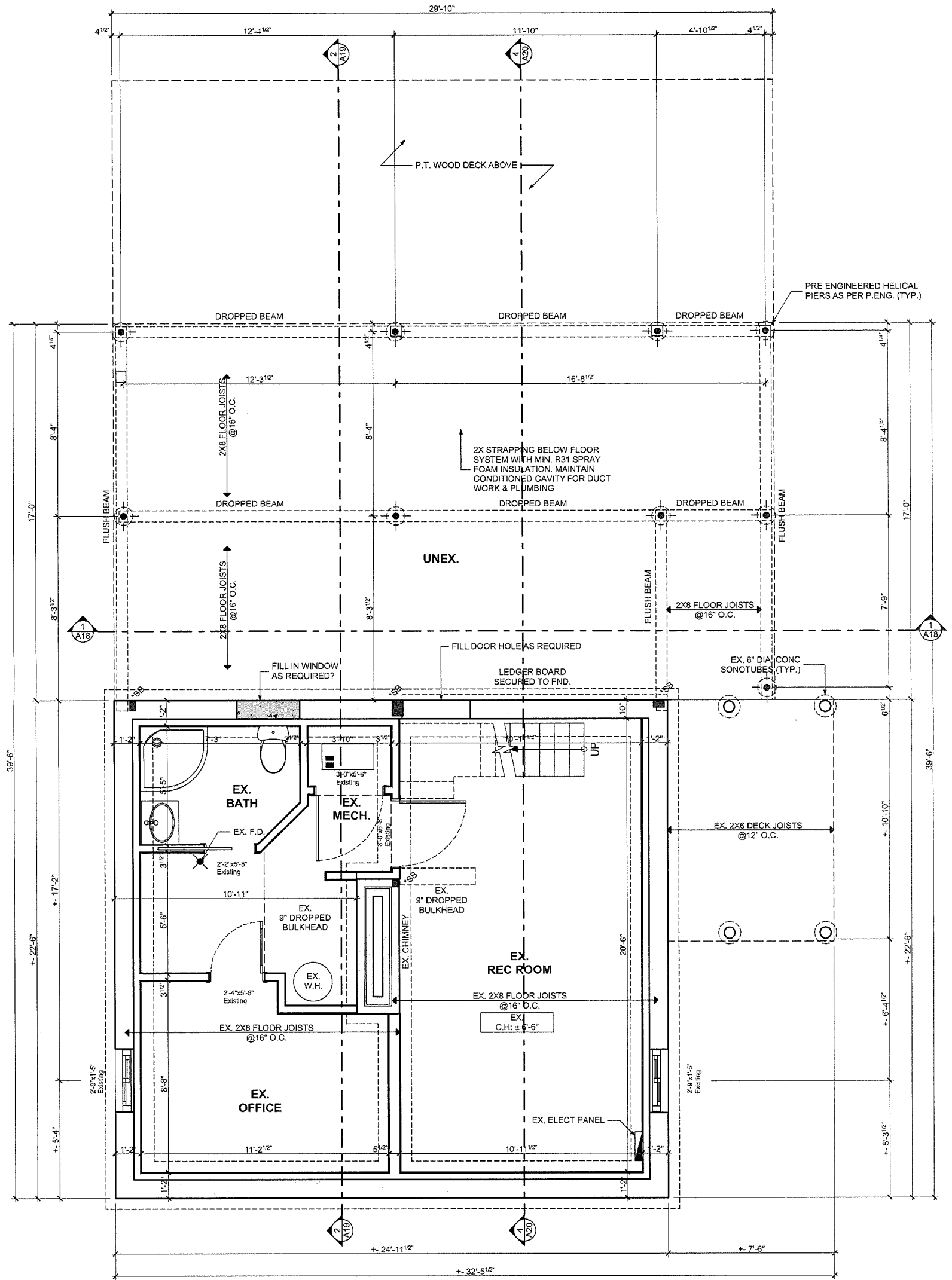


EXISTING RIGHT ELEVATION

LJUBICIC - VARIANCE SET.pln

LJUBICIC
156 GLEN ROAD HAMILTON
ON L8S 3N1

2020-05-14
1" = 5'

