



Hamilton

COMMITTEE OF ADJUSTMENT

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

Telephone (905) 546-2424, ext. 4221

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.:	A-24:138	SUBJECT PROPERTY:	352 East 34 Street, Hamilton
ZONE:	“R1” (Low Density Residential)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: Nick Sacchetti and Giuseppina (Josie) Liota

The following variances are requested:

1. To permit an aggregate gross floor area for all accessory buildings of 50.18 square metres whereas all accessory buildings shall not exceed 45 square metres or 7.5% total lot coverage, whichever is the lesser.
2. To permit a minimum setback from the rear lot line of 0.61 metres whereas a minimum of 1.2 metres is required for an accessory building.
3. To permit a minimum setback from the side lot line of 0.61 metres whereas a minimum of 1.2 metres is required for an accessory building.

PURPOSE & EFFECT: To facilitate the construction of an accessory building (detached garage).

Notes: N/A

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

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

DATE:	Tuesday, July 23, 2024
TIME:	1:30 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	City Hall Council Chambers (71 Main St. W., Hamilton)

	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment
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For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

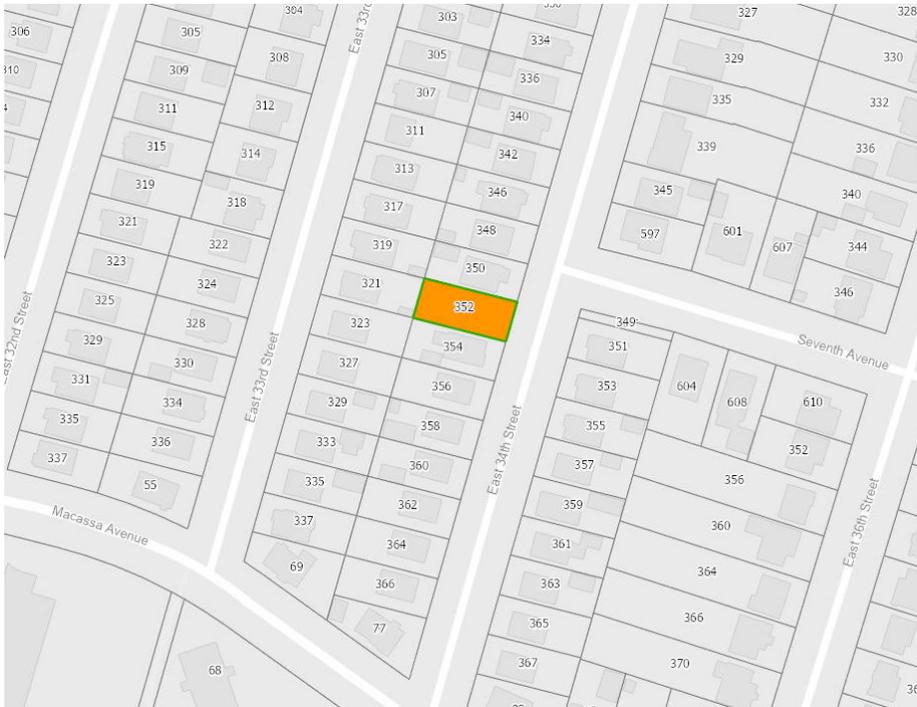
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon July 19, 2024

Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon July 22, 2024

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:138, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



 Subject Lands

DATED: July 4, 2024

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, and may include posting electronic versions.



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PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon on the date listed on the Notice of Public Hearing.**

Comments are available the Friday prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners **must register by noon on the day listed on the Notice of Public Hearing** to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

