

Memorandum to the City of Markham Committee of Adjustment

May 17th, 2019

File: A/20/19
Address: 28 Abercorn Rd, Markham
Applicant: Anna Cirbari
Agent: Kevin Cribari
Hearing Date: Wednesday May 29th, 2019

The applicant is requesting relief from the following requirements of the Residential One (R1) Zone in By-law 1229, as amended, as they relate to a proposed two-storey detached dwelling on the subject property (28 Abercorn Road).

a) Infill By-law 99-90, Section 1.2 (vi):

a maximum Net Floor Area ratio of 49.6 percent, whereas the By-law permits a maximum Net Floor Area ratio of 45 percent;

a) Infill By-law 99-90, Section 1.2 (iii):


a maximum building depth of 18.92 m, whereas the By-law permits a maximum building depth of 16.8 m.

The Committee of Adjustment deferred this application at the March 27th, 2019 hearing due to concerns with the visual massing and scale of the proposed dwelling. Subsequent to the deferral, the applicant has not revised the requested variances, but has revised the plans to show the height of the roof above the garage has been reduced by approximately 2 ft (0.61 m). Staff note the dwelling has a proposed height of 9.8 m (32.15 ft) measured from the crown (centre) of the road to the top of the roof. This complies with the zoning by-law and is not the subject of the variance application.

Staff provided comments on the application in a memo dated March 20th, 2019 which is attached as Appendix 'C1'. It is staff's opinion that the proposal meets the intent of the Zoning By-law, and is an appropriate development and use of land for the site. Staff comments outlined in the March 20th, 2019 report remain applicable.

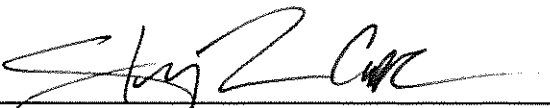
Please see Appendix "A1" for conditions to be attached to any approval of this application.

PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:



Stephen Corr, Senior Planner, East District

File Path: Amanda\File\19 114546 \Documents\District Team Comments Memo

APPENDIX "A1"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/20/19

1. That the front covered porch as indicated on drawing A.100 remain unenclosed;
2. The variances apply only to the proposed development as long as it remains;
3. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B1' to this Staff Report and received by the City of Markham on *May 9th, 2019*, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction;
4. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended, to be reviewed and approved by the City, and that the Secretary-Treasurer receive written confirmation from the Tree Preservation Technician or Director of Operations that this condition has been fulfilled to his/her satisfaction, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan;
5. That prior to the commencement of construction or demolition, tree protection be erected and maintained around all trees on site in accordance with the City's Streetscape Manual, including street trees, in accordance with the City's Streetscape Manual (2009) as amended, and inspected by City Staff to the satisfaction of the Tree Preservation Technician or Director of Operations;
6. That tree replacements be provided and/or tree replacement fees be paid to the City if required in accordance with the Tree Assessment and Preservation Plan, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Tree Preservation Technician or Director of Operations.

CONDITIONS PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

NEW CUSTOM HOME
PROPOSED
BUNGALOW LOFT
28 ABERCORN ROAD
MARKHAM, ON
THE CONTRACTOR
GROUP OF CANADA

JOSEPH M. CAMPITELLI
ARCHITECT INC.

APPENDIX B

DATE: MAY 2019
DRAWN BY: J.M.C.
CHECKED BY: J.M.C.
DATE: MAY 2019
SCALE: AS SHOWN
PROJECT NO.: 283.18
SHEET NO.: 18/18
COVER PAGE

A.000

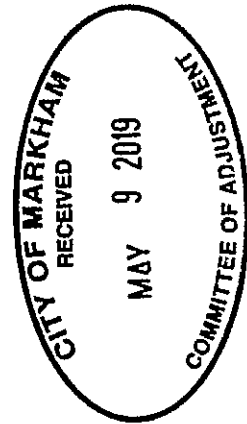
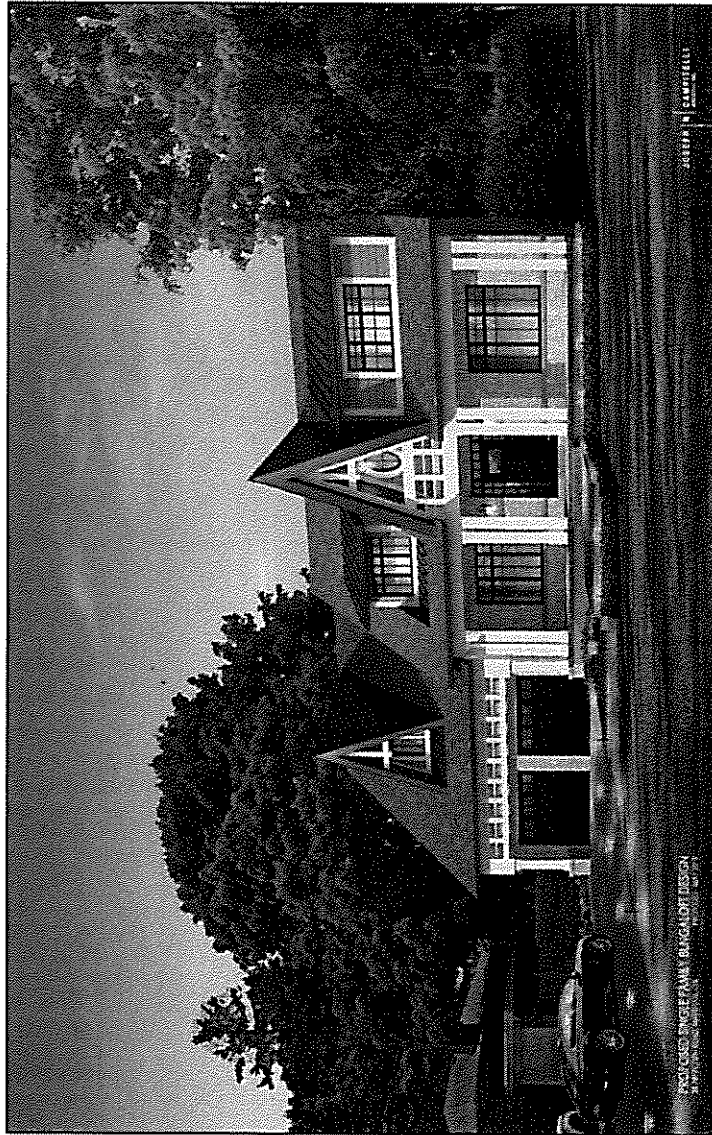
NEW CUSTOM HOME
PROPOSED BUNGALOW LOFT

28 ABERCORN RD. MARKHAM, ON
PROJECT NO.: 283.18

DRAWING LIST:

- A.000 COVER PAGE
- A.100 PROPOSED SITE PLAN
- A.101 SITE STATISTICS
- A.201 PROPOSED BASEMENT PLAN
- A.301 PROPOSED GROUND FLOOR PLAN
- A.302 PROPOSED 2ND FLOOR PLAN
- A.303 PROPOSED ROOF PLAN
- A.401 PROPOSED SOUTH ELEVATION
- A.402 PROPOSED WEST ELEVATION
- A.403 PROPOSED NORTH ELEVATION
- A.404 PROPOSED EAST ELEVATION

RE-ISSUED FOR MINOR VARIANCE:
MAY 06, 2019

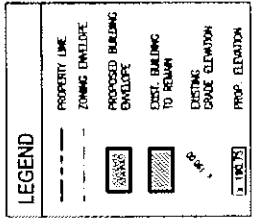
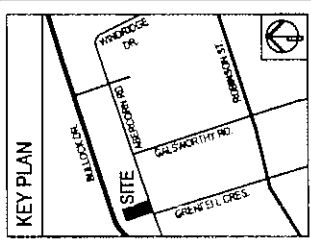


