



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202
E-mail: cofa@hamilton.ca

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-20:161

APPLICANTS: Steven DiGiandomenico

SUBJECT PROPERTY: Municipal address **667 Upper Sherman Ave., Hamilton**

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

ZONING: C (Urban Protected Residential) district

PROPOSAL: To permit the construction of a 42.5m² attached garage addition in the northerly side yard of the existing single family dwelling notwithstanding that:

1. A side yard width of 0.45m shall be provided instead of the minimum required 1.2m side yard width.
2. Eaves and gutters shall be permitted to project a maximum of 0.45m into the required side yard and may be as close as 0.0m to the side lot line instead of the maximum permitted projection of one-half of the required side yard width.

NOTE:

- i. A minimum front yard depth of 6.0m is required to be provided. The submitted site plan illustrates the proposed addition as being 31' (9.4m) from the front lot line, however it is unclear if this distance has been measured accurately to the actual property line. Please be advised that further variances may be required if the proposed addition is located less than 6.0m from the front property line.

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

DATE: Thursday, September 17th, 2020

TIME: 2:00 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:

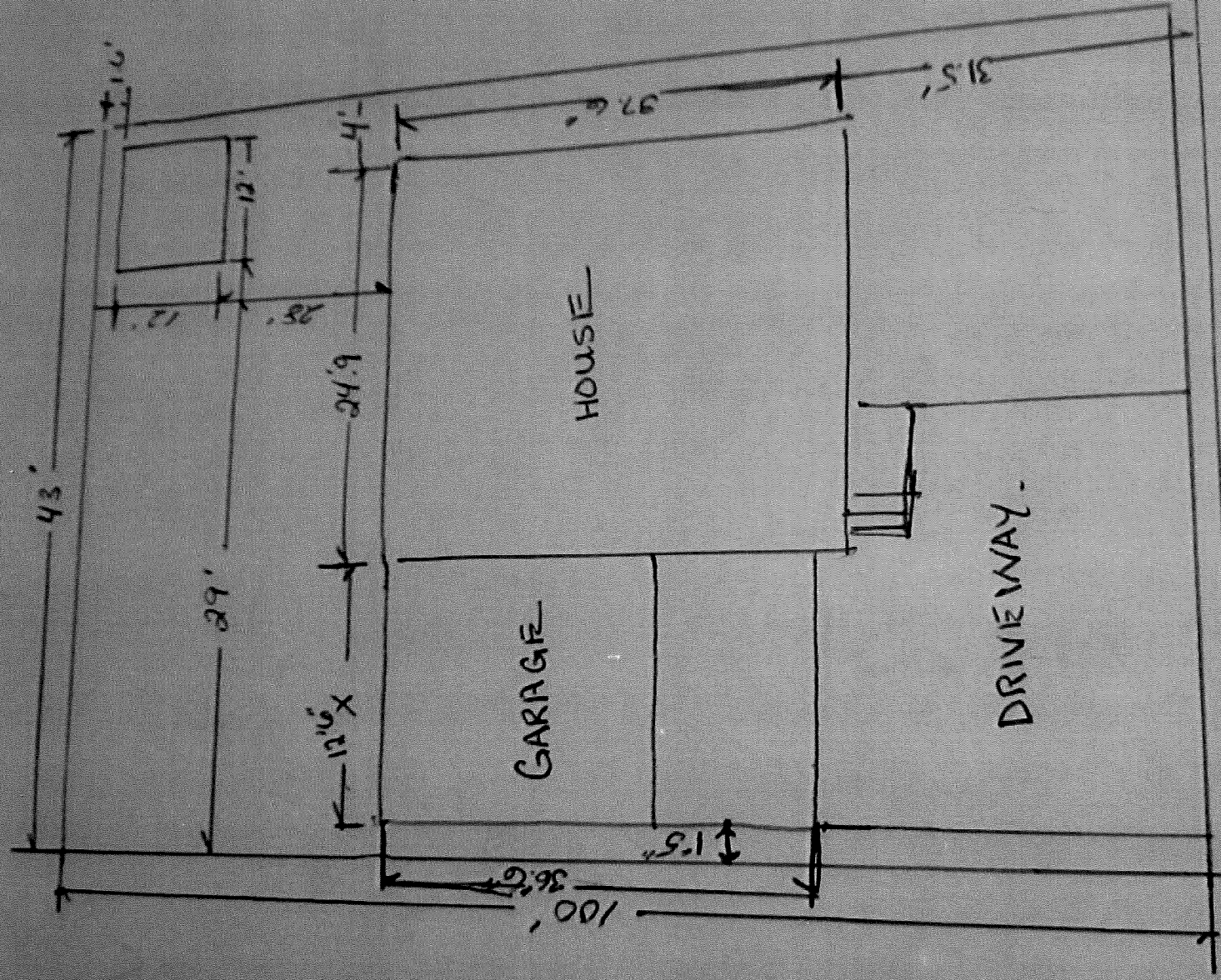
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 4144
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: September 1st, 2020.