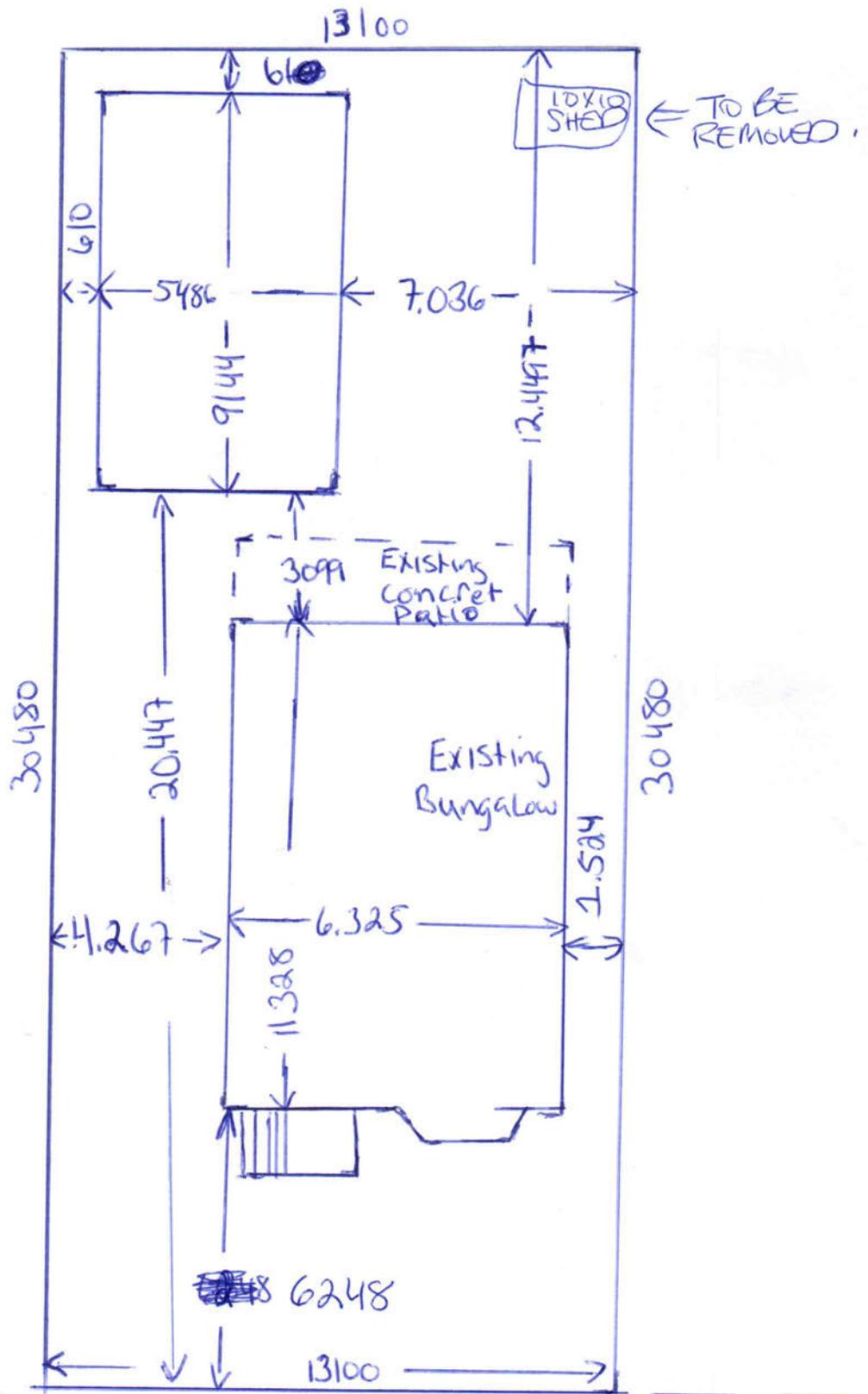
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **no less than 10 minutes** before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.

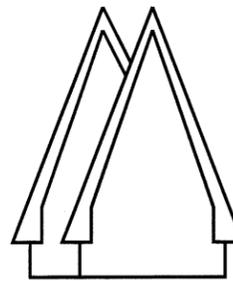


352 EAST 34TH STREET

PROPOSED ACCESSORY GARAGE
352 EAST 34th STREET
HAMILTON, Ontario

List of Drawings:

SP1.01 – SITE PLAN
A1.01 – FLOOR PLAN, SECTION
A2.01 – ELEVATIONS



established
1983

SAGITTARIUS

design & drafting

99 HANOVER PLACE

HAMILTON, ONTARIO

L8K – 5X7

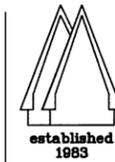
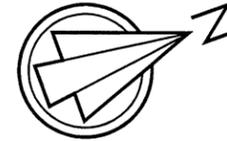
Phone: (905) 573-9839

e-mail: milos1129@yahoo.ca

LOT 52
REGISTERED PLAN No. 1041

LOT 51
REGISTERED PLAN No. 1041

LOT 17
REGISTERED PLAN No. 985



SAGITTARIUS
design & drafting
99 HANOVER PLACE
HAMILTON, ONTARIO
L8K - 5X7
Phone: (905) 573-9839
FAX: (905) 538-0587
e-mail: milos1129@yahoo.ca

