

DATE: October 04, 2018
TO: Chairman and Members, Committee of Adjustment
FILE: A/134/18
ADDRESS: 127 Sherwood Forest Drive, Markham
HEARING DATE: Wednesday October 10, 2018

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

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

- a) **Section 11.2(c)(i):** an unenclosed/uncovered porch and steps to encroach a maximum of 8.58 feet into the required front yard setback, whereas the By-law permits a maximum encroachment of 18 inches into any required yard; as it relates to an addition of a deck to an existing two storey dwelling.

Comments

The applicant is proposing an unenclosed/uncovered porch and steps to encroach a maximum of 102.96 inches (8.58 ft.) into the required front yard setback, whereas the By-law permits a maximum encroachment of 18 inches (1.5 ft.) into any required yard (see Appendix 'A').

To facilitate the proposed addition, the applicant has submitted a variance application requesting relief from By-law 1229, as amended, as described above.

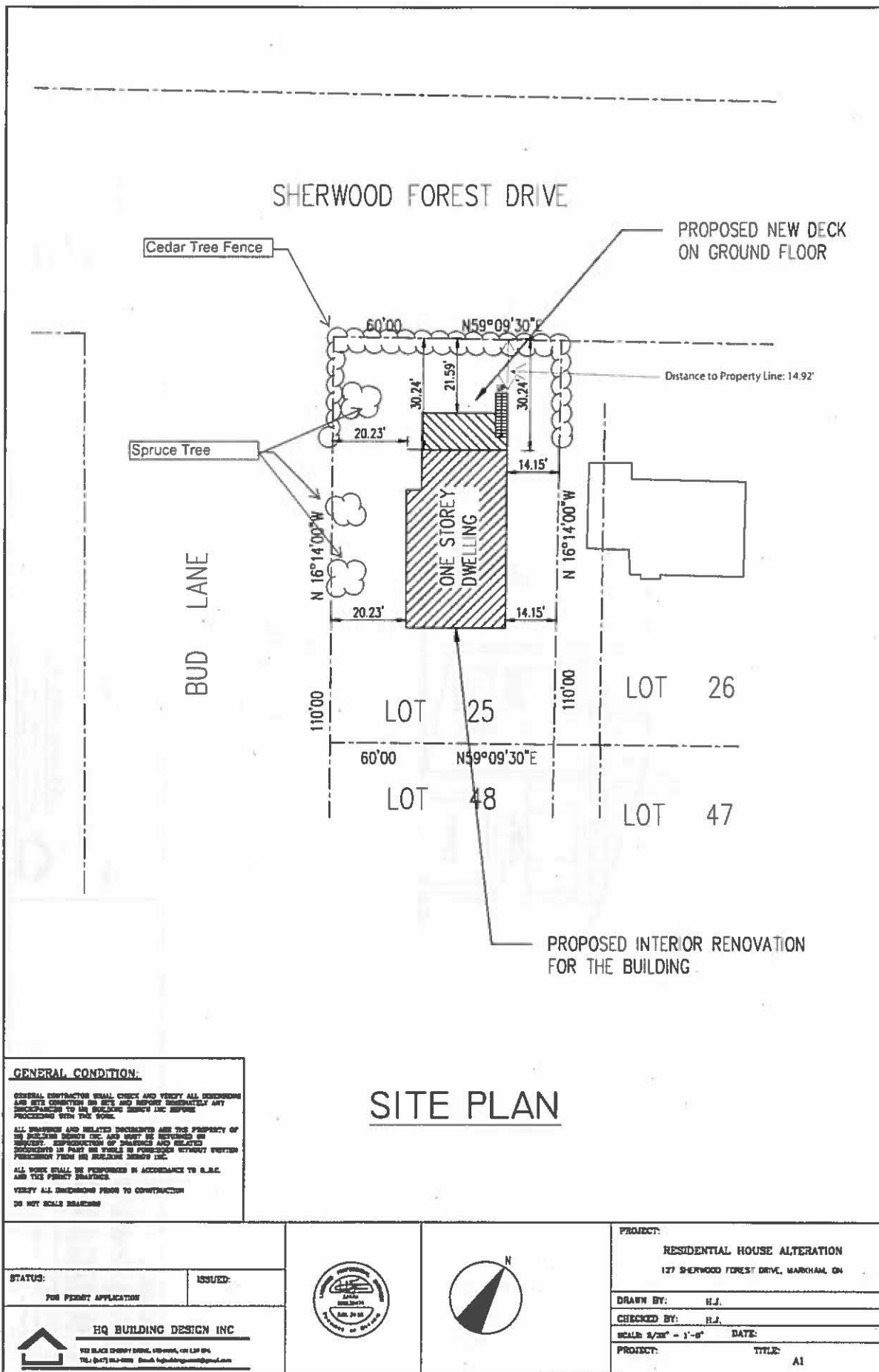
The application needs to be deferred as the required public notice as per the Planning Act requirement has not been met.