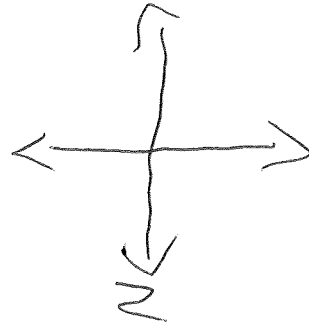
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

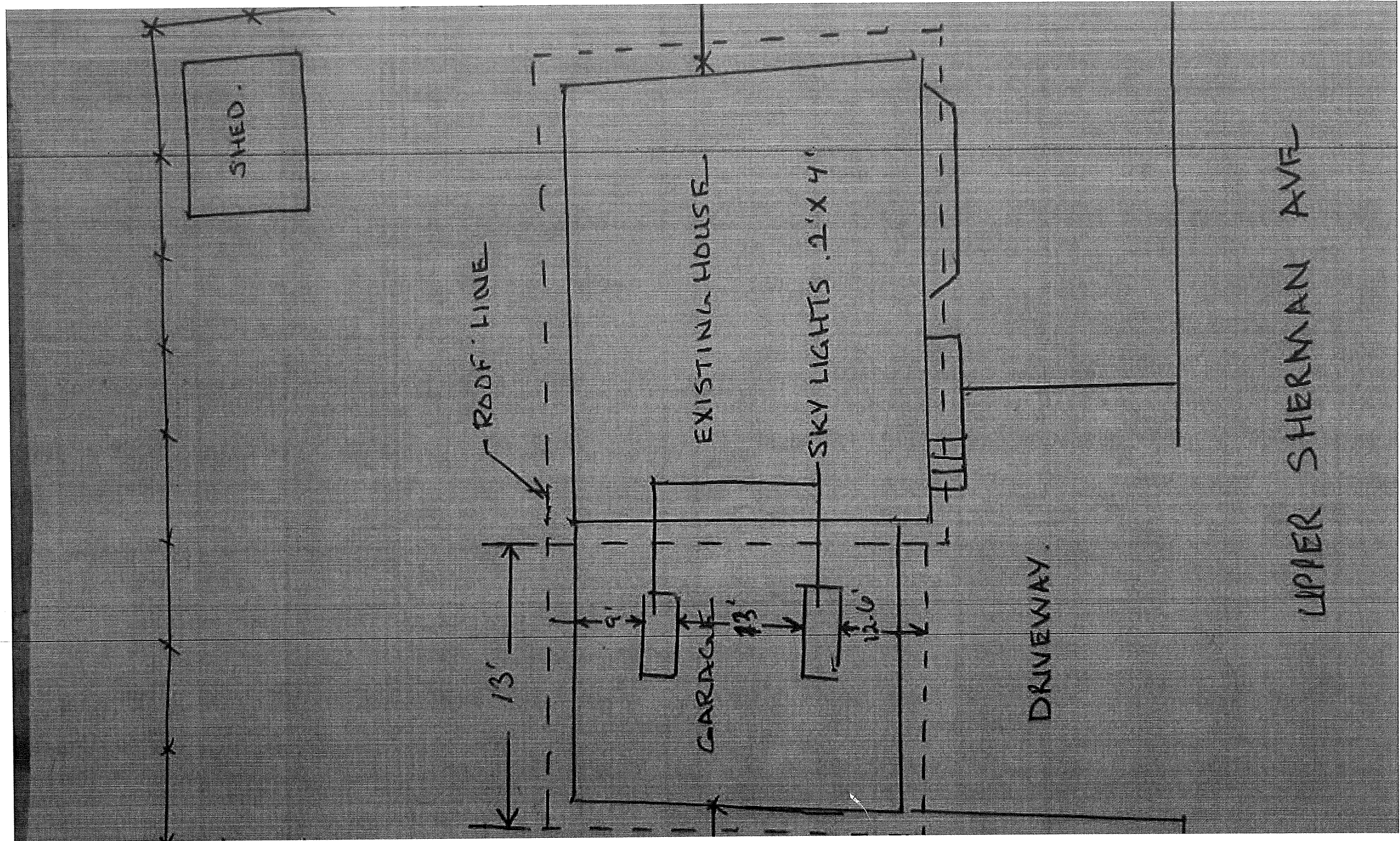
Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions,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