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE O.B.C. AND LOCAL AUTHORITY HAVING JURISDICTION.
2. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
3. ALL WOOD MEMBERS TO BE CONSTRUCTION SPRUCE No.2, UNLESS NOTED OTHERWISE.
4. MECHANICAL VENTILATION TO CONFORM TO SECTION 9.32.3 OF THE O.B.C.
5. RESISTANCE TO FORCED ENTRY TO CONFORM TO SECTION 9.6.8. OF THE O.B.C.
6. ANY DEVIATION FROM APPROVED PLAN MUST BE APPROVED BY LOCAL BUILDING DEPARTMENT.
7. SIZES OF ALL BEAMS AND LINTELS MUST BE CONFIRMED UPON FINAL TRUSS LAY OUT.
8. ALL WORKS SHALL BE PERFORMED BY QUALIFIED AND LICENCED CONTRACTORS
9. ALL CONCRETE MATERIALS AND WORKMANSHIP TO SCA A23.1, 2 & 3.

SITE PLAN DETAILS:

LEGAL DESCRIPTION:
LOT 51, REG'D PLAN 1041
CITY OF HAMILTON
LOT AREA: 399.29 sq.m.
EXIST. HOUSE FOOTPRINT: 86.96 sq.m.
EXIST. SHED FOOTPRINT: 9.29 sq.m.
PROPOSED GARAGE FOOTPRINT: 50.18 sq.m.
PROPOSED LOT COVERAGE: 36.67%
PROPOSED GARAGE ROOF HEIGHT: (4.45m)

NOTE: THIS SITE PLAN IS BASED ON A COPY OF A SURVEY PLAN BY MacKAY, MacKAY & PETERS LIMITED. COPY IS DATED APRIL 25, 1991

PROPOSED ACCESSORY GARAGE
352 EAST 34th STREET
HAMILTON, Ontario

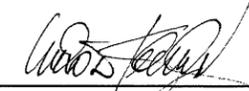
SITE PLAN

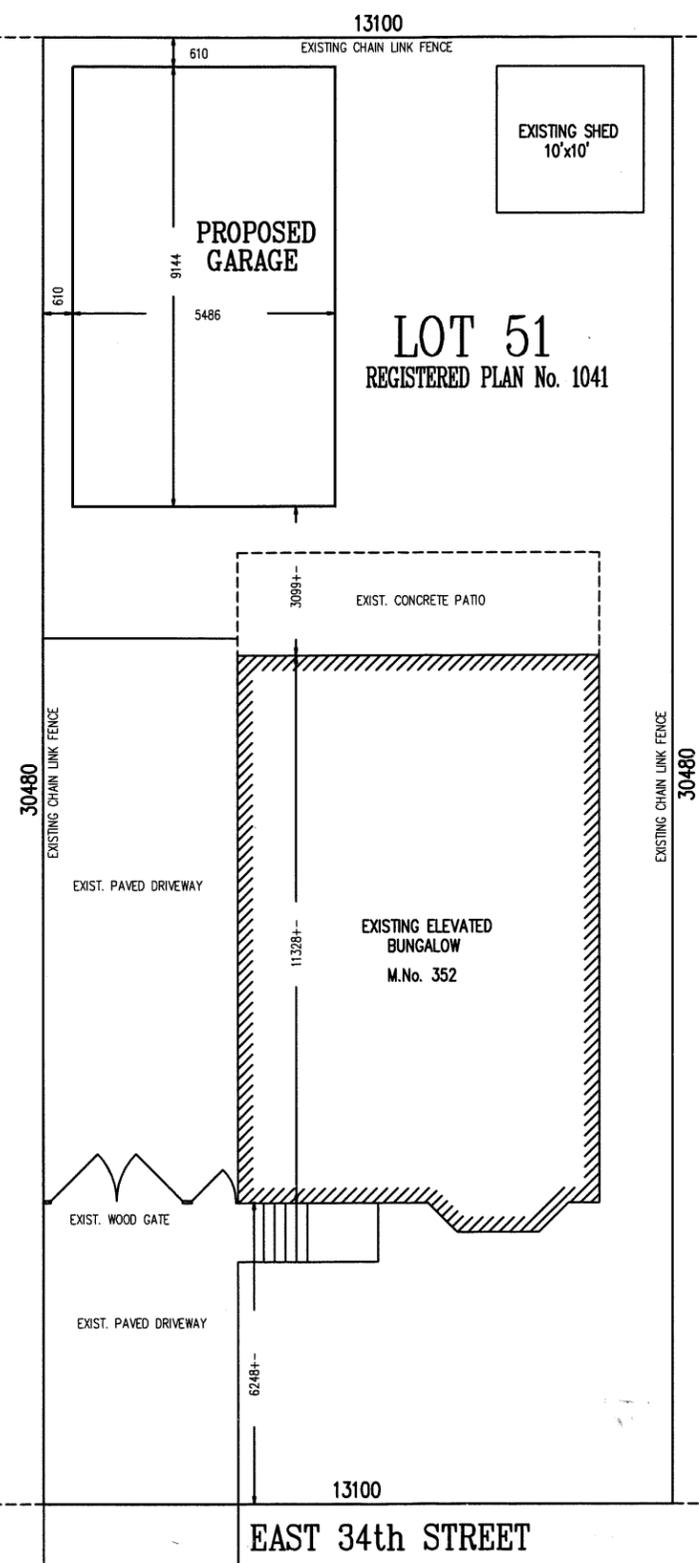
DATE:	MAY 5, 2024
SCALE:	1:150
DWG BY:	M.T.
FILE:	2412