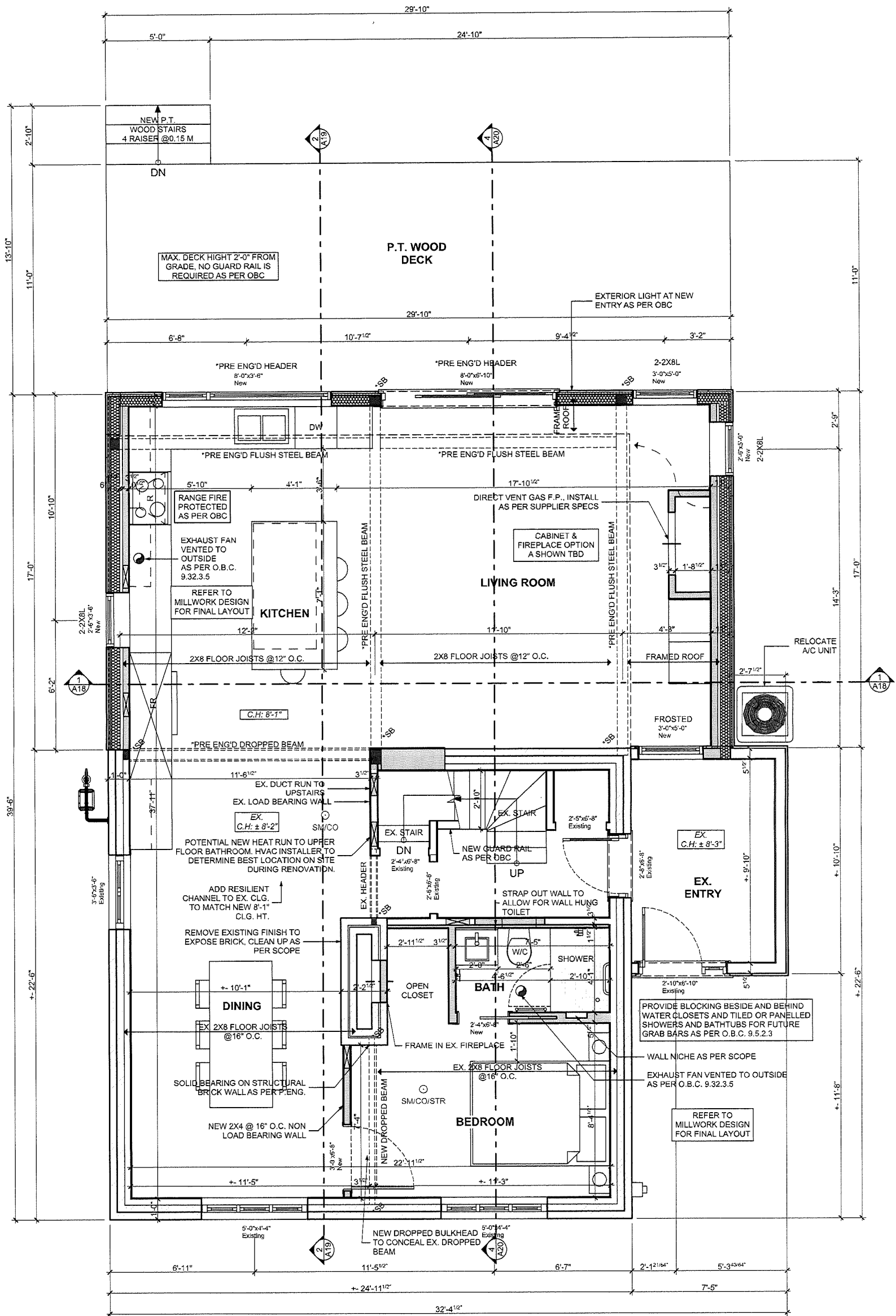


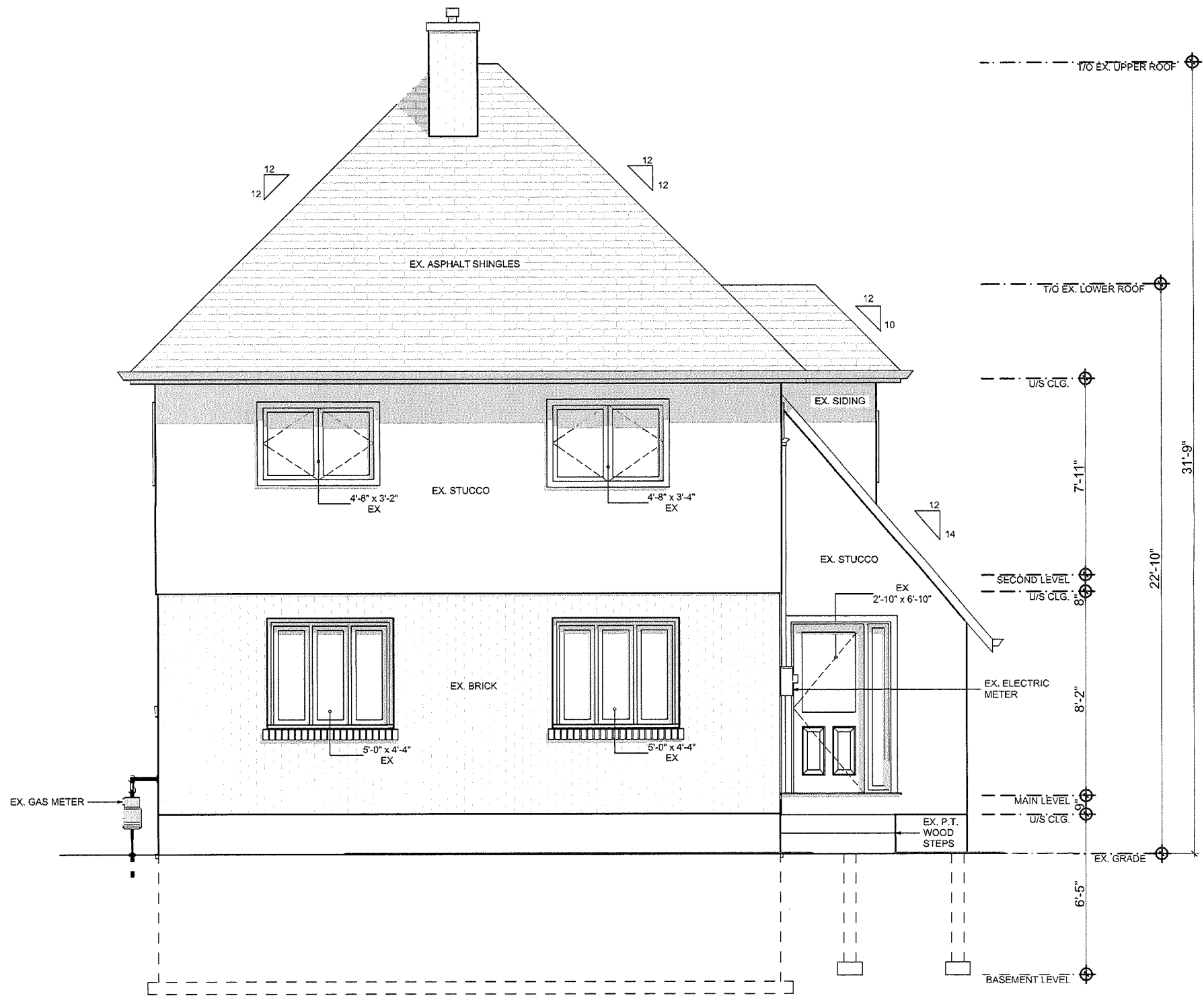
PROPOSED BASEMENT PLAN

LJUBICIC - VARIANCE SET.pln

LJUBICIC
156 GLEN ROAD HAMILTON
ON L8S 3N1

2020-05-14
1" = 5'