FENWELL AVE



UPPER SHERMAN





SHED.

ROOF LINE

GARAGE

EXISTING HOUSE

SKY LIGHTS 2' X 4'

DRIVEWAY.

UPPER SHERMAN AVE

13'

13'

12.6'



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.**

20-179329

FOR OFFICE USE ONLY.	
APPLICATION NO. <u>HM/A-20:161</u>	DATE APPLICATION RECEIVED <u>AUG-16/20</u>
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 STEVEN & KRISTINA Telephone No. _____
DIGIANDOMENICO

- 2.
- 3.
- 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:

Postal Code _____

Postal Code _____

6. Nature and extent of relief applied for:

REPLACEMENT OF EXISTING GARAGE STRUCTURE.
ORIGINAL STRUCTURE WAS DILAPIDATED AND UNSAFE.
NEW STRUCTURE IS ON THE SAME FOOTPRINT & BUILT TO
CODE

7. Why it is not possible to comply with the provisions of the By-law?

ORIGINAL STRUCTURE WAS CLOSE TO LOT LINES.
NEW STRUCTURE IS ON SAME FOOTPRINT. SIDEYARD
SET BACK IS IDENTICAL TO ORIGINAL STRUCTURE.

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):

PLAN 1041 Lot 4 Reg O.10AC
43.00FR 100.00
6607 Upper Sherman Ave.

9. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial

Agricultural Vacant

Other _____

9.1 If Industrial or Commercial, specify use

9.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes No Unknown

9.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes No Unknown

9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes No Unknown

9.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes No Unknown

9.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?

Yes No Unknown

9.7 Have the lands or adjacent lands ever been used as a weapon firing range?

Yes No Unknown

9.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?

Yes No Unknown

9.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?

Yes ___ No Unknown ___

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?

We purchased the property Sept 10 2010
and ARE familiar with the property since
that time

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. N/A

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 to this Application.

July 13 2020
Date

Signature Property Owner

STEVEN DiGIANDOMENICO
Print Name of Owner

10. Dimensions of lands affected:

Frontage 16 feet forward to street from existing 20'6"
Depth _____
Area _____
Width of street _____

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: Single storey residential home 24.9 x 37.6
with attached garage 20.6 x 12.6, 9/1F 259.56, HOUSE IS
24.9 x 37.6 Long outside dimensions 936.24 S/F

Proposed: SAME

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

Existing: Shed back south corner of yard built in 2011
12x12, Side garage existing when purchased 2010
12.6 x 20.6, HOUSE 37.6 x 24.9
Width Length

9.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos PCB's)?

Yes ___ No ___ Unknown ___

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?


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 to this Application.

Aug 10 2020
Date


Signature Property Owner

STEVE DiGIANDOMENICO
Print Name of Owner

10. Dimensions of lands affected:

Frontage 12.6'
Depth 36.6'
Area 461.16
Width of street 49'

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: Single Store House 936.24 S/F
of Floor plan, 24.9 width & 37.6 in
Length, Height 15'4" from Ground to peak

Proposed: _____

Proposed: _____

13. Date of acquisition of subject lands:

Sept 10 2010

14. Date of construction of all buildings and structures on subject lands:

HOUSE 1955, Shed 2011, GARAGE 12.6 X 20.6 EXSISTING

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 IN 1955

18. Municipal services available: (check the appropriate space or spaces)

Water _____ Connected _____

Sanitary Sewer _____ Connected _____

Storm Sewers _____

19. Present Official Plan/Secondary Plan provisions applying to the land:

U/K

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:

U/K

21. Has the owner previously applied for relief in respect of the subject property?

Yes

No

If the answer is yes, describe briefly.