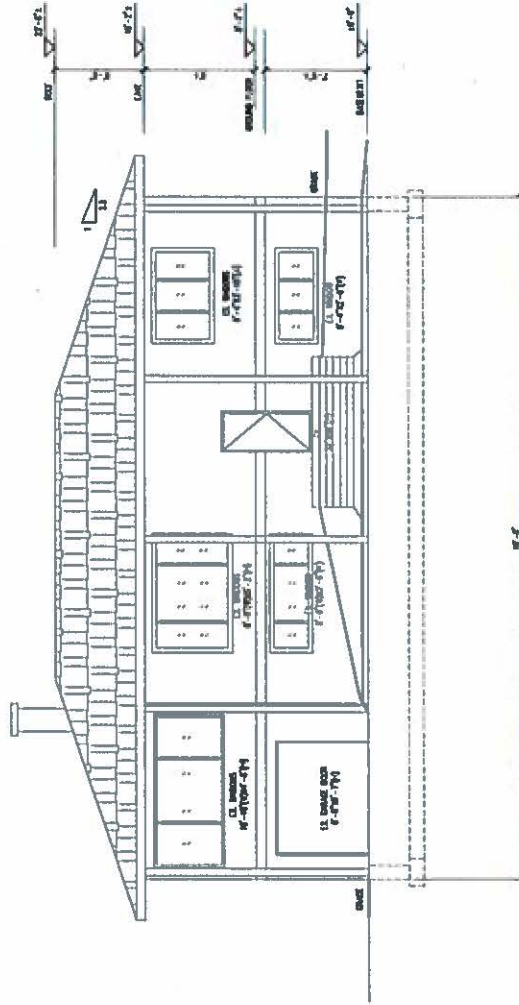
PREPARED BY:


Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:


Stacia Muradali, Senior Planner, East District





EXISTING FRONT ELEVATION

PROJECT: RESIDENTIAL HOUSE RENOVATION
127 SHERWOOD FOREST DRIVE, WARRHAM, ON

DRAWN BY: H.J.
CHECKED BY: H.J.
SCALE: 1/8" = 1'-0" DATE: 11-1-11
PROJECT: TITLE: A2

STATUS: FOR PERMIT APPLICATION

ISSUED:

HQ BUILDING DESIGN INC

100 BLACK COUNTRY DRIVE, WARRHAM, ON L0A 1A0
TEL: (905) 881-1111 FAX: (905) 881-1112
WWW.HQBUILDINGDESIGN.COM

GENERAL CONDITION:

GENERAL CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND SET CONDITIONS FOR ALL WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. ALL MATERIALS AND RELATED SERVICES ARE THE PROPERTY OF HQ BUILDING DESIGN INC. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. ALL WORK SHALL BE PERFORMED IN ACCORDANCE TO A.I.C. AND THE PERMIT REQUIREMENTS. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWING.



