

Memorandum to the City of Markham Committee of Adjustment
January 28, 2019

File: B/24/18, A/179/18, A/180/18
Address: 8 Hughson Dr Markham
Applicant: Daniel Pasta & Filomena Greco
Agent: Daniel Pasta
Hearing Date: Wednesday February 06, 2019

The following comments are provided on behalf of the Central Team in support of the proposal:

Consent Application B/24/18

The applicant is requesting provisional consent to:

- a) Sever and convey a parcel of land with a lot frontage of 14.97 m and an approximate lot area of 827.50 m² (Part 1);
- b) Retain a parcel of land with a lot frontage of 14.97 m and an approximate lot area of 827.50 m² (Part 2).

The purpose of this application is to create a new residential lot.

Minor Variance Application A/179/18 (Part 1 – Conveyed)

The applicant is requesting relief from the requirements of By-law 221-81, as amended, as it relates to a proposed residential dwelling (Part 1):

- a) **Amending By-law 2012-13, Section 7.2.2 (i):**
A minimum front yard setback of 8.55 m, whereas the By-law requires a minimum front yard setback of 9.0 m;
- b) **Amending By-law 2012-13, Section 7.2.2 (ix):**
A maximum dwelling depth of 23.43 m, whereas the By-law permits a maximum building dwelling depth of 19.9 m.

Minor Variance Application A/180/18 (Part 2 – Retained)

The applicant is requesting relief from the requirements of By-law 221-81, as amended, as it relates to a proposed residential dwelling (Part 2):

- a) **Amending By-law 2012-13, Section 7.2.2 (ii):**
A minimum interior side yard setback of 1.60 m, whereas the By-law requires a minimum interior side yard setback of 1.80 m;
- b) **Amending By-law 2012-13, Section 7.2.2 (ix):**
A maximum dwelling depth of 23.43 m, whereas the By-law permits a maximum building dwelling depth of 19.9 m.

BACKGROUND

Property Description

The 1,655 m² subject property is located in the area north of Highway 7 East, east of Woodbine Avenue. The surrounding area consists of one and two storey detached dwellings on larger lots (Appendix "D"). The property contains a 354.61 m² existing one-storey detached dwelling with an attached double car garage and a storage shed. Mature vegetation surrounds the perimeter of the property and is a predominant characteristic of the neighbourhood.

Proposal

The applicant is proposing to sever and convey a parcel of land with an approximate lot frontage of 14.97 m, and an approximate lot area of 827.5 m², while retaining a parcel of land with an approximate lot frontage of 14.97 m, and an approximate lot area of 827.5 m², to facilitate the development of two residential lots (Appendix "E"). The existing one-storey residential dwelling and shed on the site are proposed for demolition as part of the proposed development.

Official Plan and Zoning

Official Plan 2014 (partially approved on Nov. 24/17, and further updated on April 09/18)

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.

The two proposed dwellings conform to the Residential Low Rise criteria in the City of Markham's Official Plan.

Zoning By-law

The subject property is zoned "Third Density – Single Family Residential" (R3*2) within By-law 221-81, as amended by By-law 2012-13, which permits single family dwellings.

OMB Order Relating to By-law 2012-13

On August 8, 2012, the Ontario Municipal Board (OMB) issued a decision as it relates to appeals in connection with a By-law (By-law 2012-13) enacted by the City of Markham. The purpose of the By-law is to introduce a series of zoning standards to the subdivision in which the subject lands are situated, so that redevelopment can proceed subject to updated standards. As it relates to lot division, the By-law provides a performance standard for minimum lot frontage set out as 50% of the lot frontage of a lot of record existing on the date of the passing

of the By-law amendment, as well as a standard for minimum lot area, also set at 50% of a lot of record existing on the date of the passing of the By-law amendment.

The conveyed development lot (Part 1), does not comply with the zoning By-law with respect to minimum front yard setback, and maximum building depth. The retained development lot (Part 2), does not comply with the zoning By-law with respect to minimum interior side yard, and maximum building depth.

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

- "Irregular front lot line and front yard setback. Variance is requested to accommodate front porch" (A/179/18)
- "Irregular pie shaped lot is narrower at the front" (A/180/18)
- "Maximum dwelling depth includes front and rear porches" (A/179/18 & A180/18)

Zoning Preliminary Review Undertaken

The applicant has completed a Zoning Preliminary Review (ZPR) to confirm all of the variances required for the proposed dwellings.

COMMENTS

Consent Application B/24/18

The proposed development lots, as outlined in the draft reference plan (Appendix "E"), comply with the minimum 50% lot frontage and lot area of a lot of record existing provision established in amending zoning By-law 2012-13, as it relates to lot creation. Staff note that the neighbourhood is experiencing a transition towards new residential homes on newly created lots, and that the lots proposed as part of this application will be compatible with other recently created lots in the neighbourhood and zoning criteria for lot area and frontage.

Notwithstanding, the City's Engineering department advises that in conjunction with the building permits for each individual lot, the Owner will be required to submit a separate site servicing and grading plan for review and approval by the City. At such time, the Owner must also make satisfactory arrangements with the City's Engineering Department – Municipal Inspections, for the installation of the proposed sanitary, storm and watermain service connections to service the newly created lot and disconnect any unused service connection.

Additionally, Urban Design Staff have reviewed the application and have no comments. Tree related issues including but not limited to the preservation and removal of trees, fencing, and compensation, will be dealt with by the City's Operations department through the Residential Infill Grading and Servicing process.

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.

Minor Variance Application A/179/18 (Part 1 – Conveyed)

The applicant is requesting a minimum front yard setback of 8.55 m, whereas the By-law requires a minimum front yard setback of 9.0 m. This represents a decrease of 0.45 m from the By-law. Notwithstanding the proposed setback reduction required to accommodate the proposed front porch, the remaining of the proposed dwelling complies with the minimum front yard setback requirement (Appendix “F”). Additionally, the proposed dwelling is generally aligned with the front main wall of the neighbouring dwellings to the east and west.

Minor Variance Application A/180/18 (Part 2 – Retained)

The applicant is requesting a minimum interior side yard setback of 1.6 m, whereas the By-law requires a minimum interior side yard setback of 1.8 m. This represents a decrease of 0.20 m from the By-law. The subject lot’s irregular shape becomes narrower towards the front lot line, and as such, the majority of the dwelling complies with the 1.8 m interior side yard setback as the lot widens towards the rear lot line (Appendix “G”).

Minor Variance for Increased Maximum Building Depth (Parts 1 & 2)

The applicant is requesting a maximum building depth of 23.43 m for both development lots, whereas the By-law requires a maximum building dwelling depth of 19.9 m. This represents an increase of 3.53 m from the By-law. The dwelling depth includes the depth of the front and rear covered porches, and a variance would not be required if the porches were not included. As such, Staff do not anticipate the increase in depth to have any adverse affects on neighbouring properties as the proposed porches are unenclosed.

PUBLIC INPUT SUMMARY

No written submissions related to this application have been received as of January 25, 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

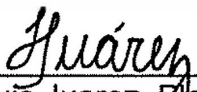
In concluding that the proposal is appropriate, Staff have had regard for the criteria in Section 51 (24) of the Planning Act and have no objection to the proposed consent application (B/24/18).

Furthermore, Staff are of the opinion that the minor variances requested (A/179/18 & A/180/18) will not result in the development of dwellings that are incompatible

with the surrounding context. 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 Appendices "A", "B", and "C" for conditions to be attached to any approval of this application.