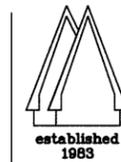
DWG No.

SP1.01

NOT ISSUED FOR CONSTRUCTION
UNTIL SIGNED AND DATED

REGISTRATION INFORMATION
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
MILOS TRKULJA BC# 24457
SAGITTARIUS DESIGNS BC# 30427 Signature: 

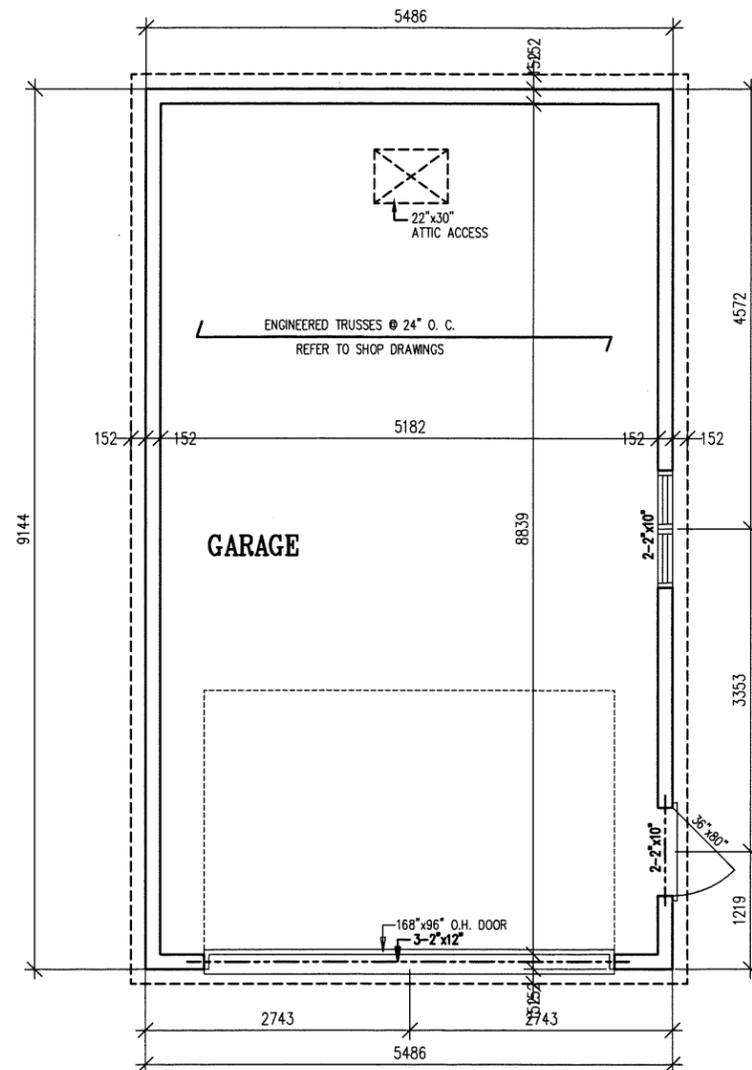




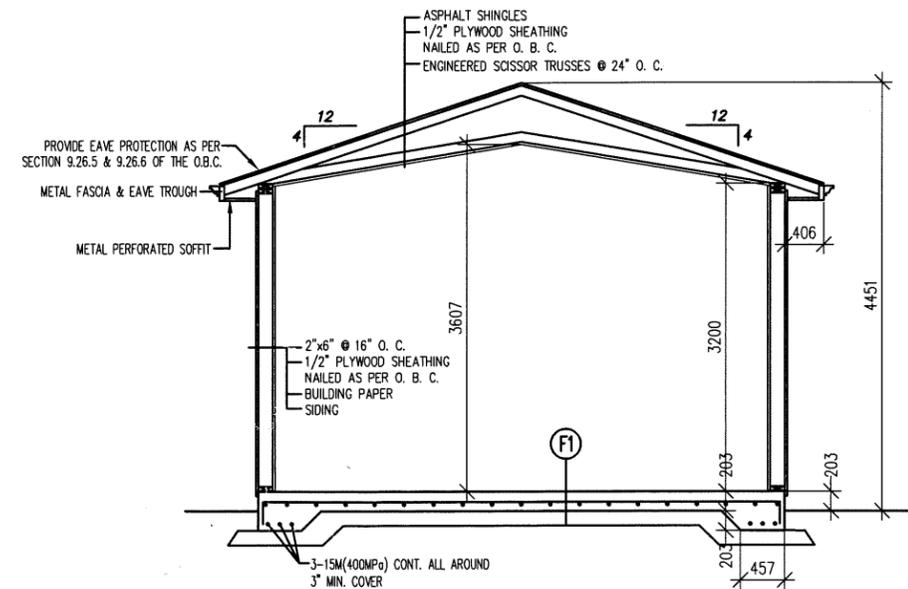
SAGITTARIUS
 design & drafting
 99 HANOVER PLACE
 HAMILTON, ONTARIO
 L8K - 5X7
 Phone: (905) 573-9839
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TYPICAL SECTION



(F1) 8" CONCRETE SLAB ON GRADE (32 MPa)
 15M(40MPa) @ 12" O. C. BOTH WAYS
 BOTTOM LAYER AT CENTRE OF SLAB
 6" GRANULAR 'A'
 COMPACTED TO 100% S.P.D.

TO PERFORM ACTUAL CONSTRUCTION THE BUILDER SHALL USE SET OF DRAWINGS SEALED - THEREFORE APPROVED - BY THE LOCAL BUILDING DEPARTMENT

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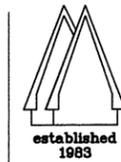
PROPOSED ACCESSORY GARAGE
352 EAST 34th STREET
HAMILTON, Ontario