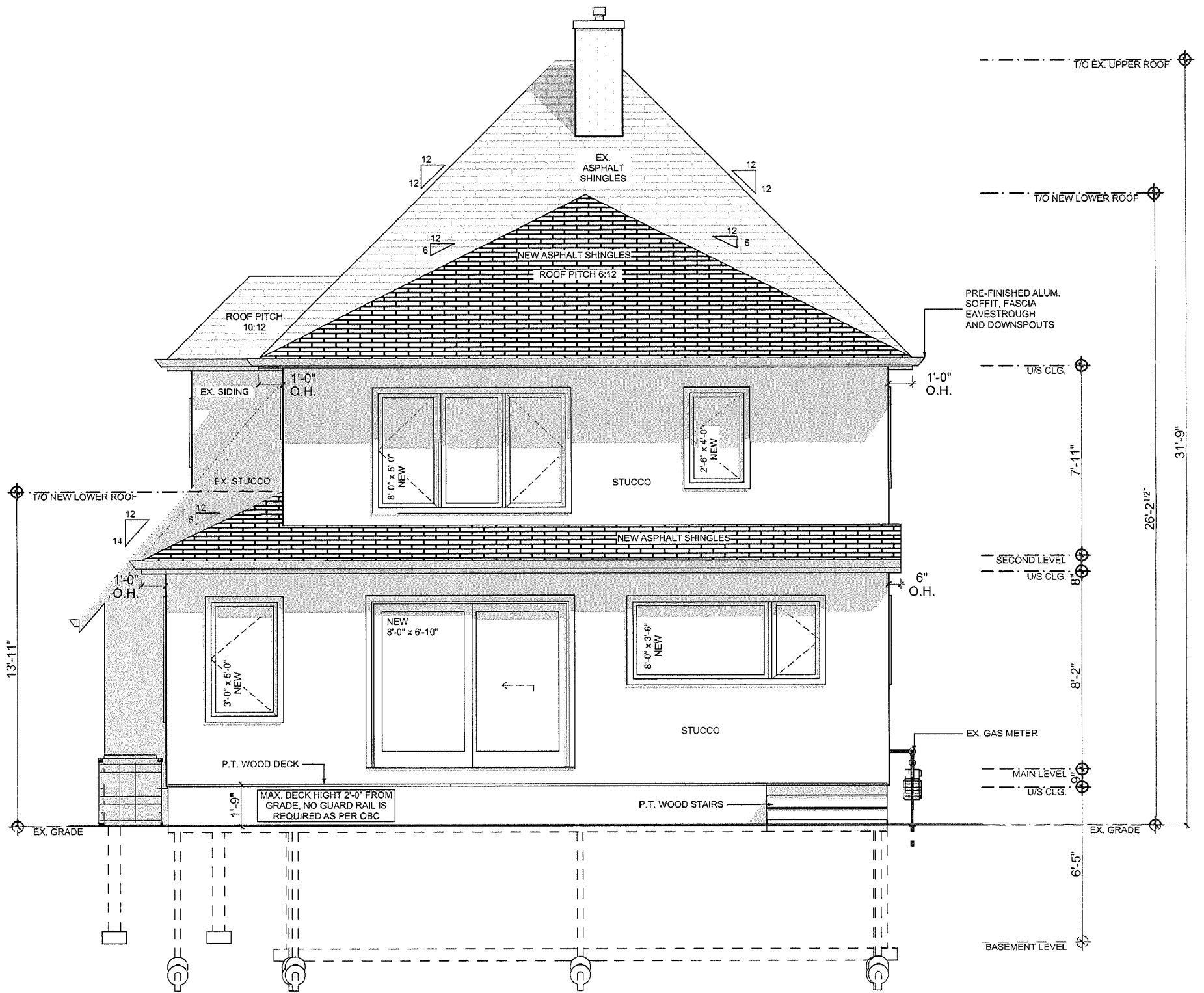


PROPOSED FRONT ELEVATION

LJUBICIC - VARIANCE SET.pln

LJUBICIC
156 GLEN ROAD HAMILTON
ON L8S 3N1

2020-05-14
1" = 5'

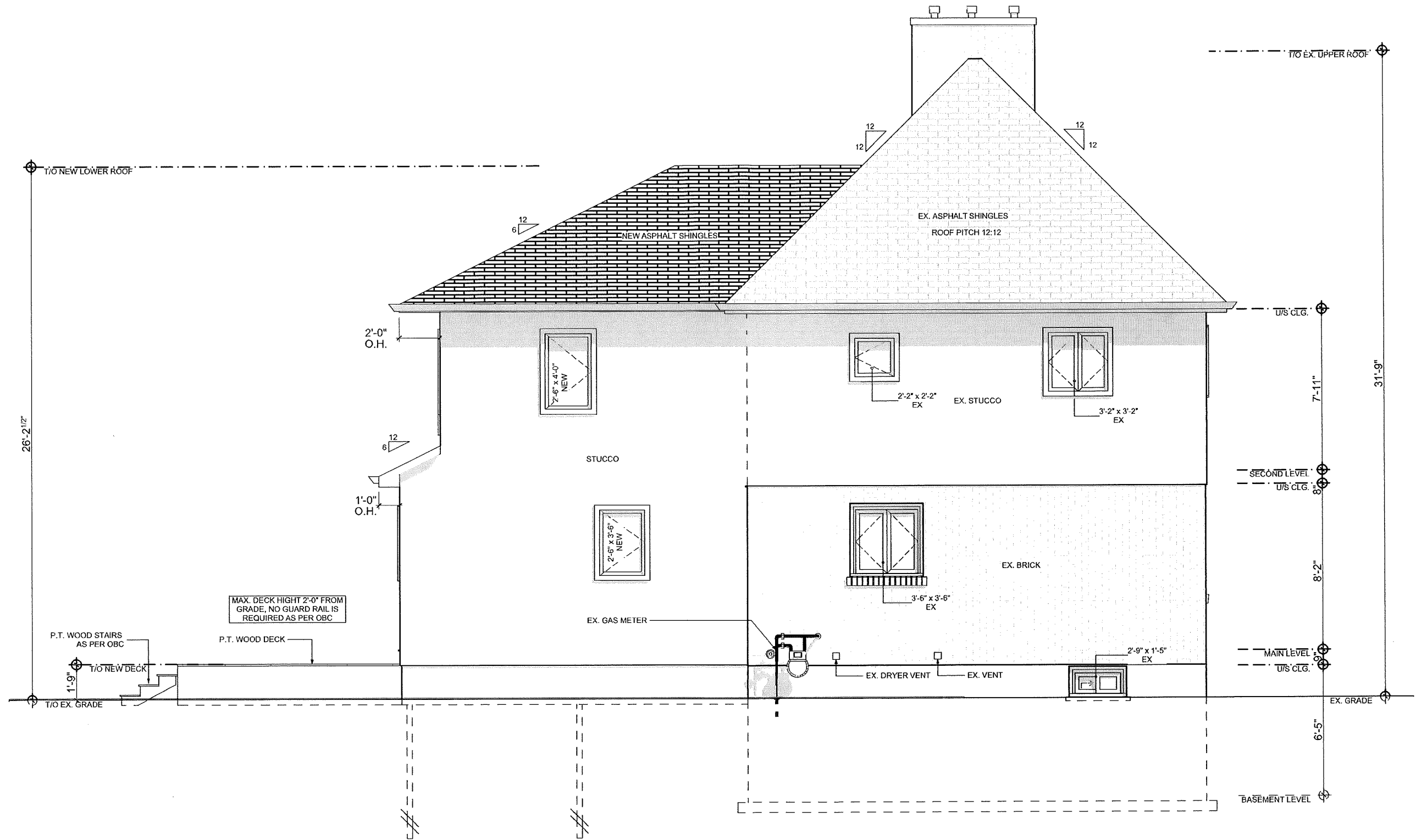


PROPOSED REAR ELEVATION

LJUBICIC - VARIANCE SET.pln

LJUBICIC
156 GLEN ROAD HAMILTON
ON L8S 3N1

2020-05-14
1" = 5'