22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

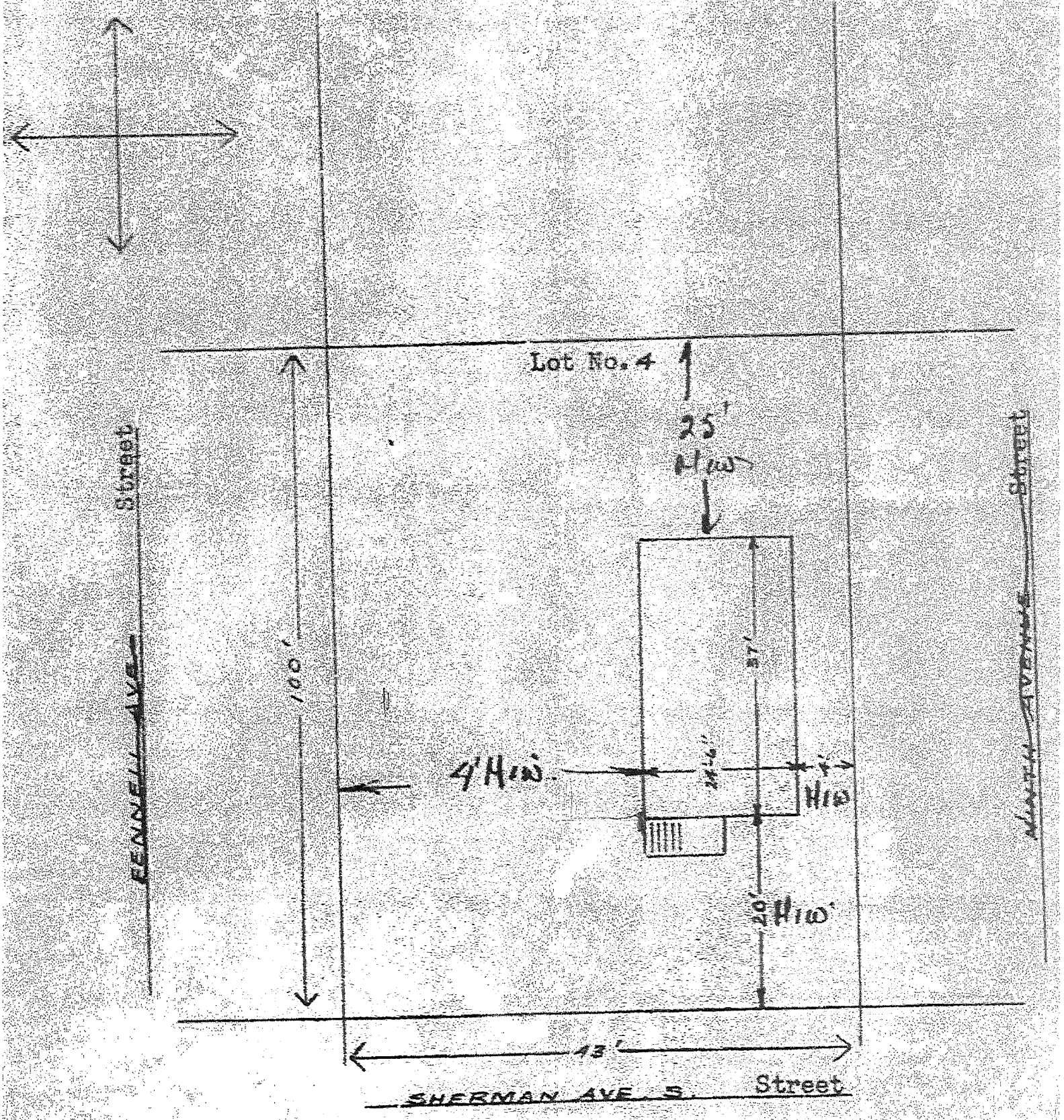
Yes

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

Copy of
Plot Plan
Based on an Ontario Land Surveyor's
Survey



This side

11 10 9 8 7 6 5 4 3 2 1
 27 228 229 230 231 232 233 234 235 236 237 238 239
 240 241 242 243 244 245 246 2