NEW CUSTOM HOME
 PROPOSED
 BIRCHGALLOW LOFT
 23 ABERCORN ROAD
 MARKHAM ON
 THE CONTRACTOR
 GROUP OF CANADA

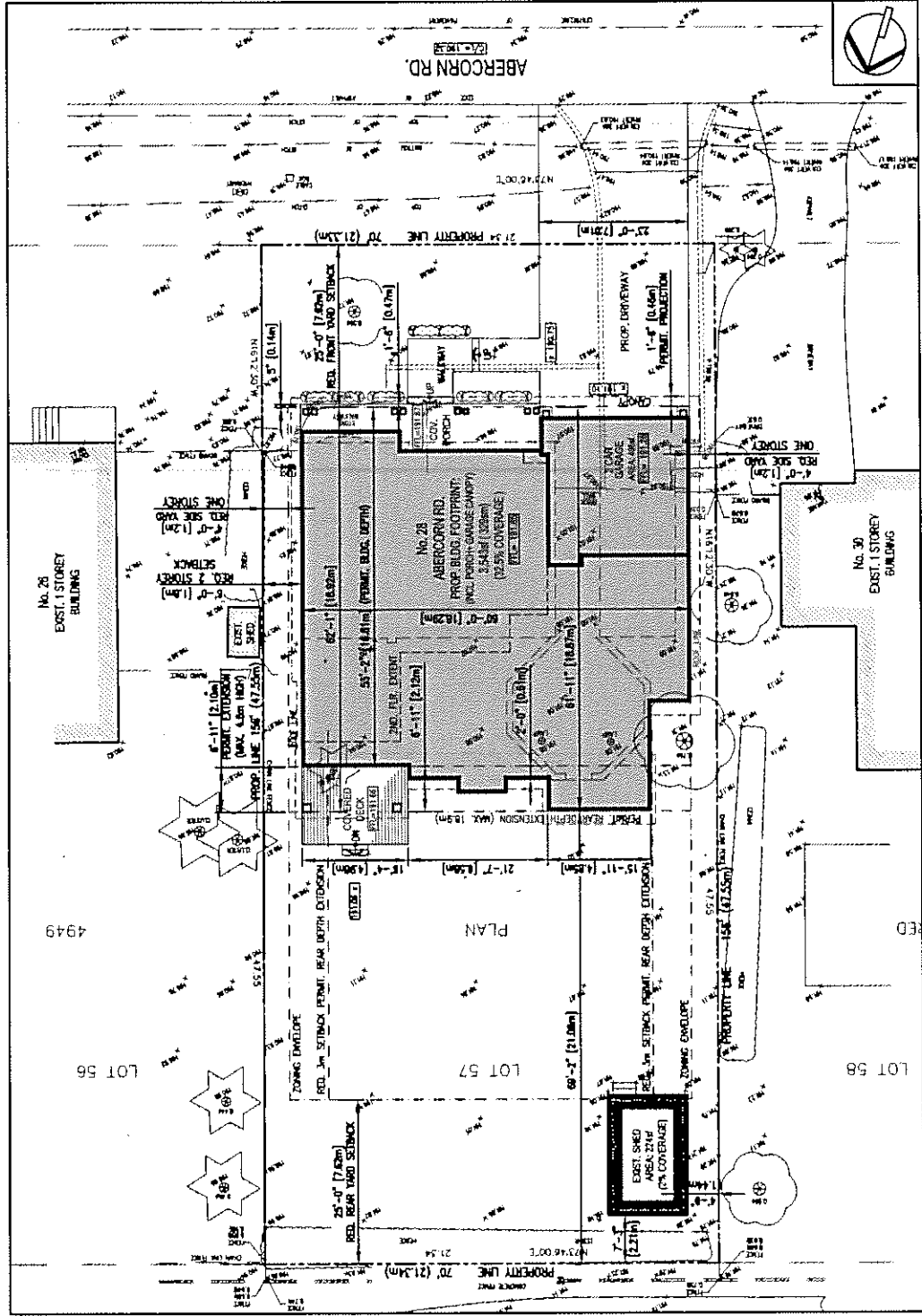
JOSEPH N CAMPITELLI
 ARCHITECT INC

PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0" (1:24)
 DATE: 12/15/15

A.100



SURVEY INFORMATION
 PLAN OF SURVEY
 LOT 57, REGISTERED PLAN 4949
 CITY OF MARKHAM,
 REGIONAL MUNICIPALITY OF YORK
 DATED: DECEMBER 7TH 2015
 PROJECT: 2015-206
 E. W. BROWNE INC.
 CHICAGO LAND SURVEYORS
 LAND DEVELOPMENT CONSULTANTS
 9275 MARKHAM ROAD, SUITE 201A
 MARKHAM, ONTARIO L6E 1A3
 TEL: (905) 294-8093
 FAX: (905) 294-8319



PROPOSED SITE PLAN

NEW CUSTOM HOME
PROPOSED
BUNGALOW LOFT

24 BEECHWOOD ROAD
MAYNARD ON
THE CONTRACTOR
GROUP OF CANADA

JOSEPH N CAMPITELLI ARCHITECT INC.

11 BAYVIEW AVENUE UNIT 2 MAYNARD ON L4R 3K6
TEL: (416) 497-9222 FAX: (416) 497-9240
WWW.JOHNSTONARCHITECTURE.COM

UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE IN METERS
DIMENSIONS ARE GIVEN FOR INTERIORS UNLESS NOTED OTHERWISE

PROJECT ARCHITECT
JOSEPH N CAMPITELLI
ARCHITECT INC.
24 BEECHWOOD ROAD
MAYNARD ON L4R 3K6
TEL: (416) 497-9222
FAX: (416) 497-9240

STATISTICS

NO. 1
NO. 2
NO. 3
NO. 4
NO. 5
NO. 6
NO. 7
NO. 8
NO. 9
NO. 10
NO. 11
NO. 12
NO. 13
NO. 14
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NO. 44
NO. 45
NO. 46
NO. 47
NO. 48
NO. 49
NO. 50

A.101

DWELLING STATISTICS

EXISTING	PROPOSED
DETACHED SINGLE FAMILY RESIDENCE TO BE DEMOLISHED 70 (21.30m)	DETACHED SINGLE FAMILY RESIDENCE N/C
1. ZONING R1 - RESIDENTIAL	
2. LOT FRONTAGE MIN. 60' (18.29m)	
3. SETBACKS MIN. 6.00m (19.35m)	
4. SETBACKS FRONT YARD = MIN. 25'-0" (7.62m) SIDE YARD (ONE STRY.) = MIN. 4'-0" (1.2m) SIDE YARD (2 STRY.) = MIN. 6'-0" (1.8m) REAR YARD = MIN. 25'-0" (7.62m)	FRONT YARD = 25'-0" (7.62m) EAST SIDE YARD = 6'-0" (1.8m) WEST SIDE YARD = 4'-0" (1.2m) REAR YARD = 69'-2" (21.06m) PROP. HEIGHT = 9.8m
5. BUILDING HEIGHT MAX. 9.8m* (T/O ROOF OF SLOPED ROOF) MAX. 8.0m* (T/O PARAPET OF FLAT ROOF) *FROM C/L OF ROAD ELEV. (EL. = 190.12) MAX. 2 STOREYS (EXCL. CELLAR)	
6. COVERAGE MAX. 55% (3.822d)	
	GROUND FLOOR: 2,697sf DOUBLE GARAGE: 486sf PROP. BLDG. FOOTPRINT: 3,183sf FRONT PORCH: 212sf GARAGE CANOPY: 34sf COVERED DECK: 114sf TOTAL: 3,543sf ACCESSORY SHED: 274sf SITE COVERAGE TOTAL: 3,767sf (34.5%)
7. BUILDING DEPTH MAX. 16.8 m (55.27m) ONE-STRY. BLDG. EXTN. OVER 10.8m. MAX. HEIGHT 4.6m	18.92m (62'-1") INCL. 2.10m ONE STOREY REAR EXTENSION
8. NET FLOOR AREA MAX. GSA (3,942sf/362.2sqm) - INCL. GARAGE NET AREA = 8,708sf (813.8sqm)	GROUND FLOOR: 2,697sf TOTAL GROUND F.L.B.: 1,183sf 2ND FLOOR AREA: 1,124sf TOTAL GFA: 4,555sf DEDUCTIONS: STAR WELL: 95sf OPEN TO BELOW @ GROUND F.L.B.: 124sf OPEN TO BELOW @ 2ND F.L.B.: 101sf TOTAL DEDUCTIONS: 298sf TOTAL NET AREA: 4,348sf NET RATIO: 49.8%
9. PERMITTED PROJECTIONS UNENCLOSED PORCHES - 18' (5.49m) UNCOVERED PERFORMING - 18' (5.49m) MAX. 2.1m FROM MARK WALL	UNENCLOSED PORCHES = 5' (1.52m)

ACCESSORY BUILDING STATISTICS

EXISTING	PROPOSED
EXISTING SHED	EXISTING TO REMAIN
1. LOCATION REAR/ SIDE YARD = 4'-0" (1.2m)	N/C
2. SETBACKS REAR/ SIDE YARD = 4'-0" (1.2m)	N/C
3. BUILDING HEIGHT 12'-0" (3.66m) TO ROOF MID-POINT 1 STOREY	N/C
4. COVERAGE MAX. 10% OF LOT AREA	N/C