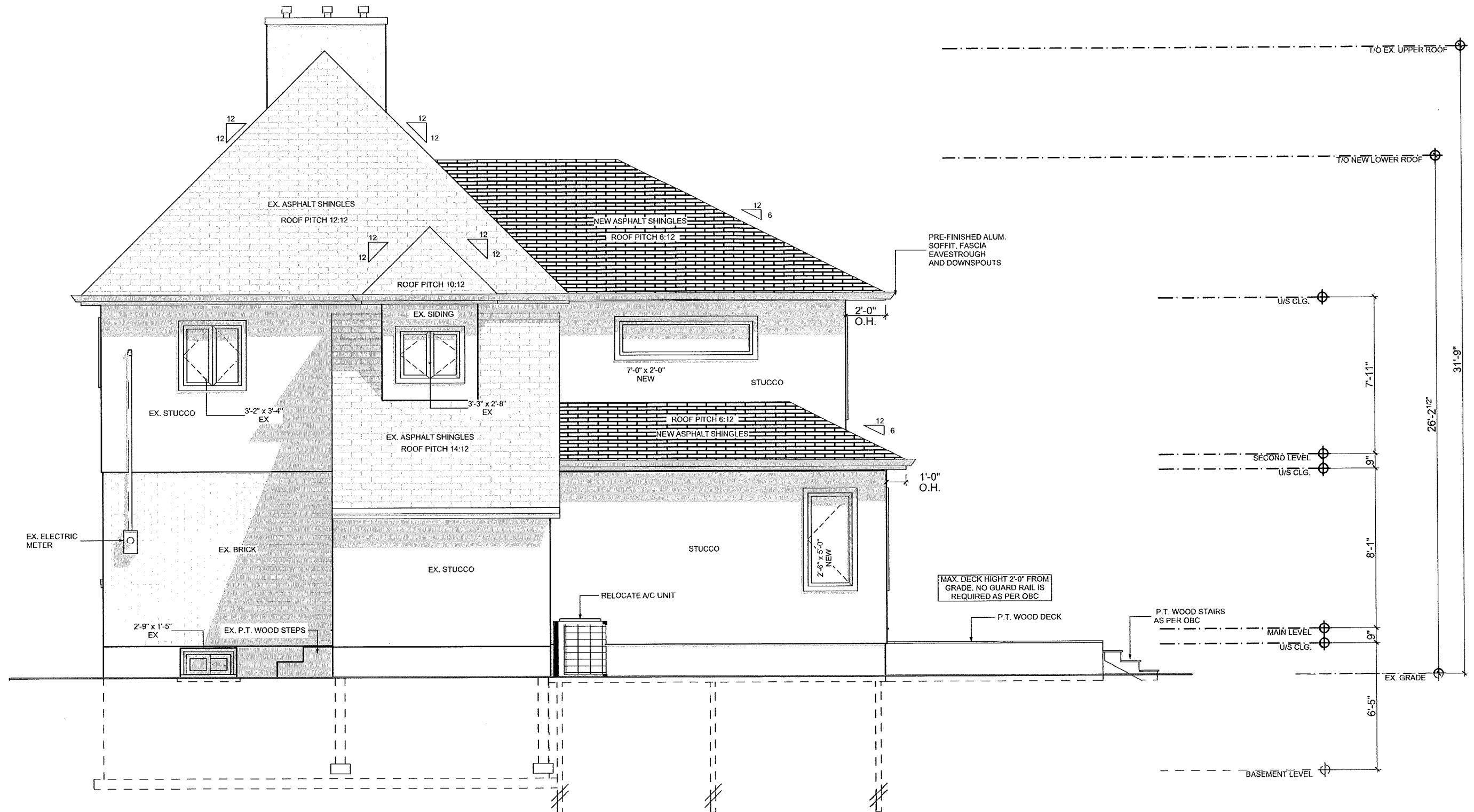


PROPOSED LEFT ELEVATION

LJUBICIC - VARIANCE SET.pln

LJUBICIC
156 GLEN ROAD HAMILTON
ON L8S 3N1



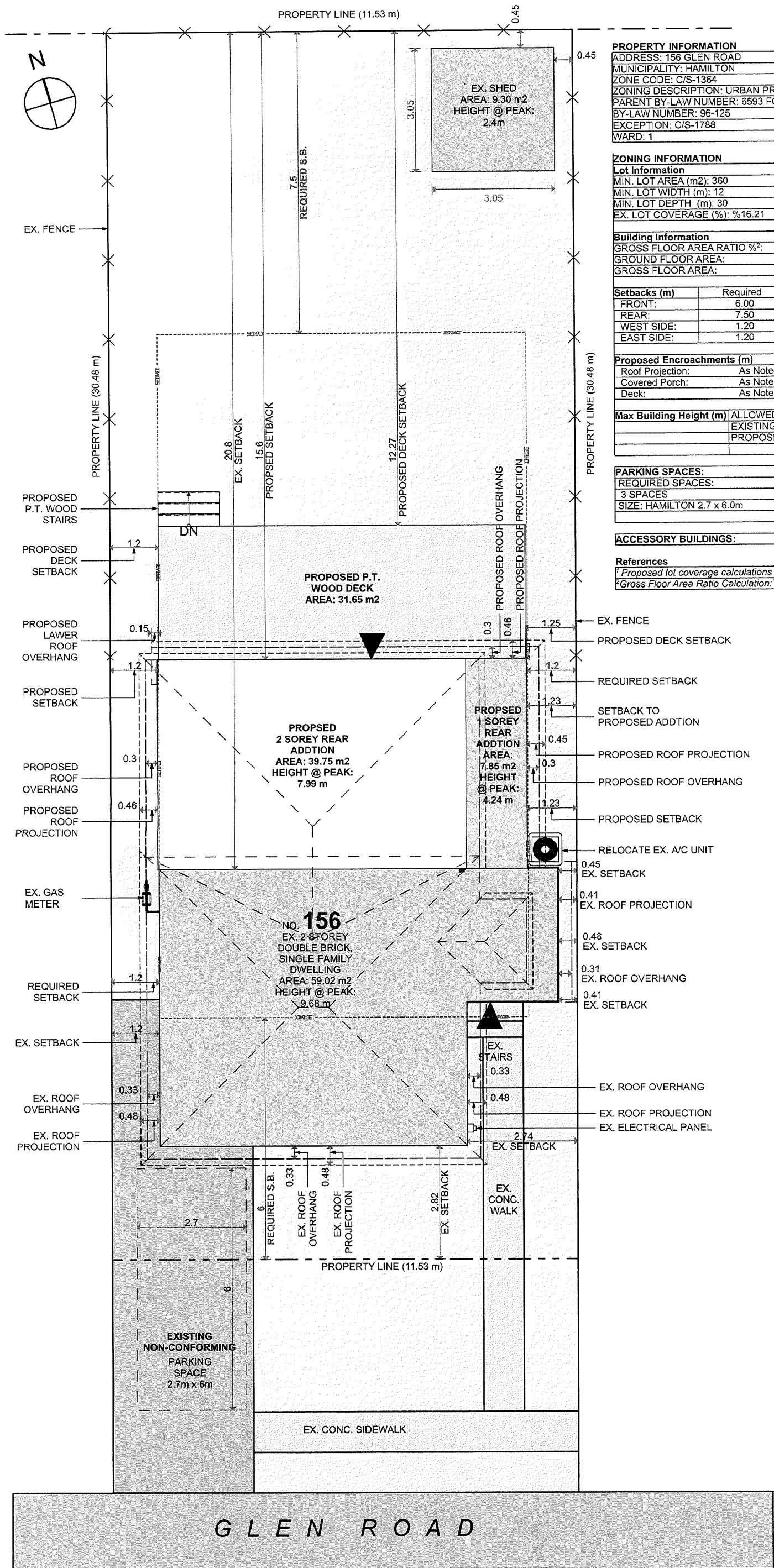


PROPOSED RIGHT ELEVATION

LJUBICIC - VARIANCE SET.pln

LJUBICIC
156 GLEN ROAD HAMILTON
ON L8S 3N1





PROPERTY INFORMATION	
ADDRESS: 156 GLEN ROAD	POSTAL CODE: L8S 3N1
MUNICIPALITY: HAMILTON	
ZONE CODE: C/S-1364	
ZONING DESCRIPTION: URBAN PROTECTED RESIDENTIAL, ETC.	
PARENT BY-LAW NUMBER: 6593 FORMER HAMILTON	
BY-LAW NUMBER: 96-125	
EXCEPTION: C/S-1788	
WARD: 1	

ZONING INFORMATION	
Lot Information	
MIN. LOT AREA (m²): 360	LOT AREA (m²): 364.2
MIN. LOT WIDTH (m): 12	ACTUAL LOT WIDTH (m): 11.53
MIN. LOT DEPTH (m): 30	ACTUAL LOT DEPTH (m): 30.48
EX. LOT COVERAGE (%): %16.21	NEW LOT COVERAGE (%): %25.20

Building Information	Existing	Proposed
GROSS FLOOR AREA RATIO % ² :	45.43%	69.42%
GROUND FLOOR AREA:	59.02 m2	91.77 m2
GROSS FLOOR AREA:	165.46 m2	252.81 m2

