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, November 5th, 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.

.../2

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: October 20th, 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.

Steven DiGiandomenico
667 Upper Sherman Avenue
Hamilton, Ontario
L8V 3M4
905-928-3228
domenicos.flooring@outlook.com

October 2, 2020

City of Hamilton
Committee of Adjustment
City Hall, 5th Floor, 71 Main Street West
Hamilton, Ontario
L8P 4Y5

To Whom It May Concern:

RE:	**Application Number:**	**HM/A-20:161**
	Applicant(s):	**Steven DiGiandomenico**
	Subject Property:	**Municipal Address: 667 Upper Sherman Avenue, Hamilton**
	Zoning By-Law:	**Zoning By-law 6593, as Amended**
	Zoning:	**C (Urban Protected Residential) District**

Further to the Notice of Public Hearing – Minor Variance, I would like to address the concerns raised regarding the side yard width, the eaves, and gutters as well as the minimum front yard depth concerns.

When I purchased my home 10 years ago, a garage was then attached however it was very poorly built including a roll up garage door that had been installed by cutting out some of the rafters. I feared that the structure might be a hazard due to the poor construction. I removed the roll up door and closed in the front and installed a man door so that the space would be safely useable. It wasn't the most attractive looking thing but at least I didn't worry if my son went into the space to retrieve his bike.

Fast forward to this year and we decided to renovate the unsightly structure into a proper, safe and usable garage with a properly installed roll up door. Regarding the concerns about the distance to the neighbour's property, I did not extend the structure out further than what it already was. I brought it forward by 16 feet and it does not extend past the front of my house. It sits a foot back from the line of the front of the house. I properly installed a new roll up door and had carriage lights installed on either side for a very nice facelift to the property.

Regarding the concerns about the eaves and gutters, these were never properly installed on the original structure, so the drainage is significantly better than what is was. Now, when it rains, the water drains off appropriately away from both my home and my neighbours' home, down my driveway.

I have attached letters from neighbours including the neighbour directly beside me that shares the property line of the garage, all stating what an improvement the new garage is to not only my property but to the overall look of the neighbourhood as well.

I respectfully request that the minor variance be granted and allow for the structure to remain. I thank you in advance for your time and consideration on this matter.