FLOOR PLAN / SECTION

DATE:	MAY 5, 2024
SCALE:	1:75
DWG BY:	M.T.
FILE:	2412

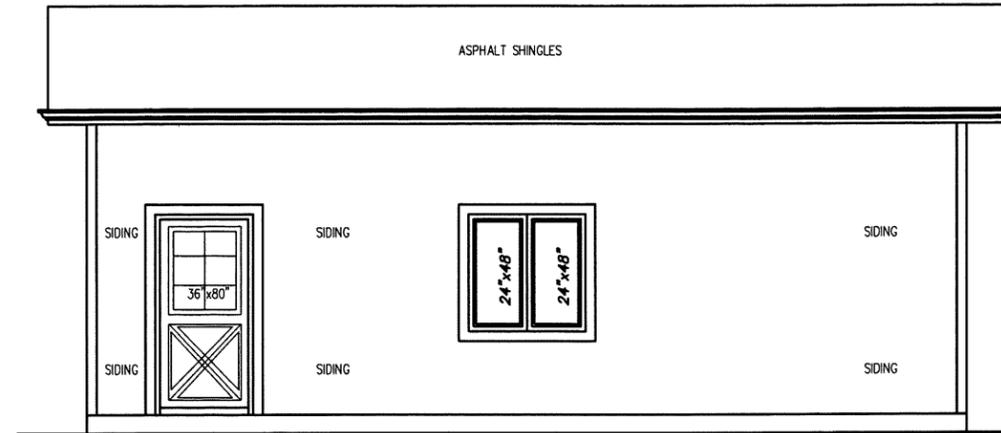
DWG No.
A1.01

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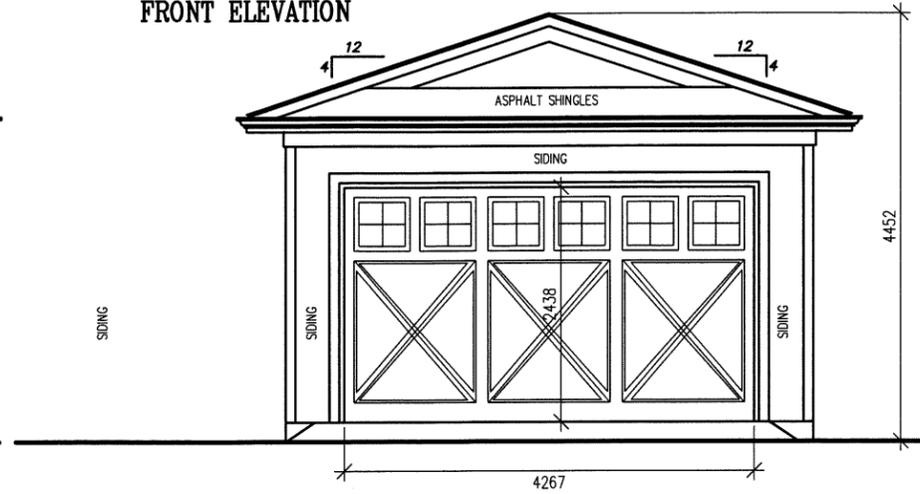


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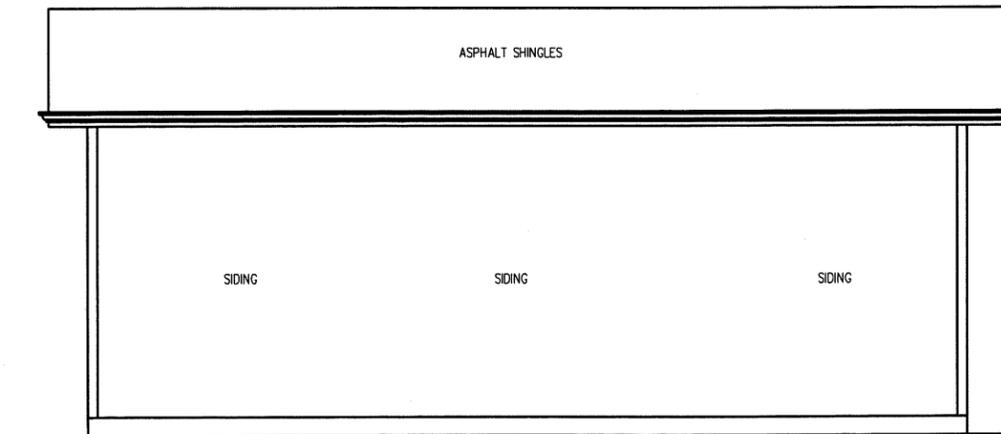
RIGHT SIDE ELEVATION