PREPARED BY:



Luis Juarez, Planner, Central District

REVIEWED BY:



Richard Kendall, Development Manager

Appendices

- Appendix "A" – Conditions of Approval (B/24/18)
- Appendix "B" – Conditions of Approval (A/179/18)
- Appendix "C" – Conditions of Approval (A/180/18)
- Appendix "D" – Location & Zoning Map
- Appendix "E" – Draft Reference Plan
- Appendix "F" – Plans (A/179/18)
- Appendix "G" – Plans (A180/18)

File Path: Amanda\File\18 258807\Documents\District Team Comments Memo

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/25/18

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary Treasurer of the required transfers to effect the severances applied for under File B/24/18, in duplicate, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the Planning Act.
3. Submission to the Secretary Treasurer of seven white prints of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted.
4. That the Owner submits a Tree Assessment and Preservation Plan prepared by a qualified Arborist in accordance with the City's Streetscape Manual (2009), as amended from time to time to the satisfaction of the Director of Planning and Urban Design, or their designate.
5. That subject to the review and approval of a Tree Assessment and Preservation Plan, tree protection fencing is erected in accordance with the City's Streetscape Manual (2009), as amended from time to time and inspected to the satisfaction of the Director of Planning and Urban Design, or their designate.
6. That subject to the review and approval of a Tree Assessment and Preservation Plan, tree replacements are provided and/or tree replacement fees area paid to the City, if required by the Director of Planning and Urban Design, or their designate.
7. Submission of an Appraisal Report prepared by a member of the Appraisal institute of Canada in accordance with the City's terms of reference respecting the proposed new lot shown as Part 1 on the draft reference plan submitted with the application; to be reviewed and approved by the City; payment of cash-in-lieu of Parkland dedication in accordance with By-law 195-90, as amended, and that the Secretary Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design or designate.
8. Confirmation that there are no existing easements registered on title in favour of the City that will be impacted by the proposed severance, to the satisfaction of the director of Engineering or his designate.

12. Payment of the required Conveyance Fee for the creation of residential lots per City of Markham Fee By-law 211-83, as amended.
13. Provide confirmation from an Ontario Land Surveyor that the severed and retained parcels, in their final configuration, meets all the requirements of the applicable Zoning By-law, including any development standards for building and structures, and that the Secretary-Treasurer receive written confirmation that this condition has been satisfied to the satisfaction of the Zoning Supervisor or designate.
14. Fulfillment of all of the above conditions within one (1) year of the date that notice of the decision was given under Section 50(17) or 50(24) of the Planning Act, R.S.O. 1990, c.P.13.

CONDITONS PREPARED BY:



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9. Submission of a functional servicing plan to demonstrate how individual water and sewer services will be provided for the severed lot (Part 1), to the satisfaction of the Director of Engineering or his designate.
10. Submission of a functional grading plan to demonstrate that the proposed grades will be compatible with the existing grades, to the satisfaction of the Director of Engineering or his designate.
11. That the Owner shall enter into a Development Agreement with the City to the satisfaction of the Director of Planning and Urban Design, the City Solicitor, and the Director of Engineering, or their designates, which Development Agreement shall be registered on title to the lands in priority to all mortgages, charges, liens, and other encumbrances, and the Owner shall procure and cause to be executed and registered at its own cost and expense such discharges, postponements, and subordination agreements as may be required by the City in order to provide for the priority of registration for the Development Agreement on title to the Lands. The Development Agreement shall specifically provide for matters including but not limited to:
 - a. Siting of buildings, garages/driveways, lot grading and servicing plans as they relate to preservation of vegetation and replacement plantings, subject to review and approval by the Director of Planning and Urban Design;
 - b. Notice that the lands may not be connected to the City's water system, sewage system, and/or drainage system (The "Municipal Services"), and that in order to connect to the Municipal Services, the Owner must submit an application to the City and pay for the connections to the Municipal Services, which shall be installed by the City;
 - c. Submission of cost estimate(s) respecting any landscape works required and Urban Design fees in accordance with the City's fee by-law;
 - d. Payment of any applicable processing fees as identified by the City; and,
 - e. Payment of cash-in-lieu of Parkland Dedication in accordance with By-law 195-90, as amended, upon execution of the development agreement, and that the Secretary Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design or designate.

APPENDIX "B"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF A/179/18

1. The variances apply only to the proposed development as long as it remains.
2. That the variances apply only to the subject development, in substantial conformity with the plans attached as Appendix "F" to this Staff Report and dated January 25, 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.

CONDITONS PREPARED BY:



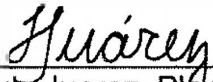
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APPENDIX "C"

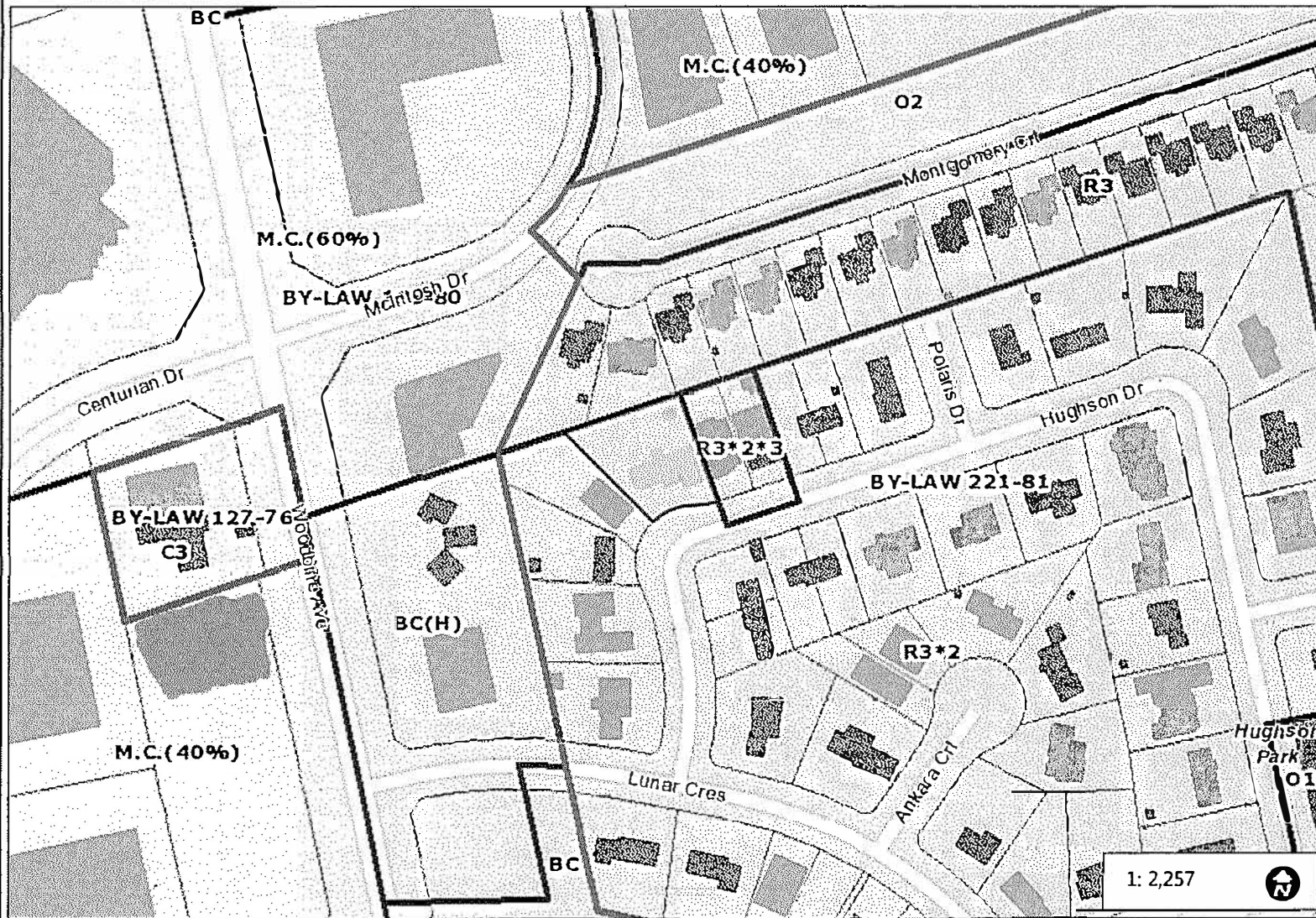
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF A/180/18