Setbacks (m)	Required	Existing	Proposed
FRONT:	6.00	2.82	2.82
REAR:	7.50	20.80	15.60
WEST SIDE:	1.20	1.20	1.20
EAST SIDE:	1.20	0.41	1.23

Proposed Encroachments (m)	
Roof Projection:	As Noted
Covered Porch:	As Noted
Deck:	As Noted

Max Building Height (m)	ALLOWED: 2.5 STOREYS 11m
	EXISTING: 2 STOREYS 9.68
	PROPOSED: 2 STOREYS 9.68m (EXISTING)

PARKING SPACES:	
REQUIRED SPACES:	PROVIDED SPACES:
3 SPACES	ONE SPACE (EXISTING NON-CONFORMING)
SIZE: HAMILTON 2.7 x 6.0m	SIZE: HAMILTON 2.7 x 6.0m

ACCESSORY BUILDINGS:	ONE AS PER SITE PLAN
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References	
¹ Proposed lot coverage calculations = Proposed Footprint area / Lot Area	
² Gross Floor Area Ratio Calculation: Total Gross Floor Area / Lot Area	

SITE PLAN

LJUBICIC - VARIANCE SET.pln

LJUBICIC
156 GLEN ROAD HAMILTON
ON L8S 3N1

2020-05-14
1:100



SHOWING

WOODLAWN SURVEY

REG'D. PLAN No. 634

4. IN THE

CITY OF HAMILTON

SCALE: 1" = 20'