RECYCLED PAPER

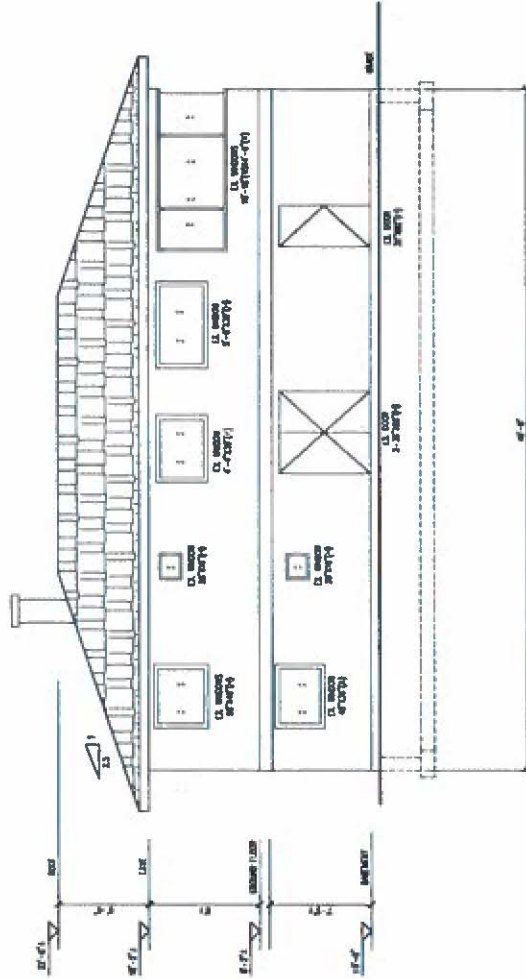
CONCRETE CONTRACTORS SHALL CHECK FOR VIBRY ALL DIMENSIONS
AND LOCATIONS OF ALL REINFORCING BARS AND BRACES AT ANY
TIME BEFORE PLACING CONCRETE. REINFORCING BARS SHALL BE
PLACED WITHIN 48 HRS. OF THE TIME.

ALL REINFORCING AND BRACES DIMENSIONS AND THE PLACEMENT OF
THE REINFORCING BARS SHALL BE CHECKED BY THE SUPERVISOR OF
THE PROJECT BEFORE THE CONCRETE IS PLACED. THE REINFORCING
BARS SHALL BE PLACED IN THE POSITION WITHIN 48 HRS. OF THE
TIME.

ALL REINFORCING SHALL BE PLACED IN THE POSITION WITHIN 48 HRS.
OF THE TIME.

REINFORCING ALL DIMENSIONS SHALL BE CHECKED BY THE
SUPERVISOR OF THE PROJECT BEFORE THE CONCRETE IS PLACED.

ALL REINFORCING SHALL BE PLACED IN THE POSITION WITHIN 48 HRS.
OF THE TIME.



EXISTING REAR ELEVATION
(NO CHANGE)

GENERAL CONDITION:

GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND SET CONDITIONS OF ALL EXISTING STRUCTURES AND UTILITIES PRIOR TO CONSTRUCTION. ALL DIMENSIONS AND RELATED CONDITIONS ARE THE PROPERTY OF THE CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH A.S.C. AND THE PROJECT SPECIFICATIONS. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWING.

STATUS: FOR PERMIT APPLICATION

ISSUED:



HQ BUILDING DESIGN INC
12345 MAIN STREET, SUITE 100
DALLAS, TEXAS 75201
TEL: (214) 123-4567 Email: info@hqbuildingdesign.com

PROJECT: RESIDENTIAL HOUSE RENOVATION
127 SHERWOOD FOREST DRIVE, WASHINGTON, ON

DRAWN BY: H.A.

CHECKED BY: H.A.