NEW CUSTOM HOME
 PROPOSED
 BUNGALOW LOFT
 24 ABERCORN ROAD
 THE DISTRICT OF
 GROUP OF COUNCIL

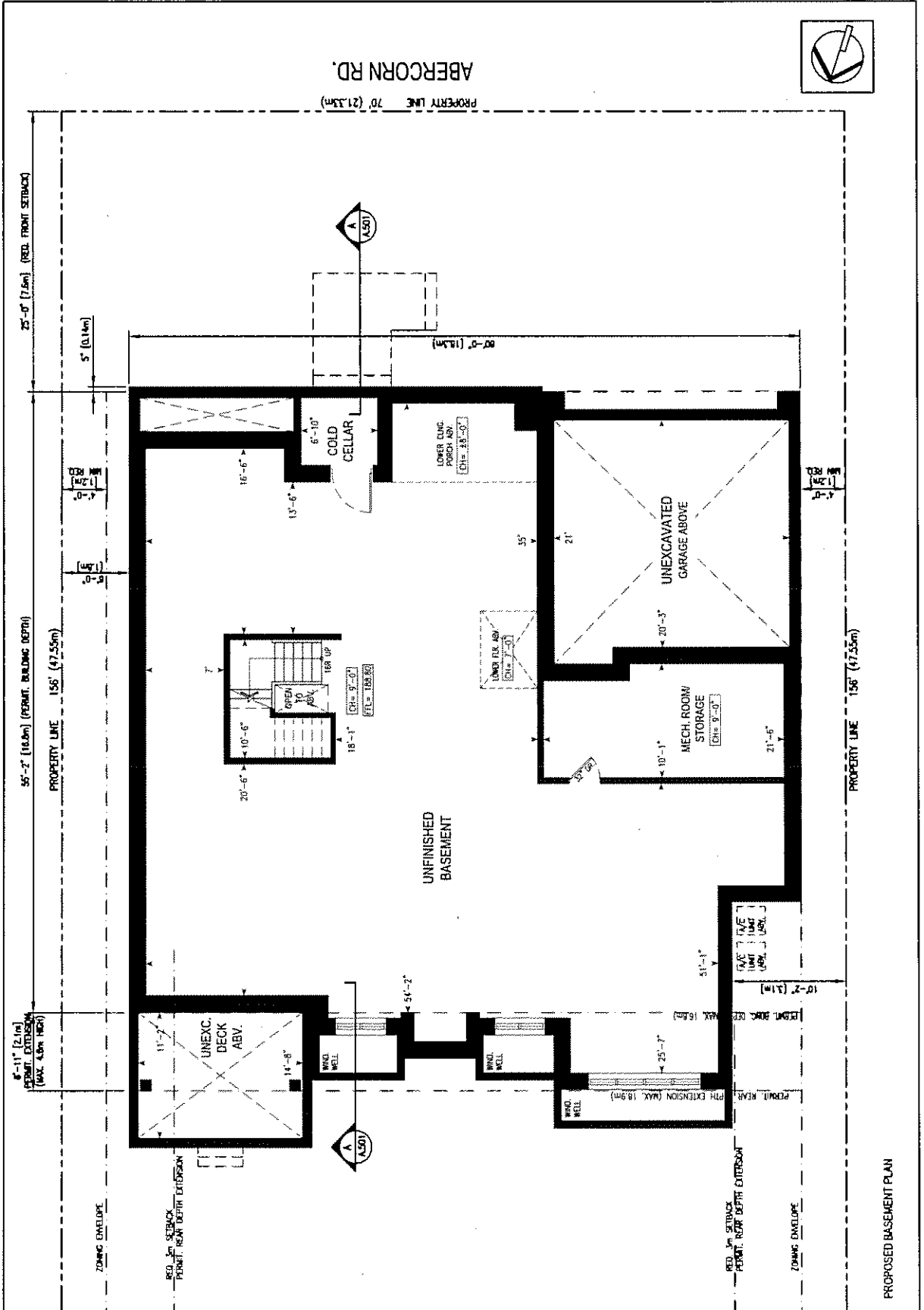
JOSEPH M CAMPITELLI
 ARCHITECT

1500 BROADWAY, SUITE 100
 NEW YORK, NY 10014
 TEL: 212 691 1000
 WWW.JMCAMPITELLI.COM

DATE: 10/15/2014
 TIME: 10:00 AM
 PROJECT: 1000 BROADWAY, SUITE 100
 DRAWING: 1000 BROADWAY, SUITE 100

PROPOSED
 BASEMENT PLAN

A.201



PROPOSED BASEMENT PLAN

NEW CUSTOM HOME
PROPOSED
BUNGALOW LOFT

18 ABERCORN ROAD
MARKHAM ON
THE CONTRACTOR
GROUP OF CANADA

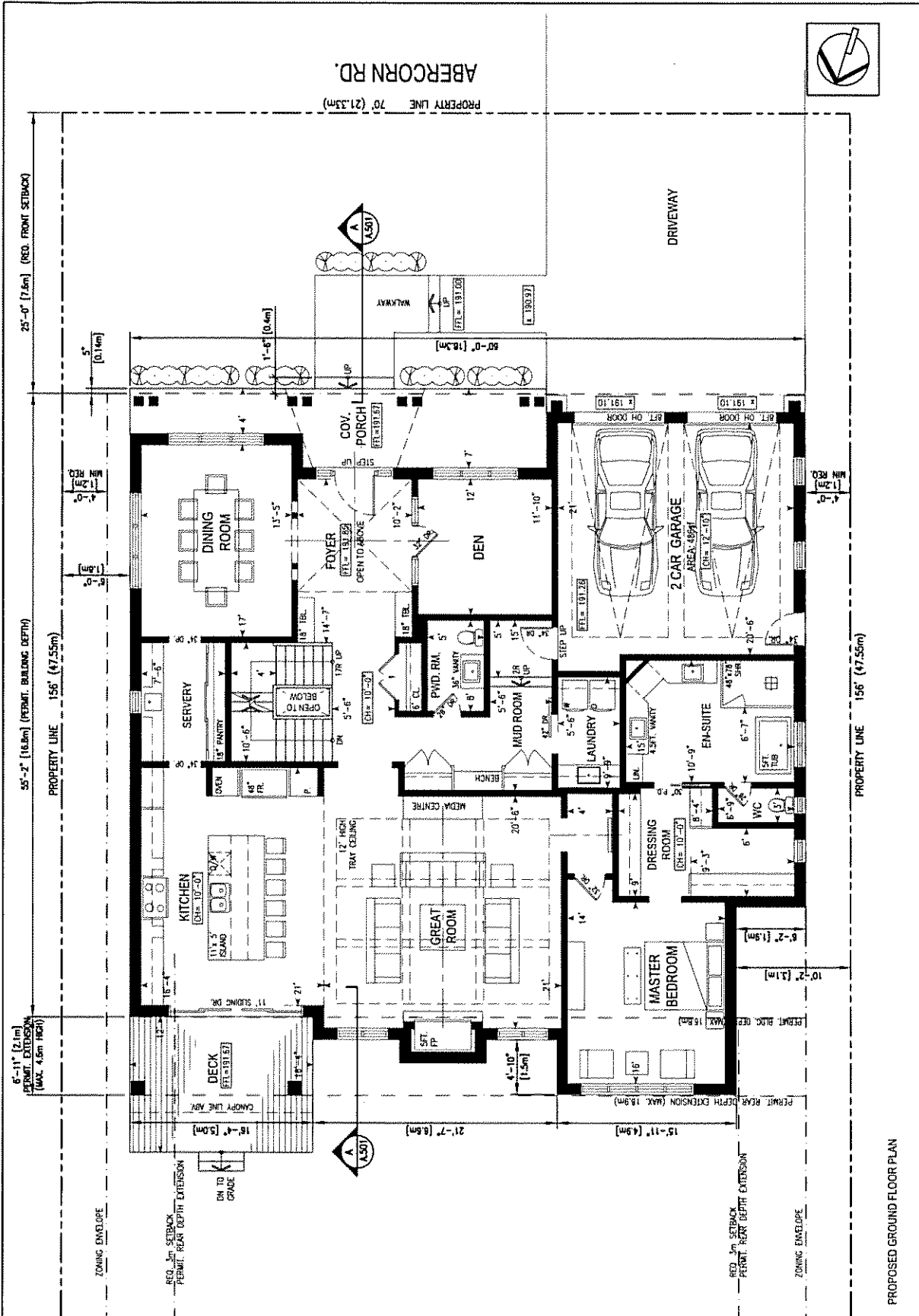
JOSEPH N CAMPITELLI
ARCHITECT INC.

12 Eglinton Ave. E. Markham, ON L3R 1G1
905-477-8892 Fax: 905-477-8893
jnc@jncarchitect.com

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED
2. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
3. DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED

PROPOSED GROUND FLOOR PLAN
DATE: 10/15/2018
SCALE: 1/8" = 1'-0"

A.301



PROPOSED GROUND FLOOR PLAN

NEW CUSTOM HOME
PROPOSED
BUNGALOW LOFT
21 ABERCORN ROAD
MARKHAM ON
THE CONTRACTOR
GROUP OF CANADA

JOSEPH N CAMPITELLI
ARCHITECT INC.

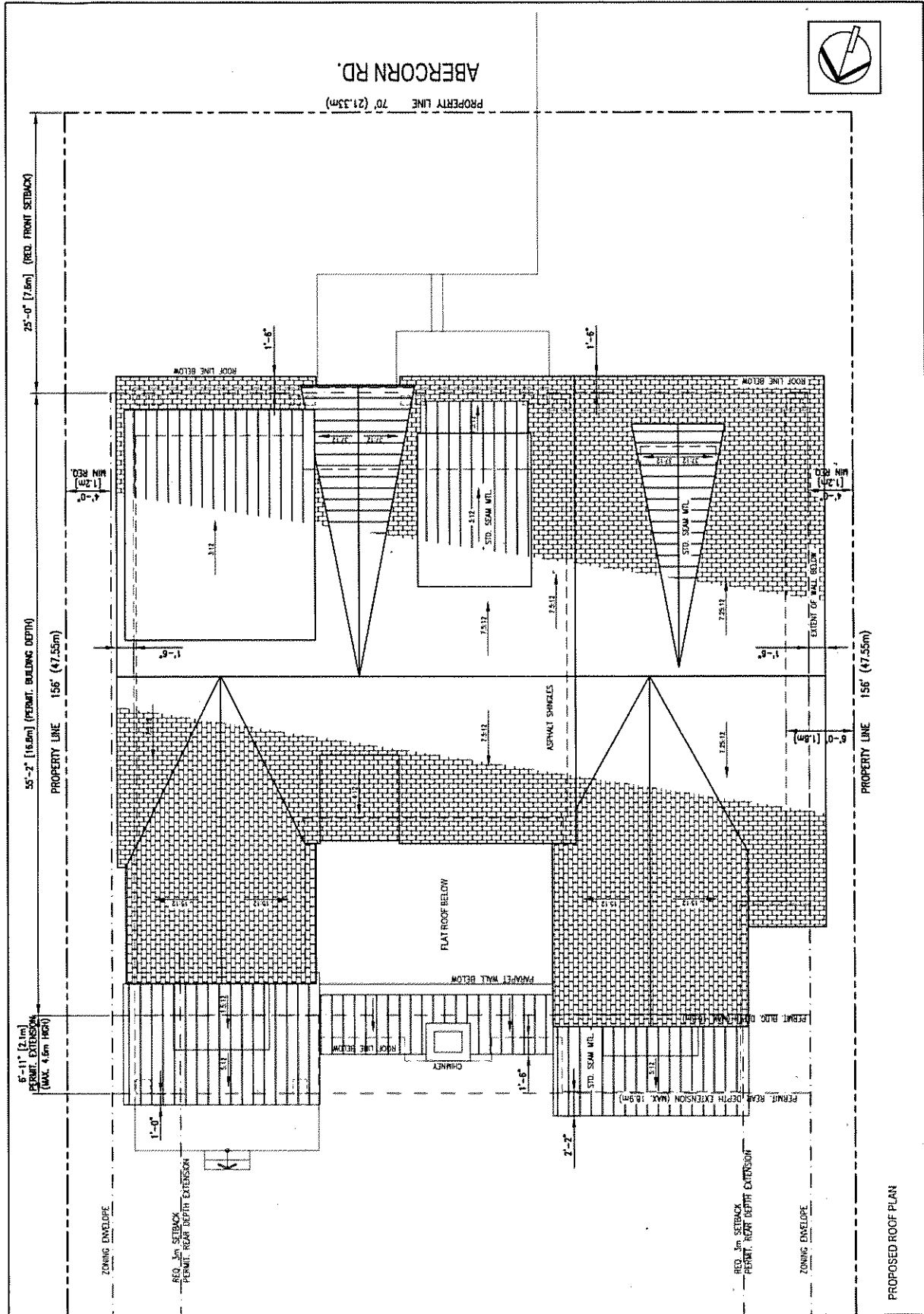
10 Bloor Street East, Suite 2, Markham, ON L3R 0A7
Tel: (905) 477-8899 Fax: (905) 477-8898
E-mail: jncampitelli@campitelli.com