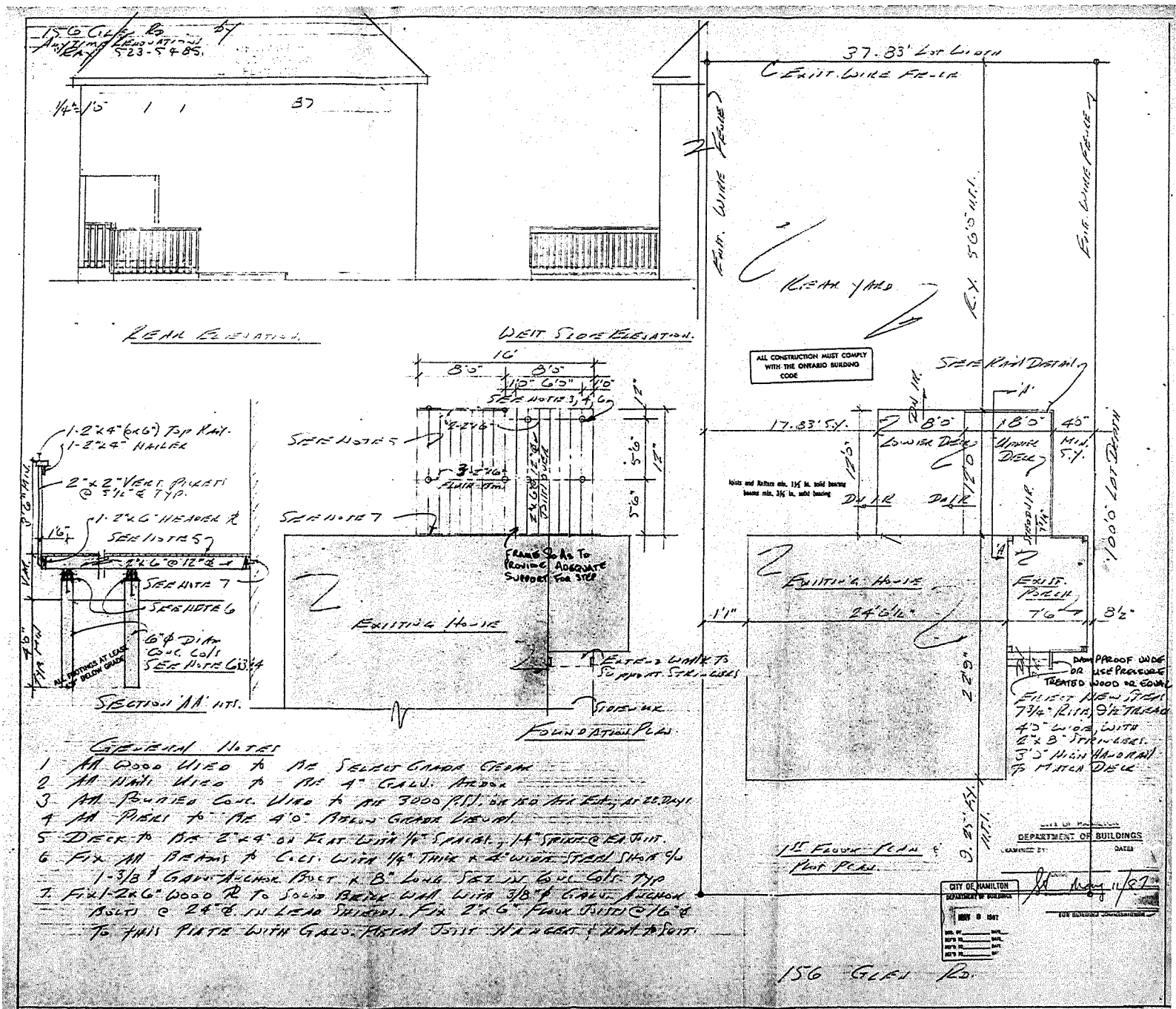
LJUBICIC - VARIANCE SET.pln

LJUBICIC
156 GLEN ROAD HAMILTON
ON L8S 3N1

Mackay & Mackay & Peters
Engineers & Surveyors
Hamilton, Ontario

ONTARIO LAND SURVEYOR

JULY 24TH 1963



The CITY OF HAMILTON disclaims any liability as to the current accuracy of the contents of this document and advises that no reliance can be placed upon the current accuracy of the contents herein.

20-167750



Hamilton

Planning and Economic Development Department
Planning Division

Committee of Adjustment

City Hall
5th floor 71 Main Street West
Hamilton, Ontario L8P 4Y5

Phone (905) 546-2424 ext.4221
Fax (905) 546-4202

**PLEASE FILL OUT THE FOLLOWING PAGES AND
RETURN TO THE CITY OF HAMILTON PLANNING
DEPARTMENT.**

RECEIVED

JUN 08 2020

COM OF ADJUSTMT

FOR OFFICE USE ONLY.

APPLICATION NO. Hm/A-20:112 DATE APPLICATION RECEIVED June 8/20

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S
SIGNATURE _____

**CITY OF HAMILTON
COMMITTEE OF ADJUSTMENT
HAMILTON, ONTARIO**

The Planning Act

Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

1. Name of Owner VLADIMIR LJUBICIC

2.

3. Name of Agent SHANE VANBARNEVELD

4.

Note: Unless otherwise requested all communications will be sent to the agent, if any.

5. Names and addresses of any mortgagees, holders of charges or other encumbrances:

SCOTIABANK

99 KING ST. W. HAMILTON

Postal Code L8S 1K9

Postal Code _____

9.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes ☐ No ☒ Unknown ☐

9.11 What information did you use to determine the answers to 9.1 to 9.10 above?

PREVIOUS USES OF THE SUBJECTED PROPERTY.

9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? ☒ Yes ☐ No ☐

ACKNOWLEDGEMENT CLAUSE

I acknowledge that the City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application – by reason of its approval.

May 14, 2020
Date


Signature Property Owner

Vladimir Ljubiric
Print Name of Owner

10. Dimensions of lands affected:

Frontage	<u>11.53 m</u>
Depth	<u>30.48 m</u>