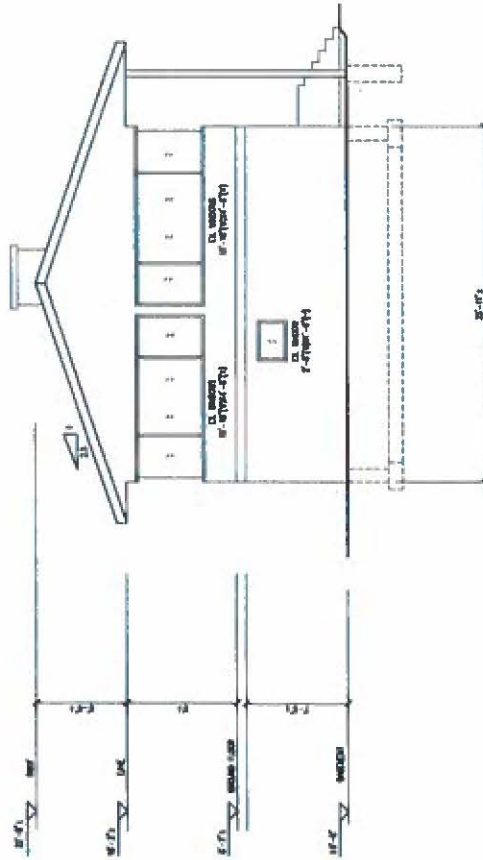
SCALE: 1/8" = 1'-0"

DATE: TITLE: A4

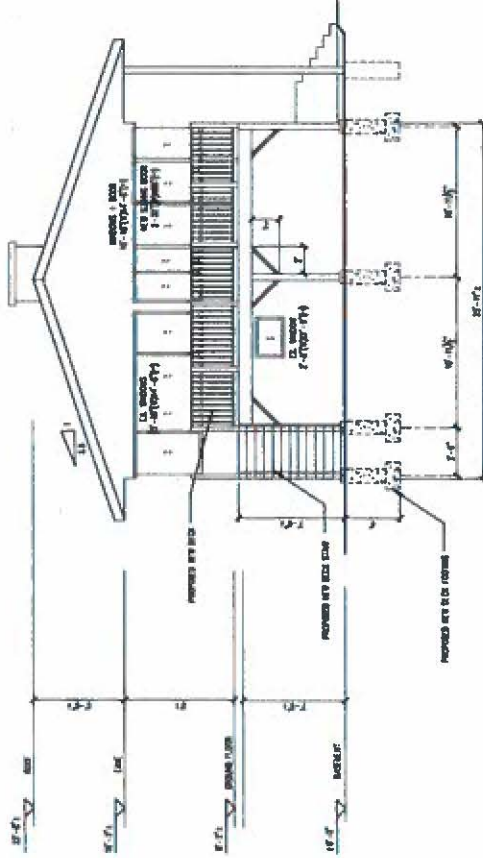


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www.godaddy.com/privacy.html 800-645-6347 (Toll Free)



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

GENERAL CONDITION:

GENERAL CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND SETBACKS TO THE EXISTING BUILDING AND ADJACENT PROPERTIES. ALL DIMENSIONS AND RELATED PROPERTIES ARE THE PROPERTY OF THE CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. ALL WORK SHALL BE PERFORMED IN ACCORDANCE TO A.S.C. AND THE PROJECT MANUAL. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS.

STATUS: FOR PERMIT APPLICATION

ISSUED:

HQ BUILDING DESIGN INC.
112 BLACK COUNTRY DRIVE, CHESAPE, VA 22024
TEL: (803) 641-0100 Email: hqbuildingdesign@gmail.com

PROJECT:

RESIDENTIAL HOUSE RENOVATION
2775 S. 1000 E. COLUMBIA, GA

DRAWN BY: H.J.

CHECKED BY: H.J.

SCALE: 1/8" = 1'-0"

DATE:

PROJECT: TITLE: A8