1. The variances apply only to the proposed development as long as it remains.
2. That the variances apply only to the subject development, in substantial conformity with the plans attached as Appendix "G" to this Staff Report and dated January 25, 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.

CONDITONS PREPARED BY:



Luis Juarez, Planner, Central District



- Legend**
-  Road Attributes
 -  Parent By-laws
 -  Zoning Designations
 -  Building Footprints
 -  Ponds
 -  Creeks
 -  Rivers
 -  Parcel (MPAC)
 -  Park Facilities

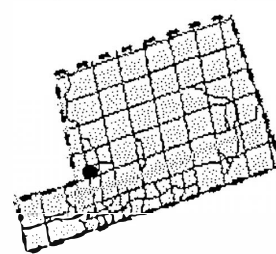
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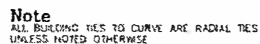
114.7 0 57.33 114.7 Meters

NAD_1983_UTM_Zone_17N
● City of Markham

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 2,257





1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 16th. DAY OF JULY 2018

Date:

Jansz T. C. Lou
Ontario Land Surveyor

DATE _____ 201

DATE: _____ 2018

JANSKY T. C. LAU
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND
REGISTRAR FOR THE LAND TITLES
DIVISION OF THE YORK REGION
REGISTRY OFFICE No.65

Metric DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PART	LOT	REGISTERED PLAN	ALL OF PH#	AREA (m ²)
1				827.5
2	4	4556	03045-0035	827.5

SCALE 1:200

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erli surveyors 2018
Ontario Land Surveyors

Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Integration
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE GROUND DISTANCES (UNLESS OTHERWISE NOTED) AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99978873.

BEARINGS ARE UTM CRS, ZONE 17, NAD 83 (OSRS) (2010)
DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS

FOR BEARING COMPARISONS A ROTATION OF 170°10"
COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON
RP1, RP2 AND P1

OBSERVED REFERENCE POINTS (ORP's) UTM ZONE 17,
HAD 83 (CSRS) (2010) COORDINATES TO URBAN
ACCURACY PER SEC. 14 (2) O. REG. 216/10

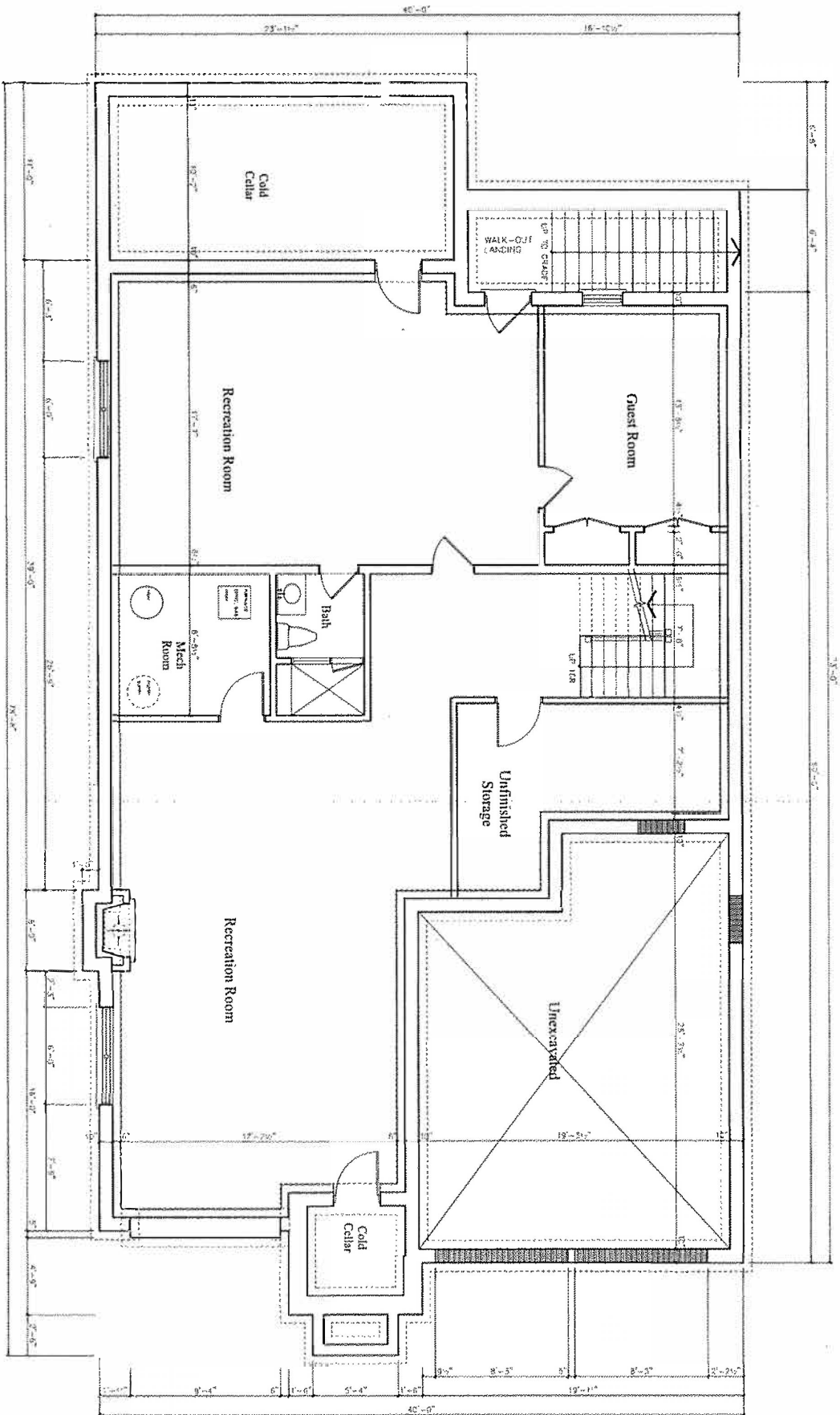
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OF BOUNDARIES SHOWN ON THIS PLAN.