Yours truly,

Steven DiGiandomenico

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Hamilton

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FEATHERSTONE

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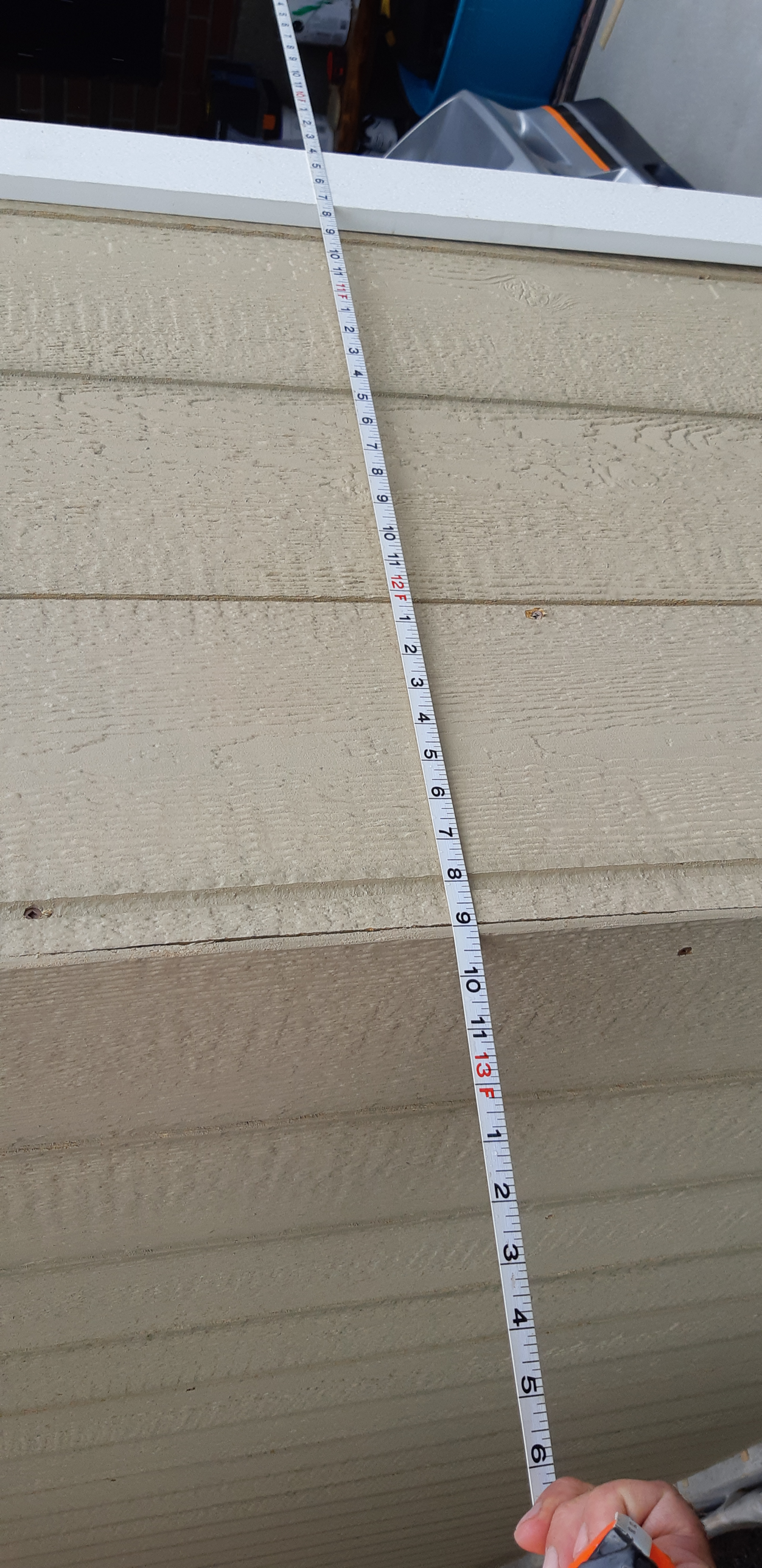