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

PROJECT SHEET NO.
RESIDENTIAL ARCHITECTURE
DRAWN BY: JNC
DESIGNED BY: JNC

PROPOSED
ROOF PLAN
DATE: 10/15/2015
REVISED: 10/15/2015
PROJECT NO. A.303

A.303



PROPOSED ROOF PLAN

NEW CUSTOM HOME
 PROPOSED
 BUNGALOW LOFT
 21 HANCOCK ROAD
 WAREHOUSING
 THE CONTRACTOR
 GROUP OF CANADA

PROJECT: 1001110
 CLIENT: THE CONTRACTOR GROUP OF CANADA

ARCHITECT: JOSEPH N. CAMPITELLI ARCHITECT INC.
 150 St. Andrew Street, Suite 200, Montreal, QC H2Y 1K4
 TEL: 514 392-1111 FAX: 514 392-1112

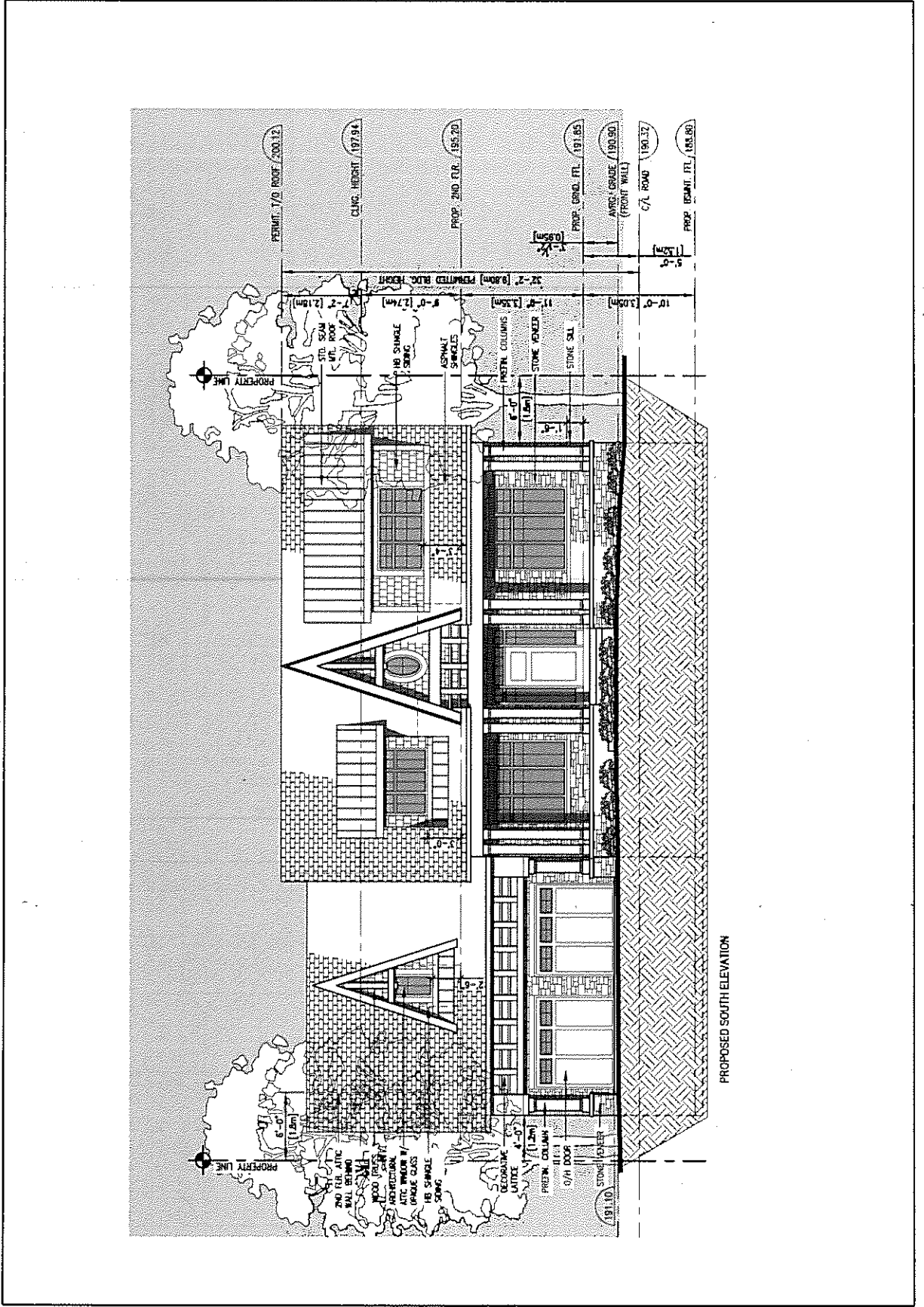
DATE: 11/10/10
 SCALE: 1/8" = 1'-0"

NOTES:
 1. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
 2. SEE CIVIL ENGINEERING DRAWINGS FOR UTILITY LOCATIONS AND ELEVATIONS.

PROJECT: 1001110
 ARCHITECT: JOSEPH N. CAMPITELLI ARCHITECT INC.
 DATE: 11/10/10
 SCALE: 1/8" = 1'-0"

PROPOSED
 SOUTH ELEVATION
 1001110
 11/10/10

A.401



PROPOSED SOUTH ELEVATION

NEW CUSTOM HOME
 PROPOSED
 BUNGALOW LOFT
 27 MEDFORD ROAD
 MARRIOTT ON
 THE CONTRACTOR
 GROUP OF CANADA

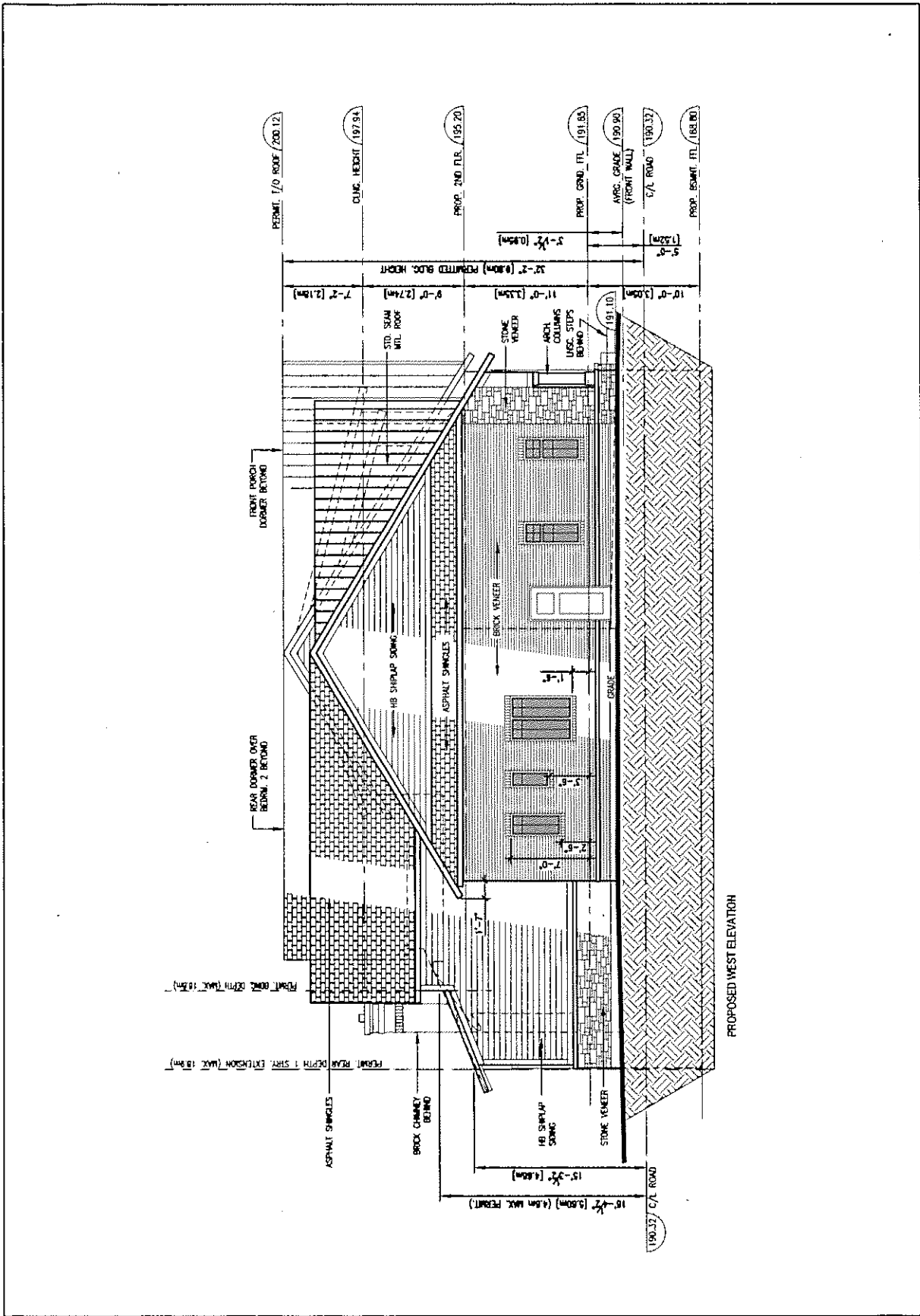
JOSEPH N
 CAMPITELLI
 ARCHITECT INC.