#	DENOTES	SURVEY MONUMENT FOUND
SUB	DENOTES	STANDARD IRON BAR
W	DENOTES	IRON BAR
CP	DENOTES	CONCRETE PIN
#	DENOTES	ROUND
WT	DENOTES	WITNESS
M	DENOTES	MEASURED
#	DENOTES	NON-CERTIFIABLE
RP1	DENOTES	REGISTERED PLAN #558
RP2	DENOTES	REGISTERED PLAN 2132
RP3	DENOTES	REGISTERED PLAN 2132
P2	DENOTES	SURVEY BY AKSAN PILLER CORPORATION LTD. O.L.S. DATED FEBRUARY 20, 2015
P3	DENOTES	SURVEY BY K. REUBEN, O.L.S. DATED JUNE 05, 1957
PLAN	DENOTES	PLAN # 1217
1217	DENOTES	H. PILLER, O.L.S.
1530	DENOTES	E. R. BOWEN, O.L.S.
W	DENOTES	W. CARP, O.L.S.
922	DENOTES	FRED SCHAEFER, O.L.S.
1370	DENOTES	KRISTINA SCHAEFER, O.L.S.
1370	DENOTES	JOHN PENTEK & EDWARD SURVEYING LTD. O.L.S.
WTC	DENOTES	MINISTRY OF TRANSPORTATION AND COMMUNICATIONS
BF	DENOTES	BOARD FENCE
CLF	DENOTES	IRON FENCE
CLF	DENOTES	CHAIN LINK FENCE
W	DENOTES	FOUNDATION
C	DENOTES	CENTERLINE
PRC	DENOTES	POINT OF REVERSE CURVATURE
W	DENOTES	W. NORMAN LAST, W.E.



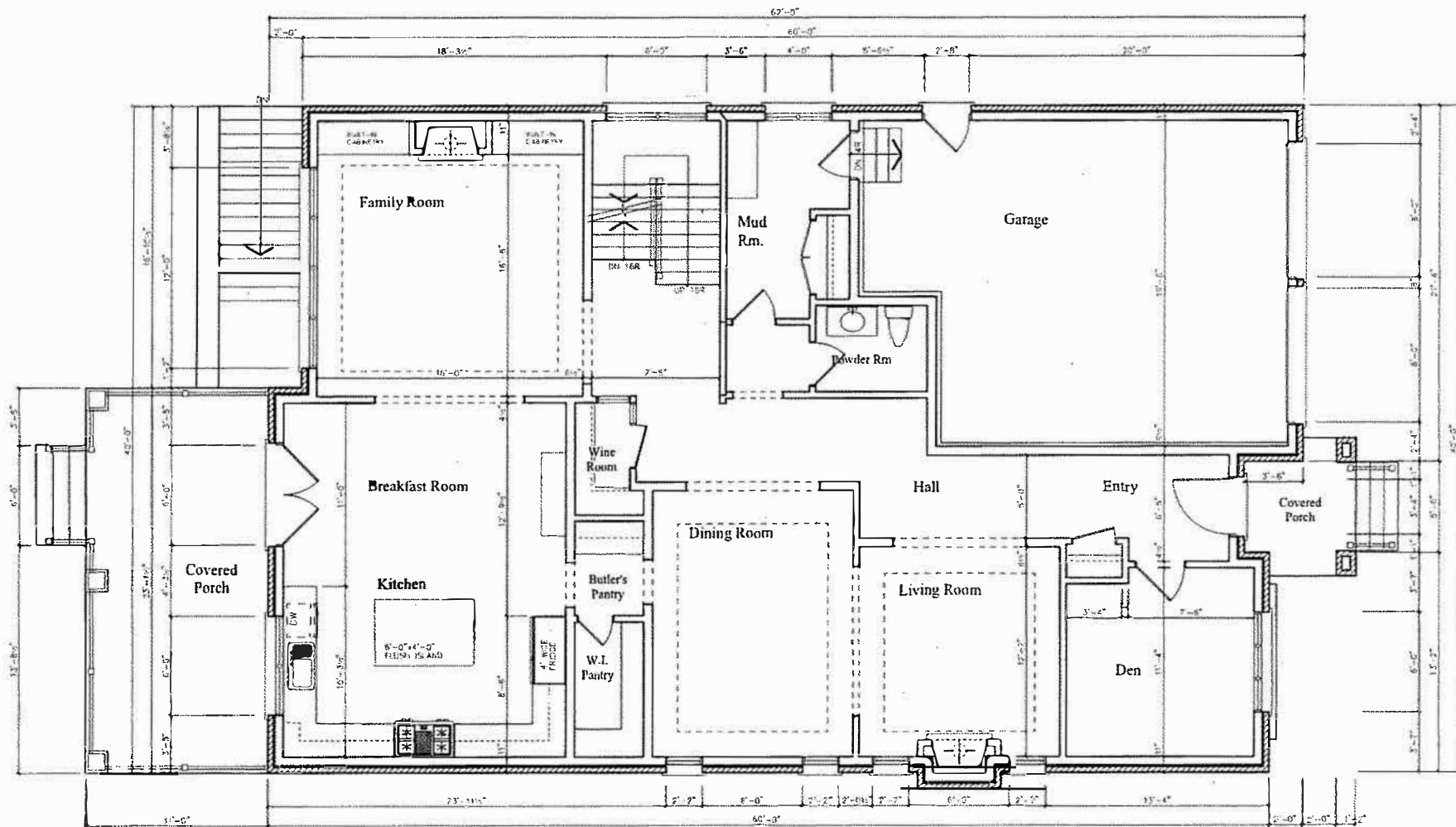
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Ontario Land Surveyors
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1234 RIND STREET, UNIT 10, RICHMOND HILL L4B 1C1
TELEPHONE (905) 731-7334 FAX (905) 731-7852 EMAIL info@es-ols.com
DRAWING 18252-R-PLAN DWG PROJECT 18252
CALC. BY DICKY, DRAWN BY REZA, CHECKED BY GT/L

[illegible]

Mr. JOHN J. MURPHY 1000 Main Street New York, N.Y. 10001 Tel. (212) 555-1234		FOR SALE BY OWNER 1000 Main Street New York, N.Y. 10001 Tel. (212) 555-1234
PROPERTY CUSTOM HOME 1000 Main Street New York, N.Y. 10001 Tel. (212) 555-1234		FOR SALE BY OWNER 1000 Main Street New York, N.Y. 10001 Tel. (212) 555-1234
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NO.	DATE	DESCRIPTION

NO. DATE DESCRIPTION

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DO NOT SCALE DRAWINGS

FOR WALLS & ROOF

Project:
CUSTOM HOME:
BA. NELSON PRINCE
WARRICK, ONT. L3R 2T4
pl. 100-4, REG. M. 42556

Drawing Title:
FIRST FLOOR PLAN

Scale:
1/4" = 1'-0"

Date:
OCT 23/18

Architect:
AFW

Architectural drawing of a roof plan. The drawing shows a complex roof layout with multiple gables and a central flat roof section. Key features include:

- FLAT ROOF SECTION**: Located at the top left and bottom center.
- CORNERED CEILING**: Indicated in the upper right section.
- SLOPE**: Various slope ratios are indicated, including $15:12$, $18:12$, and $5:12$.
- Dimensions**: Several dimensions are provided, such as $4'-0"$, $4'-6"$, and $4'-5\frac{1}{2}"$.
- Other Labels**: **CLIMAT METAL ROOF** is noted at the bottom right.