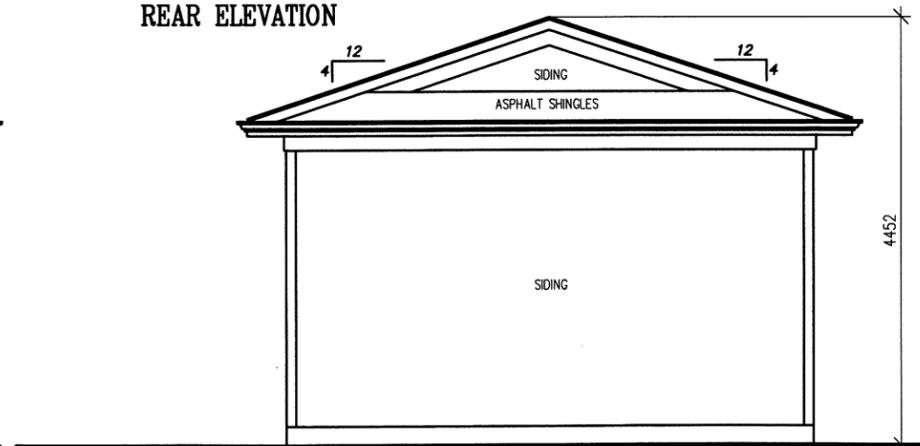
FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



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PROPOSED ACCESSORY GARAGE
 352 EAST 34th STREET
 HAMILTON, Ontario

ELEVATIONS

DATE:	MAY 5, 2024
SCALE:	1:75
DWG BY:	M.T.
FILE:	2412

DWG No.

A2.01

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Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE/PERMISSION
UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	
Registered Owners(s)	Nick Sacchetti Giuseppina Liota (Josie)	[Redacted]
Applicant(s)	Same as above	
Agent or Solicitor		
		Phone:
		E-mail:

1.2 Primary contact Applicant Owner Agent/Solicitor

1.3 Sign should be sent to Applicant Owner Agent/Solicitor

1.4 Request for digital copy of sign Yes* No
If YES, provide email address where sign is to be sent [Redacted]

1.5 All correspondence may be sent by email Yes* No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type In person Credit over phone*
 Cheque

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	352 East 34st		
Assessment Roll Number	070632004900000		
Former Municipality	Hamilton, ON. L8V 3X3.		
Lot	51	Concession	
Registered Plan Number	1041	Lot(s)	
Reference Plan Number (s)	N/A	Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

Yes No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for: *Accessory Garage*
Side yard - South - 0.61m From 1.2m Required
Rear yard - 0.61 " " "
Lot coverage - 50.18m² From required 29.95m² (7.5% of Lot Area)

Second Dwelling Unit Reconstruction of Existing Dwelling

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

*There would not be an adequate access to the garage.
 The proposed garage must accomodate my pick-up truck.*

3.3 Is this an application 45(2) of the Planning Act.

Yes No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
13.10 m	30.48 m	399.30 m ²	20.12 m

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

Existing: Bungalow

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Brick 1 story Dwelling Bungalow	6.248	12.497	L/S 1.524 R/S 4.267	1955.
	6.248	12.497	L/S 1.524 R/S 4.267	
			R/S 4.267	

Proposed: Garage

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Accessory Garage	L/S 20.447 R/S 30.99	6.10	L/S 7.036 R/S 6.10	
		6.10	L/S 7.036 R/S 6.10	
			R/S 6.10	

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing: Bungalow

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Brick 1 story Dwelling Bungalow	83.613 +- +-	86.96 sq.m	1	7.925

Proposed: Garage

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Accessory Garage	50.0747 +- +-	50.18 sq.m	1	4.452

- 4.4 Type of water supply: (check appropriate box)
- publicly owned and operated piped water system
 - privately owned and operated individual well

- lake or other water body
- other means (specify)

- 4.5 Type of storm drainage: (check appropriate boxes)
- publicly owned and operated storm sewers
 - swales

- ditches
- other means (specify).

4.6 Type of sewage disposal proposed: (check appropriate box)

- publicly owned and operated sanitary sewage
- system privately owned and operated individual
- septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

- provincial highway
- municipal road, seasonally maintained
- municipal road, maintained all year
- right of way
- other public road

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

Single detached dwelling

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

Single detached dwelling

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands: 2006.

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Single detached dwelling

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

Single detached dwelling

7.4 Length of time the existing uses of the subject property have continued: Since 1955

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: Residential / Neighbourhoods

Urban Hamilton Official Plan designation (if applicable) _____

Please provide an explanation of how the application conforms with the Official Plan.

7.6 What is the existing zoning of the subject land? R-1, 05-200 By-Law

7.8 Has the owner previously applied for relief in respect of the subject property?
(Zoning By-law Amendment or Minor Variance)

- Yes
- No

If yes, please provide the file number: _____