1500 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5
 TEL: (416) 291-1111 FAX: (416) 291-1112
 WWW.CAMPITELLIARCHITECT.COM

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PROPOSED
 WEST ELEVATION
 1:1 SCALE
 1/2" = 1'-0"

A.402



NEW CUSTOM HOME
 PROPOSED
 BUNGALOW LOFT
 24 MACDONALD ST
 WARDHALL ON
 THE CONTRACTOR
 GROUP OF CANADA

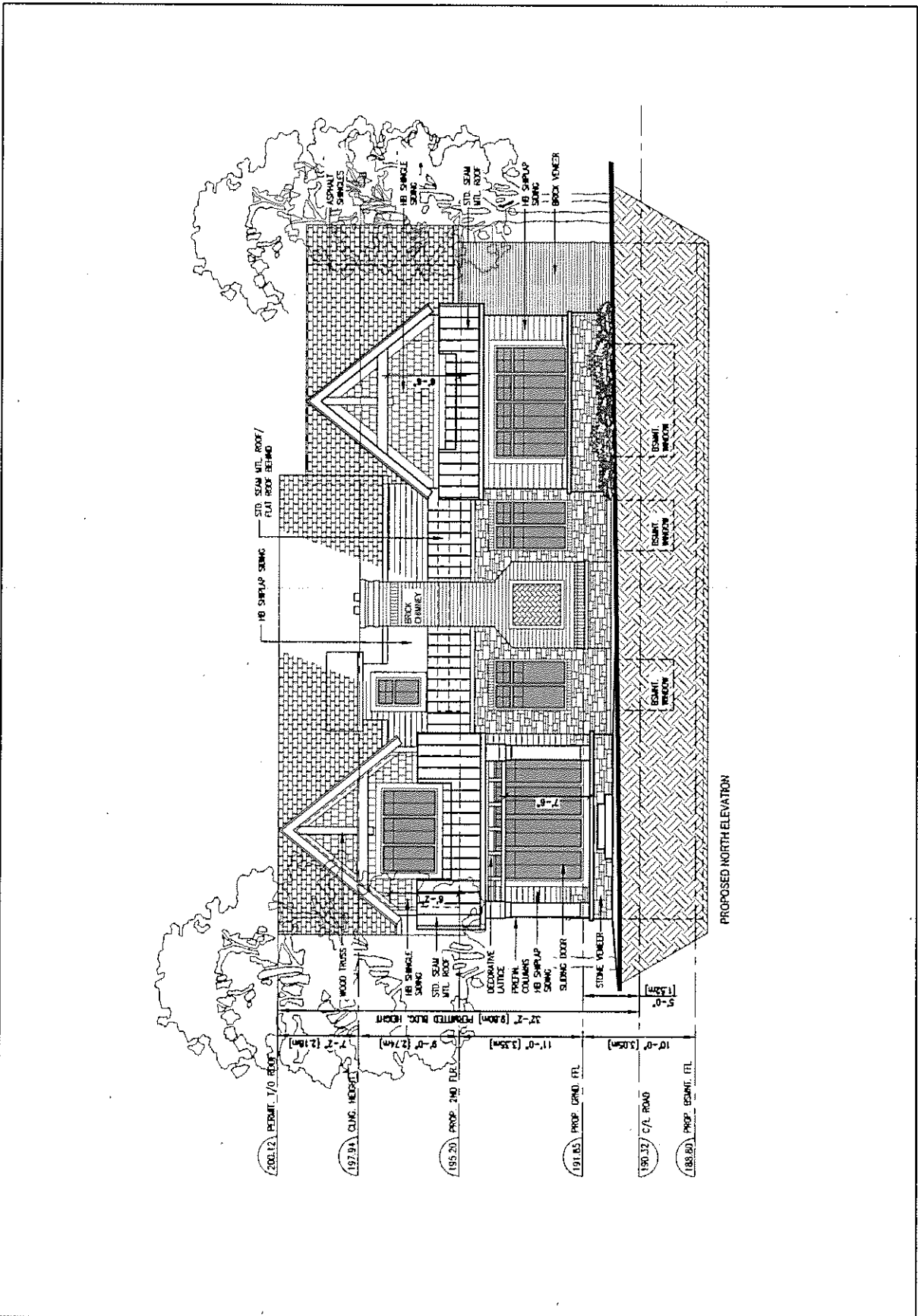
JOSEPH N CAMPITELLI
 ARCHITECT INC.

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PROJECT ARCHITECT
 J. CAMPITELLI
 100 WARDHALL ON
 WARDHALL ON, ONTARIO
 L3R 9K1
 TEL: (905) 709-1111
 FAX: (905) 709-1112
 WWW: www.jncampitelli.com

PROPOSED
 NORTH ELEVATION

A.403



PROPOSED NORTH ELEVATION

NEW CUSTOM HOME
 PROPOSED
 BUNGALOW LOFT
 25 WILSON ROAD
 WILLOWDALE
 THE CONTRACTOR
 GROUP OF CANADA

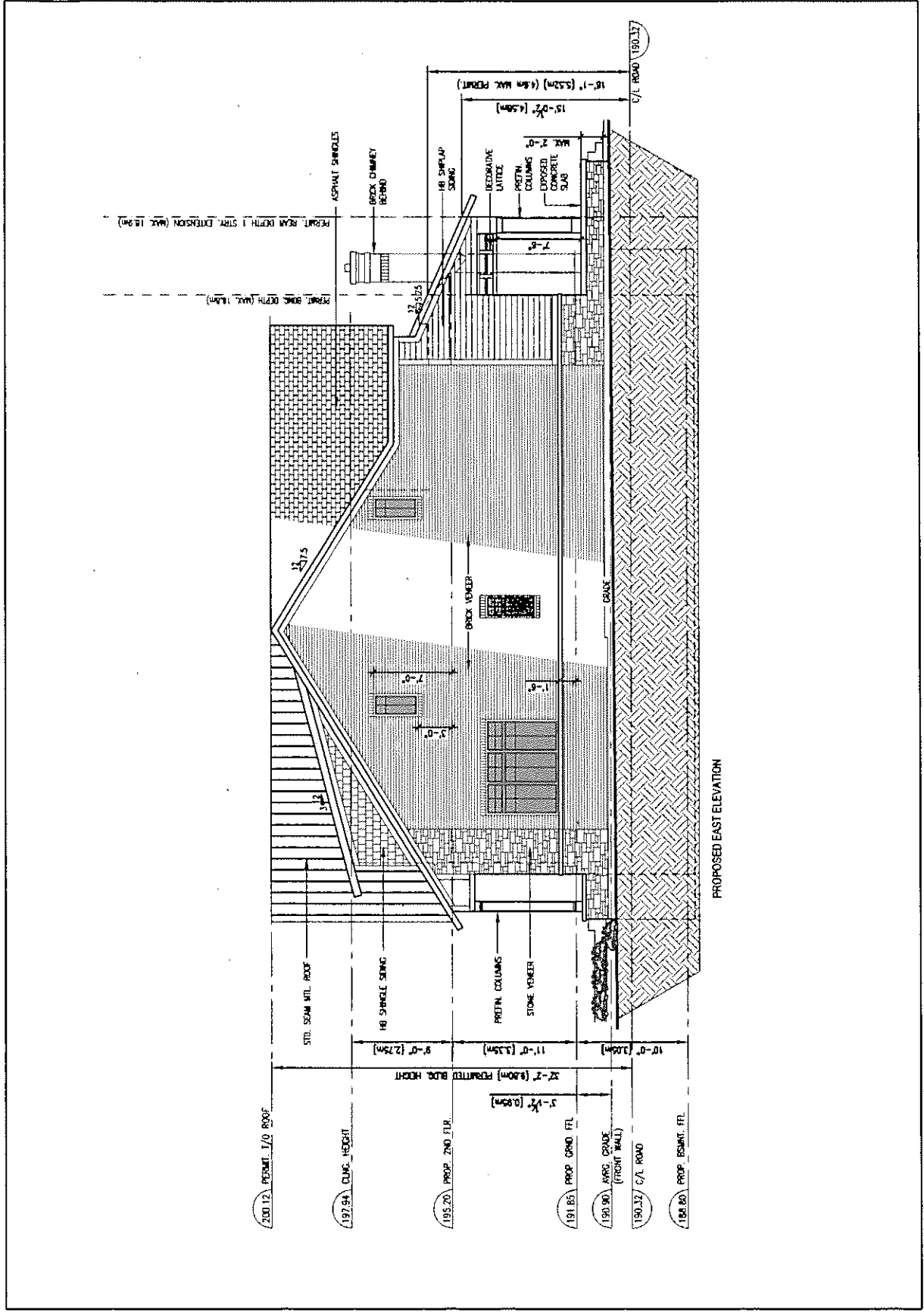
JOSEPH N. CAMPITELLI
 ARCHITECT INC.

THIS DRAWING IS TO BE USED FOR PERMITTING PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB.