FOR WALLS & A ROOM

DO NOT SOAK FIREARMS

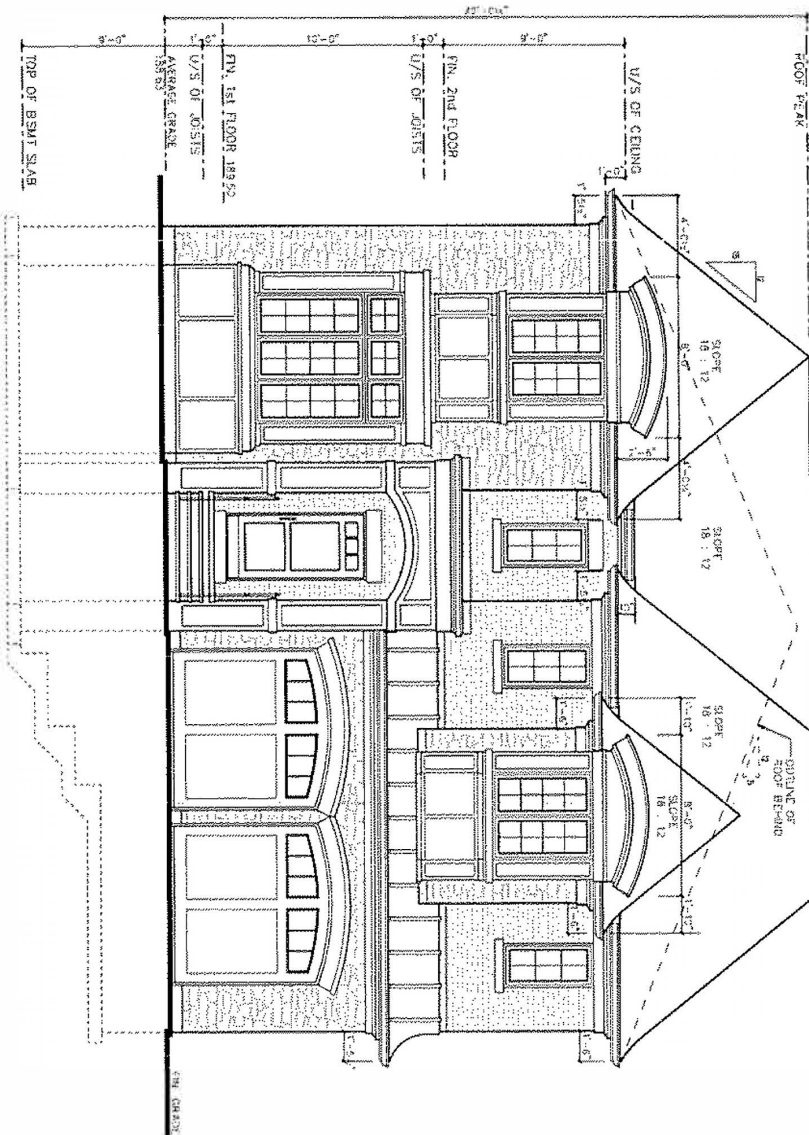
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Project
CUSTOM HOME:
34 MEDISON DRIVE
WATERMAN, OH 44884
El lot 4, PG 34 4555

Drawing No:
ROOF PLAN

DATE: 11-1-10
18-025 AIRC
Scale: 1/4" = 1'-0"

DATE: OCT 2015 AIRC



PROJECT NO.	10-008
DATE	10/1/00
DESIGNED BY	SA. HEDGECOCK
CHECKED BY	SA. HEDGECOCK
APPROVED BY	SA. HEDGECOCK
SCALE	1/4" = 1'-0"
NOTES	1. SEE PLAN FOR DIMENSIONS AND LOCATIONS OF WALLS AND ROOF.

DC 1 2518

A2.1

FOR WALLS & ROOF

DO NOT SCALE DIMENSIONS

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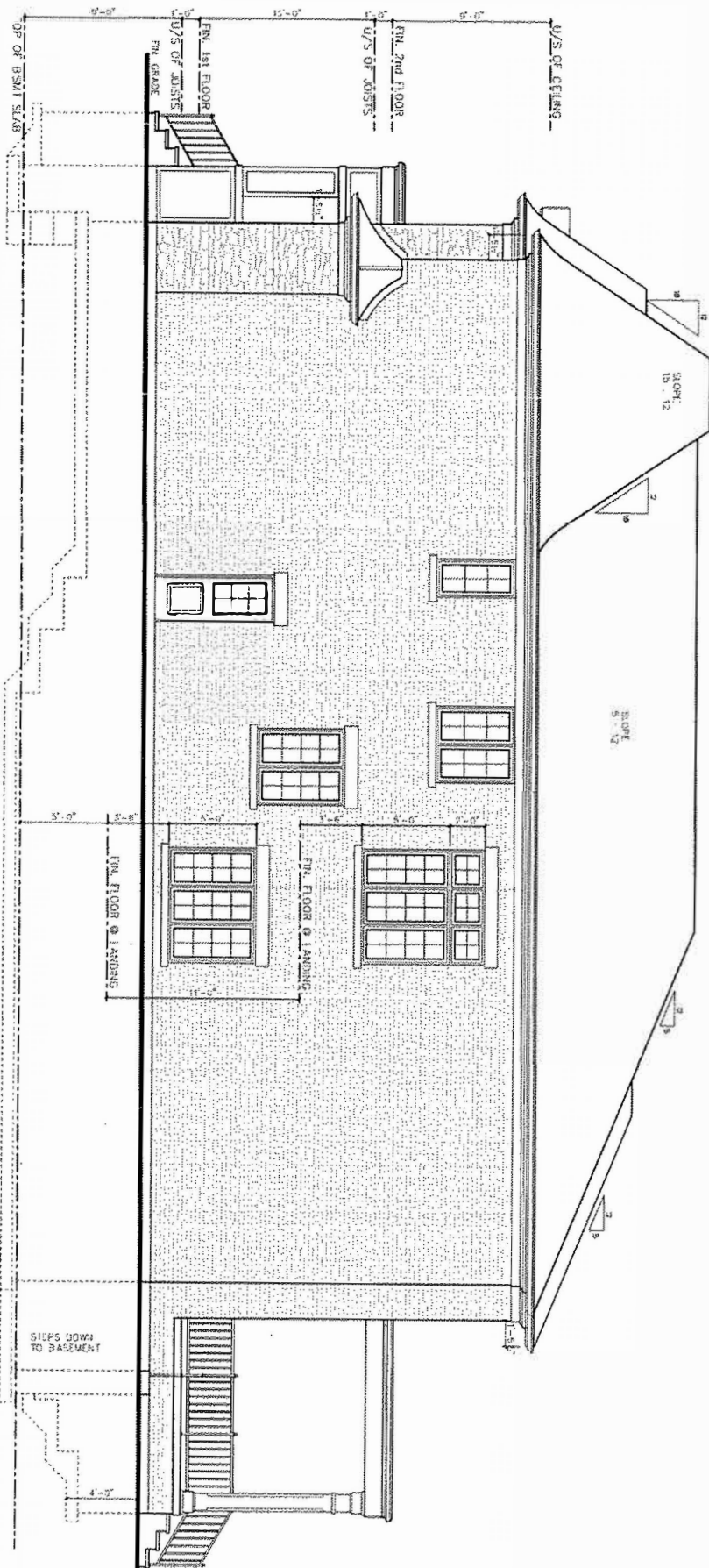
DO NOT SCALE DIMENSIONS