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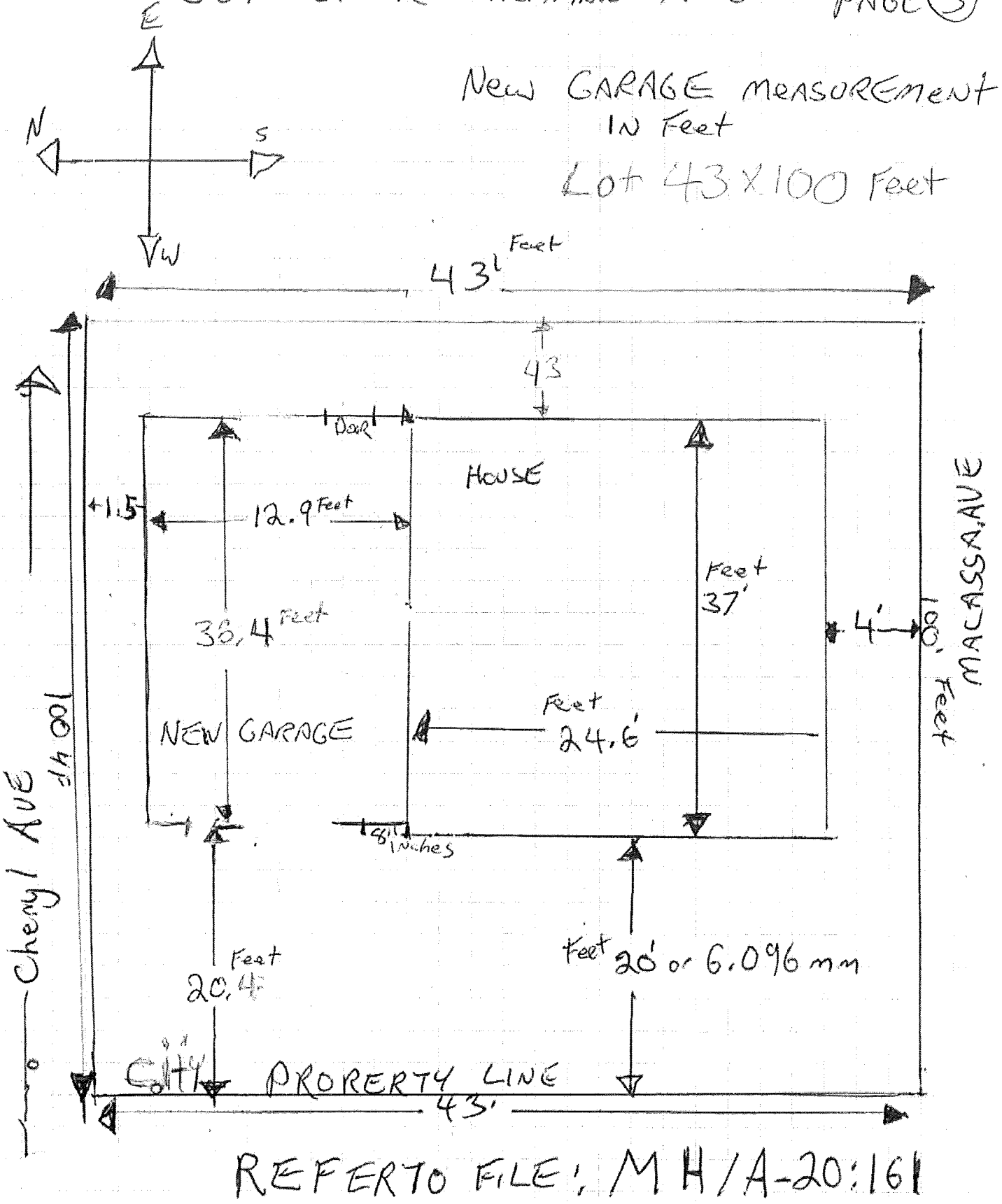
667
APPLICATION FOR VARIANCE FROM
THE ZONING BY-LAW