PROJECT NO. 19-001
 DRAWN BY J. CAMPITELLI
 CHECKED BY J. CAMPITELLI
 DATE 10/15/19

PROPOSED
 EAST ELEVATION

A.404





Memorandum to the City of Markham Committee of Adjustment

March 20, 2019

File: A/20/19
 Address: 28 Abercorn Rd, Markham
 Applicant: Anna Cirbari
 Agent: Kevin Cribari
 Hearing Date: Wednesday March 27, 2019

The following comments are provided on behalf of the East Team:

The applicant is requesting relief from the following requirements of By-law 1229, R1, as amended:

- a) Infill By-law 99-90, Section 1.2 (vi):
 a maximum Net Floor Area ratio of 49.6 percent, whereas the By-law permits a maximum Net Floor Area ratio of 45 percent;
- a) Infill By-law 99-90, Section 1.2 (iii):
 a maximum building depth of 18.92 m, whereas the By-law permits a maximum building depth of 16.8m;

as they relate to a proposed new residential dwelling.

BACKGROUND

The 1,014.5 m² (10,920 ft²) subject property is located on the north side of Abercorn road, north of Highway 7 and west of Main Street Markham North. The property is located within a residential neighbourhood comprised of a mix of one and two-storey detached dwelling. There is an existing one-storey detached 108.7 m² (1,170 ft²) dwelling on the property, which according to assessment records was constructed in 1956. Mature vegetation exists across the property.

Proposal

The applicant is proposing to demolish the existing home and a construct a two-storey detached 404 m² (4,348 ft²) dwelling with a rear covered deck.

Official Plan and Zoning

Official Plan 2014 (partially approved on Nov 24/17, and further updated on April 9/18)

The subject property is designated "Residential – Low Rise", which provides for low rise housing forms including single detached dwellings. Infill development is required to meet the general intent of the 2014 Official Plan with respect to height, massing and setbacks to ensure that the development is appropriate for the site and also generally consistent with the zoning requirements for adjacent properties and properties along the same street. Regard must also be had for retention of existing trees and vegetation, as well as the width of proposed garages and driveways. Planning staff have had regard for the infill development criteria in the preparation of the comments provided below.

Zoning By-Law 1229

The subject property is zoned R1 – 'Residential' under By-law 1229, as amended, which permits a single detached dwelling.

Residential Infill Zoning By-law 99-90

The subject property is also subject to the Residential Infill Zoning By-law 99-90. The intent of this By-law is to ensure the built form of new residential construction will maintain the character of existing neighbourhoods. It specifies development standards for building depth, garage projection, garage width, net floor area ratio, height, yard setbacks and number of storeys. The proposed development does not comply with the infill By-law requirements with respect to maximum Net Floor Area Ratio and maximum Building Depth.

Applicant's Stated Reason(s) for Not Complying with Zoning

According to the information provided by the applicant, *"with current re-development in the area it is extremely difficult to comply with the dated by-laws as people's dream home ideals have changed from 30 years ago"*.

Zoning Preliminary Review (ZPR) not Undertaken

A Zoning Preliminary Review (ZPR) has not been formally undertaken for the proposal. It is the owner's responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variances in the application contains errors, or if the need for additional variances are identified during the Building Permit review process, further variance application(s) may be required to address the outstanding matters and there will be a delay in application processing.

COMMENTS

The Planning Act states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained;
- d) The general intent and purpose of the Official Plan must be maintained.

Increase in Maximum Floor Area Ratio

The applicant is requesting relief to permit a floor area ratio of 49.6 percent, whereas the By-law permits a maximum floor area ratio of 45 percent. The variance will facilitate the construction of a two-storey detached dwelling with a floor area of 403.93 m² (4,348 ft²), whereas the By-law permits a dwelling with a maximum floor area of 366.2 m² (3,942 ft²). This represents an increase of approximately 37.73 m² (406 ft²).

Floor Area Ratio is a measure of the interior square footage of the dwelling as a percentage of the net lot area. Although the proposed dwelling is larger than existing dwellings originally developed in the 1950s, the site layout meets all setback requirements ensuring adequate separation between dwellings and retention of soft landscape areas. The proposed dwelling will also be comparable in size with other infill development along Abercorn Road, including several homes that have obtained minor variance approvals for maximum net floor area ratio increases between 51 and 53 percent over the past decade. Staff are of the opinion that the requested variance meets the general intent of the zoning By-law.

Increase in Maximum Building Depth

The applicant is requesting relief to permit a maximum building depth of 18.92 m (62.08 ft), whereas the By-law permits a maximum building depth of 16.8 m (55.12 ft). This represents an increase of approximately 2.1 m (6.92 ft).

Building depth is measured based on the shortest distance between two lines, both parallel to the front lot line, one passing through the point on the dwelling which is the nearest and the other through the point on the dwelling which is the farthest from the front lot line.

The variance includes a rear one storey projection which adds approximately 2.10 m (6.92 ft) to the overall depth of the building. The rear one-storey projection will maintain a west side yard setback of approximately 3.1 m (10.2 ft) and a rear yard setback of 21.08 m (69.17 ft), more than the minimum required setbacks from the property line. The main component of the building, excluding the rear one-storey projection, has a depth of approximately 16.8 m (55.12 ft) which complies with the by-law requirement. Given that the variance is attributable to a minor projection at the rear of the proposed dwelling, will maintain more than the required side yard setback and rear yard setback and is one-storey in height, Staff are of the opinion that the variance request is appropriate for the development.

PUBLIC INPUT SUMMARY

No written submissions were received as of March 20, 2019. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

CONCLUSION

Planning Staff have reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variance request meets the four tests of the Planning Act and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:



Stacia Muradali, Development Manager, East District
File Path: Amanda\File\19 114546 \Documents\District Team Comments Memo

APPENDIX "A"
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/20/19

1. That the front covered porch remain unenclosed;
2. The variances apply only to the proposed development as long as it remains;
3. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report and received by the City of Markham on *March 06, 2019*, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction;
4. Submission of a Tree Assessment and Preservation Plan, prepared by a qualified arborist in accordance with the City's Streetscape Manual (2009), as amended, to be reviewed and approved by the City, and that the Secretary-Treasurer receive written confirmation from Tree Preservation Technician or Director of Operations that this condition has been fulfilled to his/her satisfaction, and that any detailed Siting, Lot Grading and Servicing Plan required as a condition of approval reflects the Tree Assessment and Preservation Plan;
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CONDITIONS PREPARED BY:



Aqsa Malik, Planner, Zoning and Special Projects

NEW CUSTOM HOME
 PROPOSED
 BUNGALOW LOFT
 PLUMBING AND
 MECHANICAL ON
 THE CONTRACTOR
 GROUP IS CLASH

JOSEPH M. CAMPITELLI
 ARCHITECT INC.

PLUMBING AND MECHANICAL
 COVER PAGE

PLUMBING AND MECHANICAL
 COVER PAGE

A.000

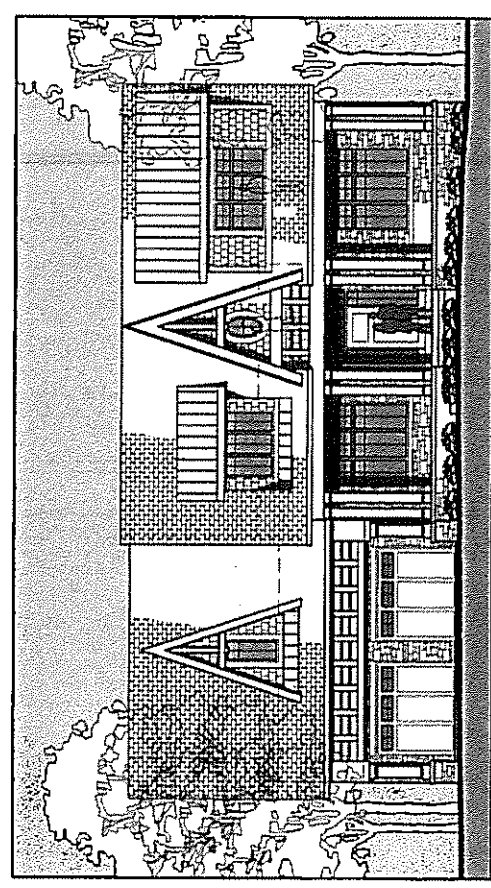
**NEW CUSTOM HOME
 PROPOSED BUNGALOW LOFT**

28 ABERCORN RD., MARKHAM, ON
 PROJECT NO: 283.18

DRAWING LIST:

- A.000 COVER PAGE
- A.100 PROPOSED SITE PLAN
- A.101 SITE STATISTICS
- A.201 PROPOSED BASEMENT PLAN
- A.301 PROPOSED GROUND FLOOR PLAN
- A.302 PROPOSED 2ND FLOOR PLAN
- A.303 PROPOSED ROOF PLAN
- A.401 PROPOSED SOUTH ELEVATION
- A.402 PROPOSED WEST ELEVATION
- A.403 PROPOSED NORTH ELEVATION
- A.404 PROPOSED EAST ELEVATION
- A.501 PROPOSED BUILDING SECTION A-A