FOR WALLS & ROOF

DO NOT SCALE DIMENSIONS

FOR WALLS & ROOF

DO NOT SCALE DIMENSIONS



1 SIDE ELEV. east
Scale: 1/4" = 1'-0"

PROJECT NO. 2018-001	DATE 10/1/2018
CLIENT NAME	BA HOSSEN P&T
PROJECT NAME	BA HOSSEN P&T
PROJECT ADDRESS	1011 N. 10TH ST. SUITE 200
PROJECT CITY	PHOENIX, AZ 85001
PROJECT STATE	ARIZONA
PROJECT ZIP	85001
PROJECT PHONE	602.441.1111
PROJECT FAX	602.441.1111
PROJECT EMAIL	info@ba-hossen.com
PROJECT WEBSITE	www.ba-hossen.com
PROJECT SOCIAL MEDIA	Facebook: BA HOSSEN P&T Twitter: BA_HOSSEN_P&T Instagram: ba_hossen_p&t

FOR WALLS & A ROOF
DO NOT SCALE DRAWING
CUSTOM HOME
BA HOSSEN P&T
1011 N. 10TH ST. SUITE 200
PHOENIX, AZ 85001
TEL: 602.441.1111
FAX: 602.441.1111
WWW.BA-HOSSEN.COM
OCT 1 2018

NO.	DESCRIPTION	DATE	BY	CHECKED
1	REVISION			
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			



Document type	Year	Cost (pounds)	Notes
1. 1947-1948	1947	11.00	1. 1947-1948
2. 1949-1950	1949	11.00	2. 1949-1950
3. 1951-1952	1951	11.00	3. 1951-1952
4. 1953-1954	1953	11.00	4. 1953-1954
5. 1955-1956	1955	11.00	5. 1955-1956
6. 1957-1958	1957	11.00	6. 1957-1958
7. 1959-1960	1959	11.00	7. 1959-1960
8. 1961-1962	1961	11.00	8. 1961-1962
9. 1963-1964	1963	11.00	9. 1963-1964
10. 1965-1966	1965	11.00	10. 1965-1966
11. 1967-1968	1967	11.00	11. 1967-1968
12. 1969-1970	1969	11.00	12. 1969-1970
13. 1971-1972	1971	11.00	13. 1971-1972
14. 1973-1974	1973	11.00	14. 1973-1974
15. 1975-1976	1975	11.00	15. 1975-1976
16. 1977-1978	1977	11.00	16. 1977-1978
17. 1979-1980	1979	11.00	17. 1979-1980
18. 1981-1982	1981	11.00	18. 1981-1982
19. 1983-1984	1983	11.00	19. 1983-1984
20. 1985-1986	1985	11.00	20. 1985-1986
21. 1987-1988	1987	11.00	21. 1987-1988
22. 1989-1990	1989	11.00	22. 1989-1990
23. 1991-1992	1991	11.00	23. 1991-1992
24. 1993-1994	1993	11.00	24. 1993-1994
25. 1995-1996	1995	11.00	25. 1995-1996
26. 1997-1998	1997	11.00	26. 1997-1998
27. 1999-2000	1999	11.00	27. 1999-2000
28. 2001-2002	2001	11.00	28. 2001-2002
29. 2003-2004	2003	11.00	29. 2003-2004
30. 2005-2006	2005	11.00	30. 2005-2006
31. 2007-2008	2007	11.00	31. 2007-2008
32. 2009-2010	2009	11.00	32. 2009-2010
33. 2011-2012	2011	11.00	33. 2011-2012
34. 2013-2014	2013	11.00	34. 2013-2014
35. 2015-2016	2015	11.00	35. 2015-2016
36. 2017-2018	2017	11.00	36. 2017-2018
37. 2019-2020	2019	11.00	37. 2019-2020
38. 2021-2022	2021	11.00	38. 2021-2022
39. 2023-2024	2023	11.00	39. 2023-2024
40. 2025-2026	2025	11.00	40. 2025-2026
41. 2027-2028	2027	11.00	41. 2027-2028
42. 2029-2030	2029	11.00	42. 2029-2030
43. 2031-2032	2031	11.00	43. 2031-2032
44. 2033-2034	2033	11.00	44. 2033-2034
45. 2035-2036	2035	11.00	45. 2035-2036
46. 2037-2038	2037	11.00	46. 2037-2038
47. 2039-2040	2039	11.00	47. 2039-2040
48. 2041-2042	2041	11.00	48. 2041-2042
49. 2043-2044	2043	11.00	49. 2043-2044
50. 2045-2046	2045	11.00	50. 2045-2046
51. 2047-2048	2047	11.00	51. 2047-2048
52. 2049-2050	2049	11.00	52. 2049-2050
53. 2051-2052	2051	11.00	53. 2051-2052
54. 2053-2054	2053	11.00	54. 2053-2054
55. 2055-2056	2055	11.00	55. 2055-2056
56. 2057-2058	2057	11.00	56. 2057-2058
57. 2059-2060	2059	11.00	57. 2059-2060
58. 2061-2062	2061	11.00	58. 2061-2062
59. 2063-2064	2063	11.00	59. 2063-2064
60. 2065-2066	2065	11.00	60. 2065-2066
61. 2067-2068	2067	11.00	61. 2067-2068
62. 2069-2070	2069	11.00	62. 2069-2070

CUSTOM HOME:
64 ALBUQUERQUE DRIVE
ALBUQUERQUE, OHIO 43704
PH 614-894-4255

DESIGNED BY:
ELEVATIONS

JAN. 1990 10:00 A.M.
J.B.-D.S.