DOMENICOS
Handyman Service
Residential & Commercial
STEVE 905 9
JAMIE

667 UPPER Sherman AVE PAGE 3

New GARAGE MEASUREMENT
IN Feet
Lot 43 X 100 Feet

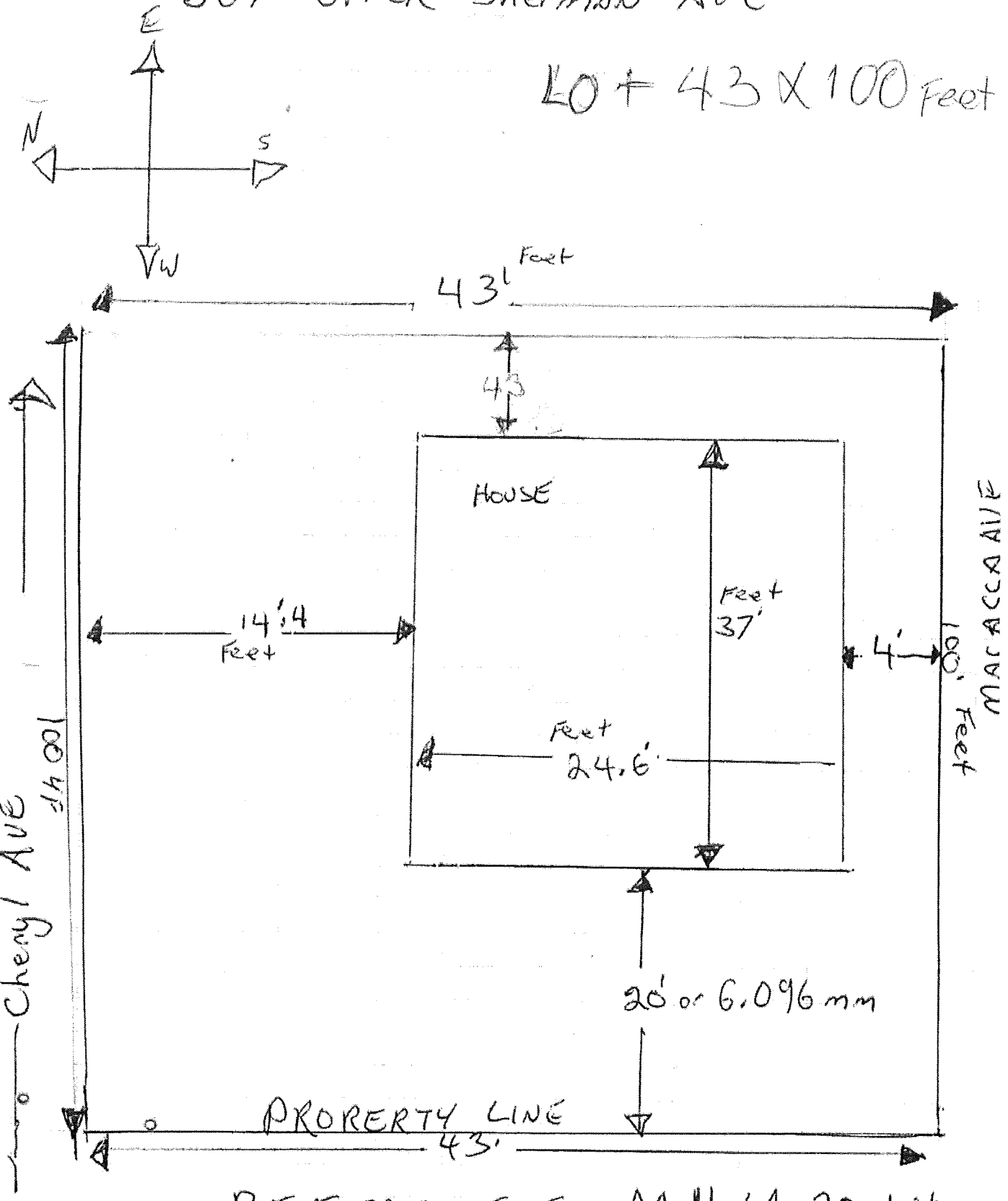


REFER TO FILE: MH/A-20:161

UPPER Sherman AVE

667 UPPER Sherman AVE

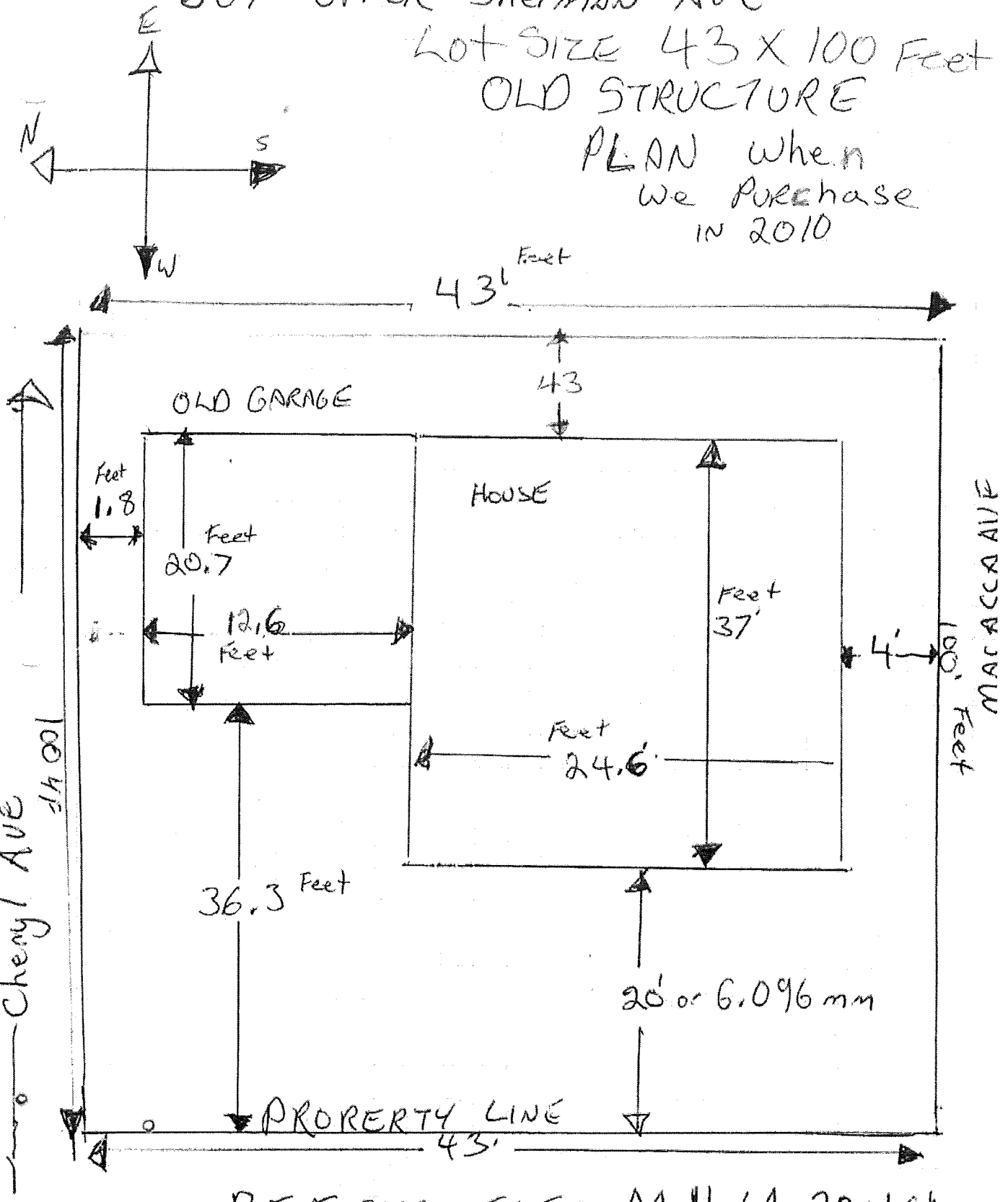
LOT 43 X 100 Feet



REFERTO FILE: MH/A-20:161

UPPER Sherman AVE

667 UPPER Sherman AVE
Lot SIZE 43 X 100 Feet
OLD STRUCTURE
PLAN when
we Purchase
IN 2010



REFER TO FILE: MH/A-20:161

UPPER Sherman AVE

October 5/20.

City of Hamilton
rel File# HM/A-20-161
To Whom it May Concern
rel Property of Steve Domenicos located at
669 Upper Sherman Ave.

This letter is in regards to the new garage our neighbour, Steve recently erected. We live two doors down at 659 Upper Sherman Ave. and feel that the new garage only beautifies the homeowners property thus the surrounding neighbours homes which in turn may add to the value to these other properties likely increasing their homes value.

The erection of this garage is immaculate and a welcome renovation to the street.

We are confused as to why a property owners home renovation should be an issue to any other neighbour when it solely enhances the presentation of a property.