ISSUED FOR MINOR VARIANCE - MAR.05, 2019

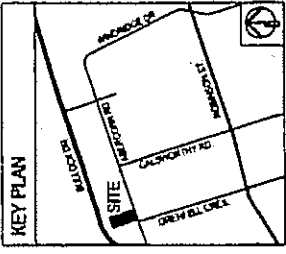


NEW CUSTOM HOME
 PROPOSED
 BUNGALOW LOFT
 21 ABERCORN ROAD
 WARRAHAM OHIO
 THE CONTRACTOR
 GROUP OF OHIO

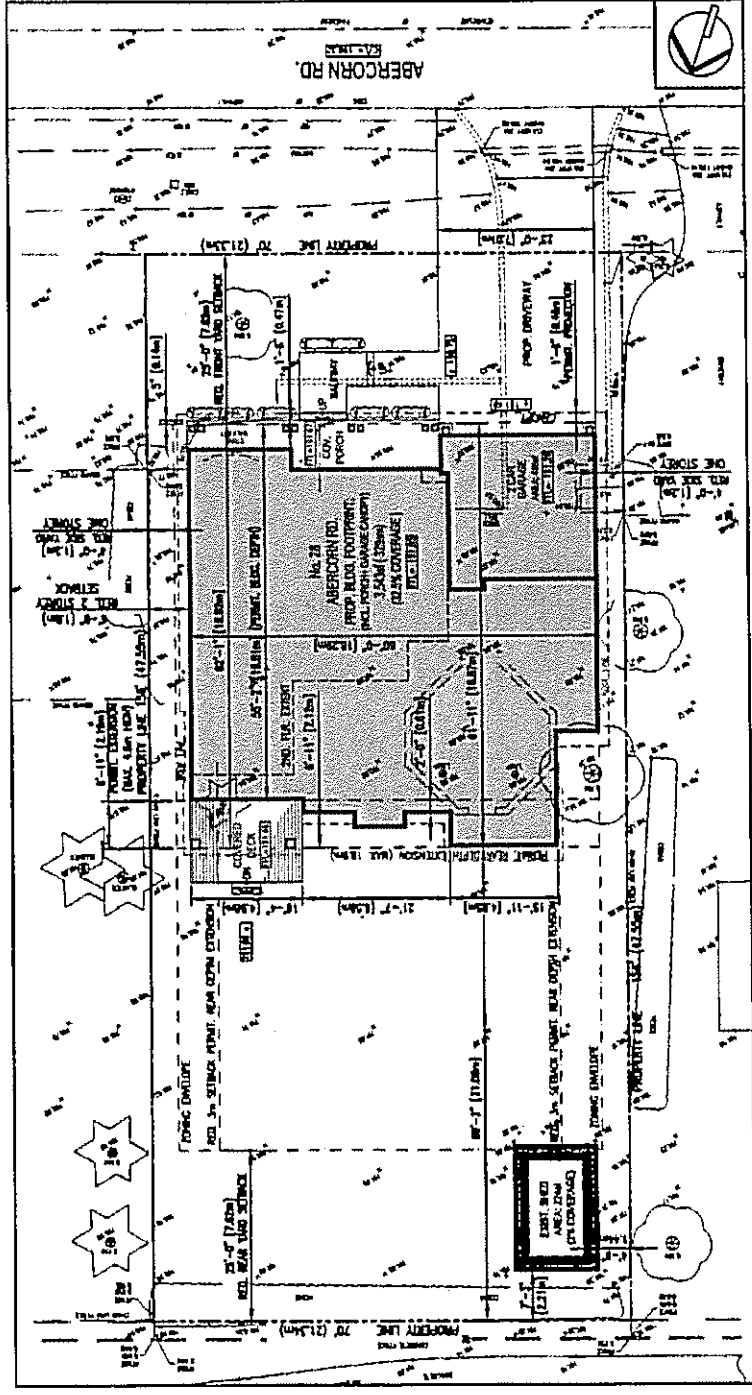
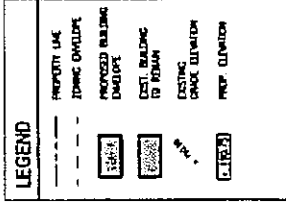
JOSEPH R. CAMPITELLI
 ARCHITECTURE

PROPOSED SITE PLAN
 21 ABERCORN ROAD
 WARRAHAM OHIO
 THE CONTRACTOR
 GROUP OF OHIO

A.100



SURVEY INFORMATION
 PLAN OF SURVEY
 LOT 57, RECORDED PLAN 4919
 CITY OF WARRAHAM
 REDURAL MUNICIPALITY OF WARRAHAM
 DATED: DECEMBER 7TH 2015
 PROJECT: 2015-206
 L. R. BOWLER INC.
 SURVEYOR
 LAND DEVELOPMENT CONSULTANTS
 9775 WARRAHAM ROAD, SUITE 201A
 WARRAHAM, OHIO 44788
 TEL: (480) 791-8093
 FAX: (480) 791-8119



PROPOSED SITE PLAN

NEW CUSTOM HOME
PROPOSED
BUBI/JALOM LIFT
31 HAZARD ROAD
THE BUBI/JALOM LIFT
SUBJECT OF THIS

ARCHITECT
JOSEPH N. CAMPITELLI

STATISTICS

STATISTICS

A.101

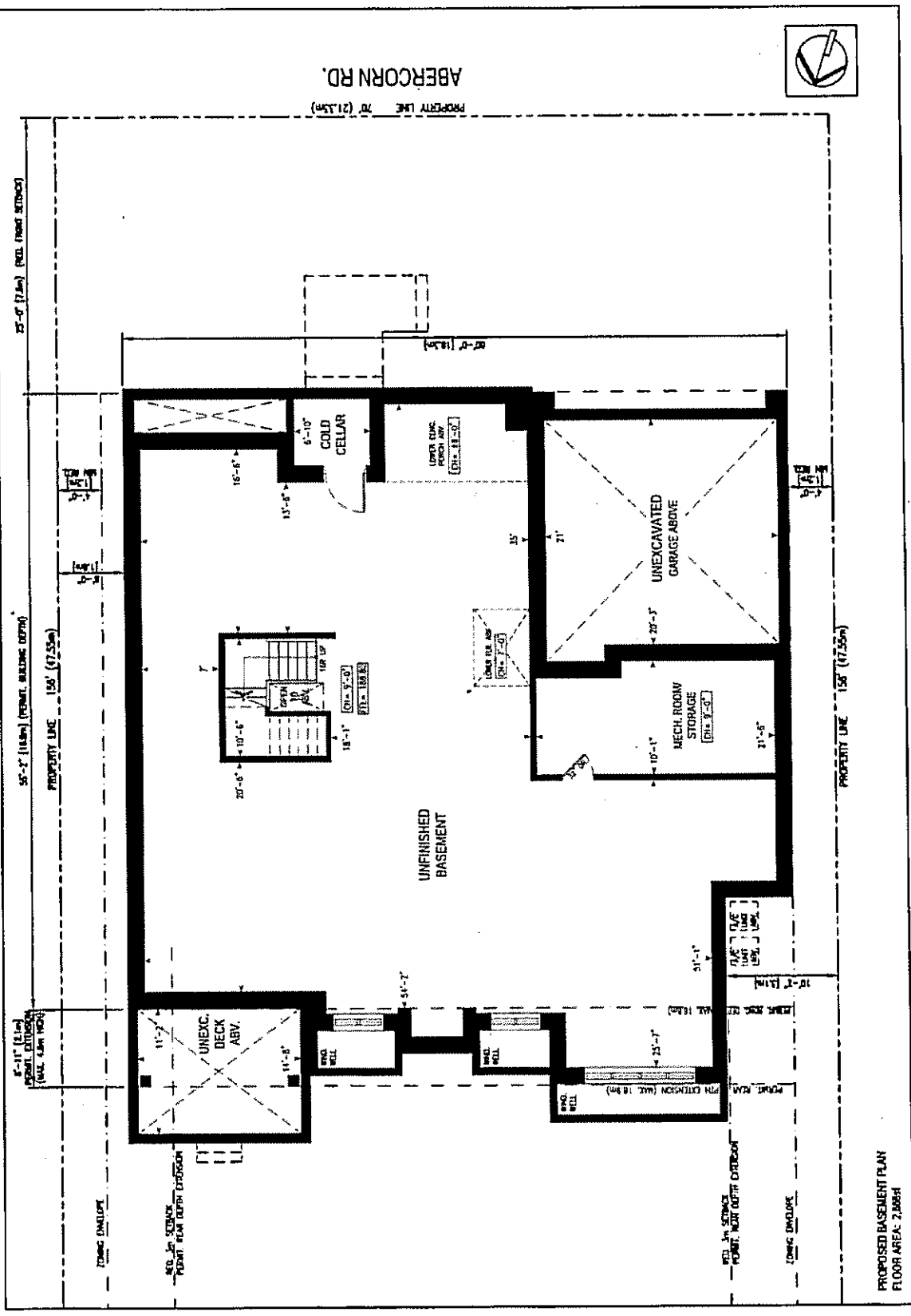
DWELLING STATISTICS			
EXISTING	EXISTING	PROPOSED	PROPOSED
1. ZONING	R1 - RESIDENTIAL	DETACHED SINGLE FAMILY RESIDENCE TO BE DEMOLISHED TO (21.13m)	DETACHED SINGLE FAMILY RESIDENCE
2. LOT FRONTAGE	MIN. 6.07 (19.77m)	10.37m (1.014.5m)	N/C
3. SETBACKS	FRONT YARD - MIN. 25'-0" (7.62m) SIDE YARD (MIN. 5'-0" (1.52m)) SIDE YARD (MIN. 5'-0" (1.52m)) REAR YARD - MIN. 25'-0" (7.62m)	N/A	FRONT YARD = 25'-0" (7.62m) SIDE YARD = 5'-0" (1.52m) SIDE YARD = 5'-0" (1.52m) REAR YARD = 65'-3" (19.89m)
4. BUILDING HEIGHT	MAX. 8.0m (1/2 STORY OF GARAGE) FROM G.L. OF ROAD SURF (EL. +10.211) MAX. 2 STORIES (EXCL. GARAGE)	N/A	PROP. HEIGHT = 9.0m
5. COVERAGE	MAX. 55% (1.0224)	N/A	COVERED FLOOR COVERED GARAGE PROP. BLDG. EQUIPMENT: 1.15M GARAGE COVERED: 31M COVERED REAR: 11M TOTAL: 15.25M ACCESSORY BLDG: 2.10M SITE COVERAGE TOTAL: 3.65M (14.5%)
6. BUILDING DEPTH	MAX. 18.6 m (21.1m ONE-STORY; 10.7m TWO-STORY) FROM G.L. OF ROAD SURF (EL. +10.211) MAX. HEIGHT: 4.6m	N/A	18.6m (21'-1") (EXCL. 2.10m ONE STORY REAR EXTENSION)
7. MAX. FLOOR AREA	MAX. 55% (1.0224) (EXCL. GARAGE) NET AREA = 4.122m (11.16m)	N/A	CORNER FLOOR - 2.07M GARAGE - 1.03M TOTAL GROUND FLOOR - 3.10M 2ND FLOOR AREA - 1.02M TOTAL FEA - 4.12M STAR DEDUCTION - 0.55M DEL. VOLUME REDUCT. - 11.1M TOTAL NET AREA - 4.34M NET FLOOR - 4.34M
8. UNRECORDED PROJECTIONS TO GARAGE PROJECTION	UNRECORDED PORCHES = 18' (5.49m) UNRECORDED PLANTINGS = 18' (5.49m) MAX. 2.1m FROM MAIN WALL	N/A	N/A
ACCESSORY BUILDING STATISTICS			
1. LOCATION	PERMITTED IN REAR YARD	EXISTING	PROPOSED
2. SETBACKS	REAR/ SIDE YARD = 4'-0" (1.2m)	EXISTING ENCL SIDE YARD = 4'-0" REAR YARD = 7'-4"	EXISTING TO REMAIN N/C
3. BUILDING HEIGHT	17'-0" (5.18m) TO ROOF MID-POINT	I.B.C.	N/C
4. COVERAGE	MAX. 10% OF LOT AREA	FLOOR AREA = 2145' (24)	N/C