Area	<u>364.2 m²</u>
Width of street	<u>7.2 m (TO BE CONFIRMED BY PUBLIC WORKS)</u>

11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: GROUND FLOOR AREA: 59.02 m²
GROSS FLOOR AREA: 165.46 m², GFA RATIO: 0.4543
NUMBER OF STORIES: 2
WIDTH: 9.87m, LENGTH: 6.86m

Proposed: GROUND FLOOR AREA: 91.77 m²
GROSS FLOOR AREA: 252.81 m², GFA RATIO: 0.6942
NUMBER OF STORIES: 2
WIDTH: 9.87m, LENGTH: 12.04m

12. Location of all buildings and structures on or proposed for the subject lands: (Specify distance from side, rear and front lot lines)

Existing: FRONT (SOUTH) SIDE: 2.82 m
SIDE (WEST) SIDE: 1.20 m
SIDE (EAST) SIDE: 0.41 m
REAR (NORTH) SIDE: 20.80 m

Proposed: FRONT (SOUTH) SIDE: 2.82 m (SAME AS EXISTING)
SIDE (WEST) SIDE: 1.20 m (SAME AS EXISTING)
SIDE (WEST) SIDE: 1.23 m
REAR (NORTH) SIDE: 15.60 m (SAME AS EXISTING)

13. Date of acquisition of subject lands:
2013
14. Date of construction of all buildings and structures on subject lands:
1930's
15. Existing uses of the subject property: RESIDENTIAL
16. Existing uses of abutting properties: RESIDENTIAL
17. Length of time the existing uses of the subject property have continued:
SINCE BUILT
18. Municipal services available: (check the appropriate space or spaces)
Water YES Connected -
Sanitary Sewer YES Connected -
Storm Sewers YES
19. Present Official Plan/Secondary Plan provisions applying to the land:
N/A
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
N/A
21. Has the owner previously applied for relief in respect of the subject property?
Yes ☐ No ☒
If the answer is yes, describe briefly.
N/A
22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
Yes ☐ No ☒
23. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.

NOTE: It is required that two copies of this application be filed with the secretary-treasurer of the Committee of Adjustment together with the maps referred to in Section 5 and be accompanied by the appropriate fee in cash or by cheque made payable to the City of Hamilton.