If you wish to speak to us further for our opinion on this matter please contact us at Richard or Cathie Lukosius 905-389-1645

Thank you and have a nice day

Cathie Lukosius

663 Upper Sherman Avenue
Hamilton, ON L8V 3M4
905-912-1689

September 22 2020

RE: Committee of Adjustment Hearing : **HM/A-20:161** (667 Upper Sherman, Hamilton ON)

City of Hamilton
Committee of Adjustment

To whom it may concern,

I am writing to you concerning the variance order for 667 Upper Sherman Avenue in Hamilton. Mr. DiGiandomenico erected a new garage on his property during this past Spring. I am writing in support of his efforts.

The pre-existing garage was in bad need of repair and perhaps even unsafe. It had also become very unattractive especially the side facing my property. According to Variance 1 the concerns are for maintenance, drainage and access space between 667 and 663 Upper Sherman. The old structure measured 3.81, the new structure measures 3.86 m in width. The difference of 0.05 m does not affect the maintenance or access between properties. [Mr. DiGiandomenico and I measured the new structure together as well as the yard width.] The yard access between properties is 1.447 meters giving adequate space for maintenance and access.

As for Variance 2 concerns, there is better drainage now between properties than there was before. The new eave and downspout drain to the front of 667 as well as the new concrete driveway allows for natural drainage. The eave does not discharge toward 663 property.

I believe that the new structure is now more esthetically pleasing and enhances the neighbourhood. The front of the new structure is aligned to the front of the house creating a unified appearance. Upon measuring it is 7.1 meter from the front line of the property. I would assume that the improvements would only add to the value of the property and the beautification of the neighbourhood.

I have been a neighbour of 667 Upper Sherman Avenue for at least 9 years now. I appreciated Mr. DiGiandomenico's courteousy in consulting neighbours before erecting his new garage and making sure that it does not create cause for conflict.

Yours truly,

Francine Regaudie-McIsaac

From:	Francine Regaudie-McIsaac
To:	Committee of Adjustment
Cc:	domenicosrusticcreations@gmail.com
Subject:	Committee of Adjustment Hearing HM/A-20:161 (667 Upper Sherman Ave., Hamilton ON)
Date:	September 22, 2020 10:51:41 PM
Attachments:	Committee of Adjustment Hearing (667 Upper Sherman Ave, Hamilton ON).docx

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To whom it may concern,

The attached letter is submitted on behalf of the owner of 667 Upper Sherman Avenue, Hamilton ON for the Hearing HM/A-20:161.

Yours truly,
Francine Regaudie-McIsaac
(resident of 663 Upper Sherman Avenue, Hamilton ON)

October 06, 2020

To whom it may concern;

Regarding: HM/A-20:161

Steve Digiandomenico

667 upper Sherman ave

Hamilton Ontario l8v 3m4

I would like to advise counsel of what an amazing job was completed at the above mentioned property. It has really brightened the appeal of Upper Sherman. It is quite an improvement over the replaced structure and definitely shows the dedication homeowners have for their property and city appeal.

Thanks,

Nik Delsordo

377 East 28th St

905-961-5798

8/10/2020

Dear Sir / Madam

Application # HM/A-20:161

We the owner of # 671 upper sherman Ave. Clifford and Judy Rampersad, have no objection to the attached garage of Steven DiGiandomenico of 667 upper Sherman to his property.

Yours truly

C Rampersad

Rampersad.

September 30th, 2020

From:
Ronald Brown
655 Upper Sherman Ave
Hamilton, ON. L8V 3M4

Regarding File: HM/A-20:161

The rebuilding of the garage at 667 Upper Sherman Ave.

The property has been enhanced by the replacement of the old structure which was in need of repair. The new structure and replaced driveway, has made the property more attractive and increased its value which reflects on the surrounding neighborhood and nearby property values. The property at 661 Upper Sherman was recently sold within 5 days of being listed at $50,000.00 over asking price. As a resident of Upper Sherman for almost 60 years I am pleased to see people take pride in the upkeep of their homes.

Sincerely,

Ronald Brown

Ronald D Brown
(905)385-0921