NEW CUSTOM HOME
 PROPOSED
 BUNGALOW LOFT
 21 ABERCORN ROAD
 THE CONTRACTOR
 GROUP OF CANADA

JOSEPH N. CAMPITELLI
 ARCHITECT INC.

PROPOSED
 BASEMENT PLAN
 1:1/4" = 1'-0"

A.201



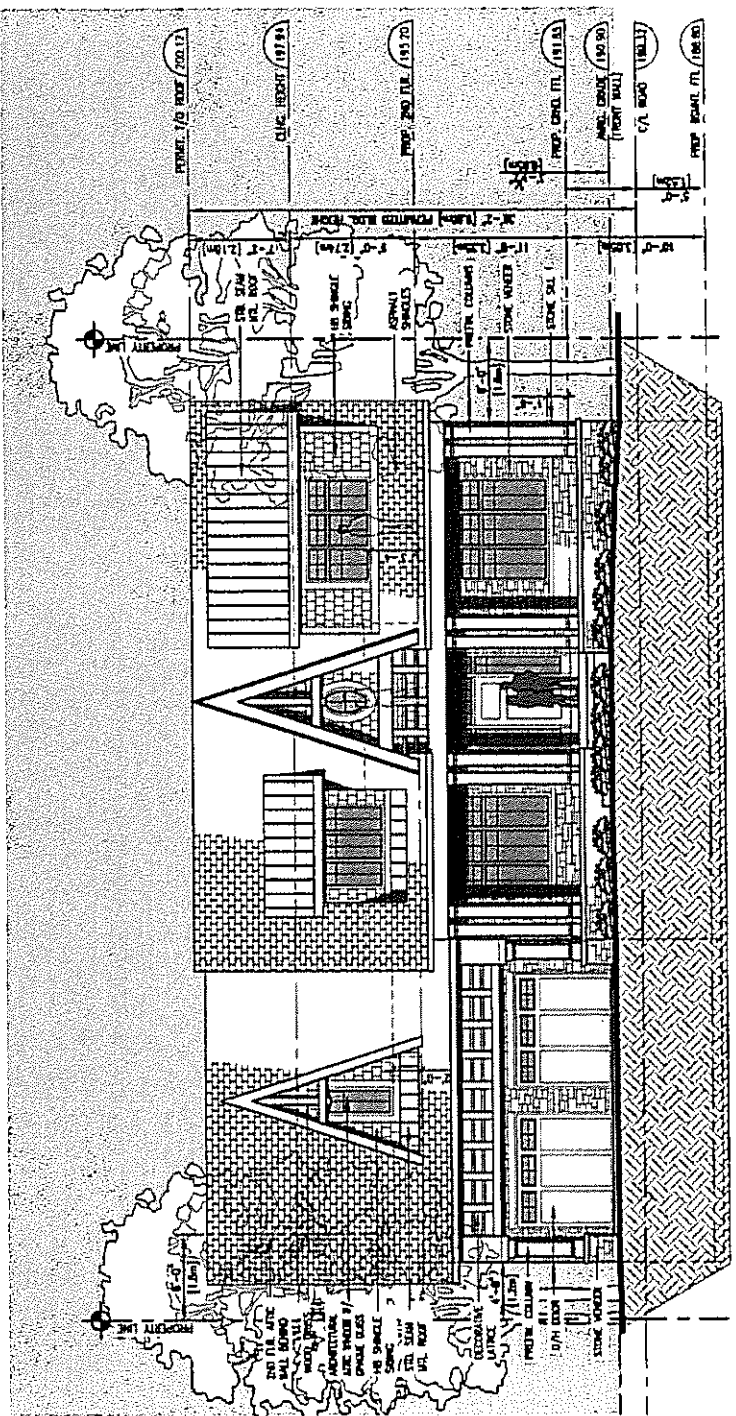
PROPOSED BASEMENT PLAN
 FLOOR AREA: 2,868ft²

NEW CUSTOM HOME
 PROPOSED
 BUNGALOW LOFT
 75 ANTONIO ROAD
 WASHINGTON DC
 20007
 CLIENT: MRS. J. G. GARDNER

JOSEPH N. CAMPITELLI
 ARCHITECT INC.

PROPOSED
 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

A.401



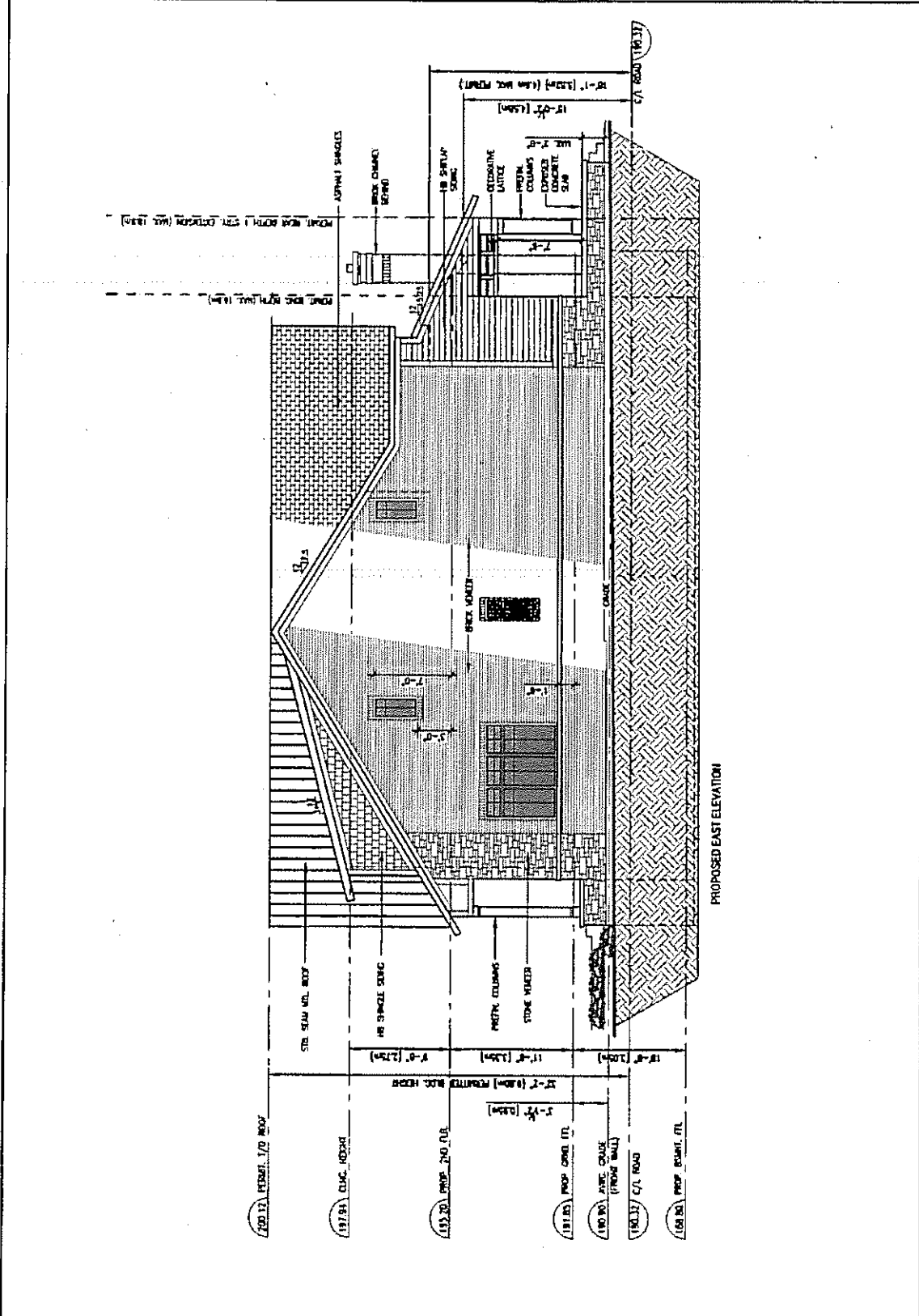
PROPOSED SOUTH ELEVATION

NEW CUSTOM HOME
 PROPOSED
 BUNGALOW LEFT
 11 AMPHIBOLITE RD
 MASSACHUSETTS
 THE CONTRACTOR
 HAS TO BE CHECKED

JOSEPH N. CAMPITELLI
 ARCHITECTS INC.

PROPOSED
 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

A.404



PROPOSED EAST ELEVATION