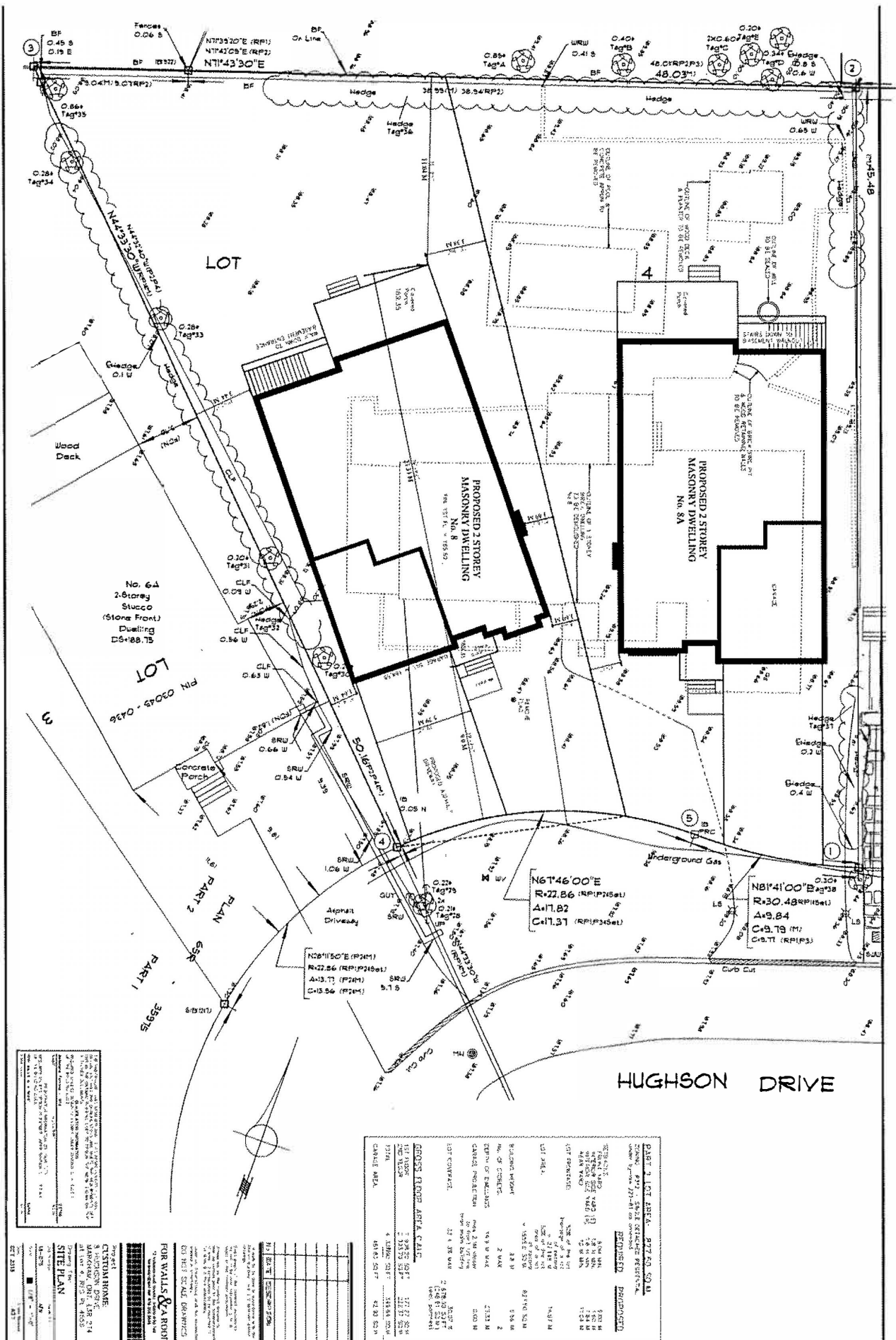
ATY

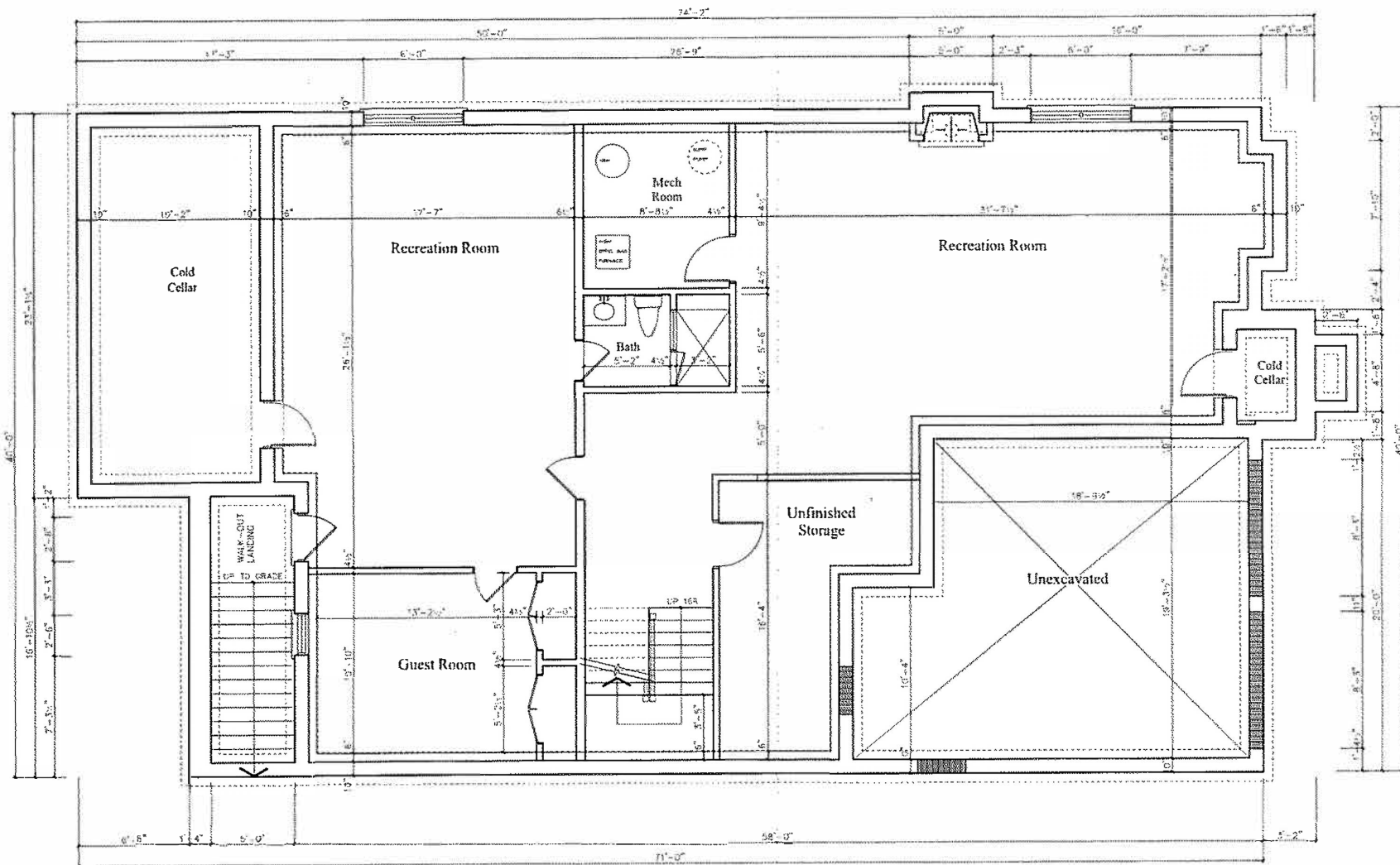
6'-0" ■ 1/4" = 1'-0"

OCT 22:16

7/24/90
KZ.A

OCY 23:8 72.6





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

NO.	DATE	DESCRIPTION
1	10-1-88	BASEMENT PLAN
2	10-1-88	REVISIONS
3	10-1-88	REVISIONS
4	10-1-88	REVISIONS
5	10-1-88	REVISIONS
6	10-1-88	REVISIONS
7	10-1-88	REVISIONS
8	10-1-88	REVISIONS
9	10-1-88	REVISIONS
10	10-1-88	REVISIONS

FOR WALLS & ROOF

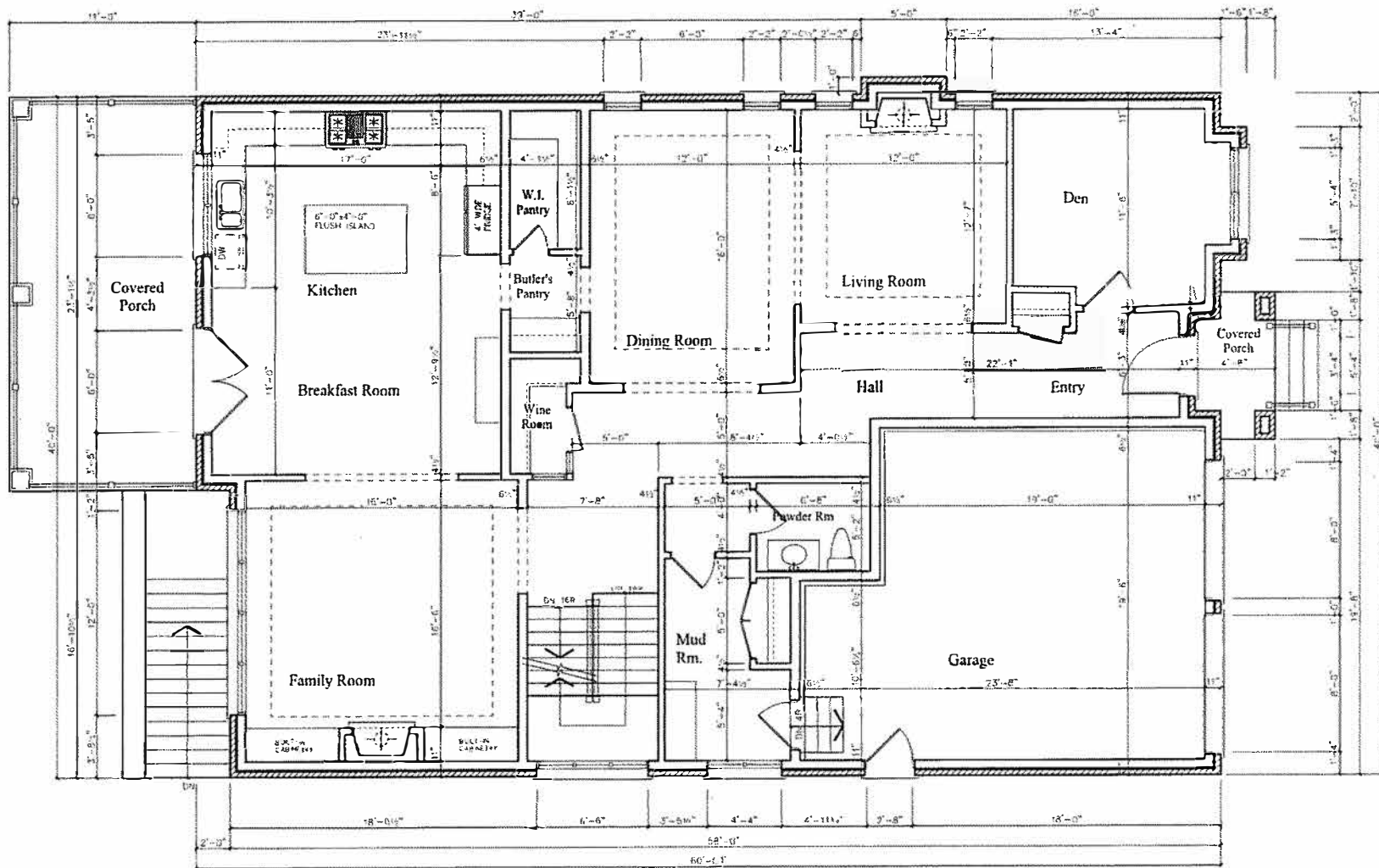
Project:
CUSTOM HOME:
B. HIGDON DRIVE
BATHING, COT. 214
at 101 & RTO IN 4555

Drawing Title:
PLANS

Scale:
1/4" = 1'-0"

Date:
OCT 22/88

Sheet:
A1.1



1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/1/2018	ISSUED FOR PERMIT	AFB
2	10/1/2018	ISSUED FOR CONSTRUCTION	AFB

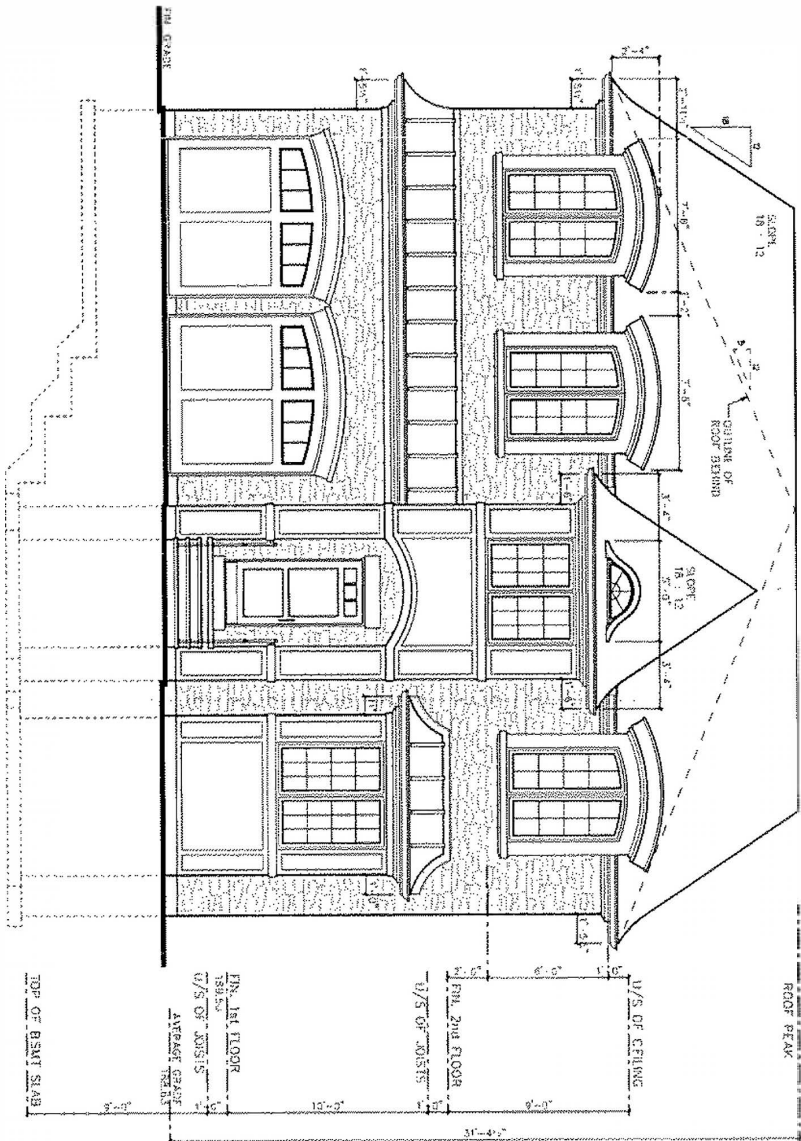
NO.	DATE	DESCRIPTION
1	10/1/2018	ISSUED FOR PERMIT
2	10/1/2018	ISSUED FOR CONSTRUCTION

Do not scale drawings.
Do not use dimensions for construction.
Do not use dimensions for construction.
Do not use dimensions for construction.
DO NOT SCALE DRAWINGS

FOR WALLS & A ROOF
If necessary, add to the drawing.

Project:
CUSTOM HOME:
8 HUSHON DRIVE
BETHANY, OHIO 43014
PL. LOT 4, SEC. 12, T. 45S
Drawing Title:
PLANS

18-075
1/4" = 1'-0"
OCT 2018
AT2



1 FRONT ELEV. SOUTH
Scale: 1/4" = 1'-0"

PROJECT NO.	2023-001
DATE	10/1/2023
DRAWN BY	J. Smith
CHECKED BY	M. Jones
APPROVED BY	
DATE	
PROJECT NAME	1234 Main St., Anytown, USA
CLIENT NAME	John Doe
CLIENT ADDRESS	1234 Main St., Anytown, USA
CLIENT PHONE	(555) 123-4567
CLIENT EMAIL	john.doe@example.com
PROJECT DESCRIPTION	Architectural drawings for a two-story house.
DATE OF VISIT	09/15/2023
DATE OF MEETING	09/20/2023
DATE OF PRESENTATION	10/01/2023
DATE OF REVISION	
DATE OF FINAL APPROVAL	

FOR WALLS & ROOF

DO NOT SCALE DRAWINGS

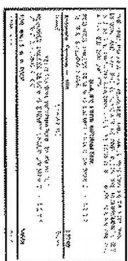
ELEVATIONS

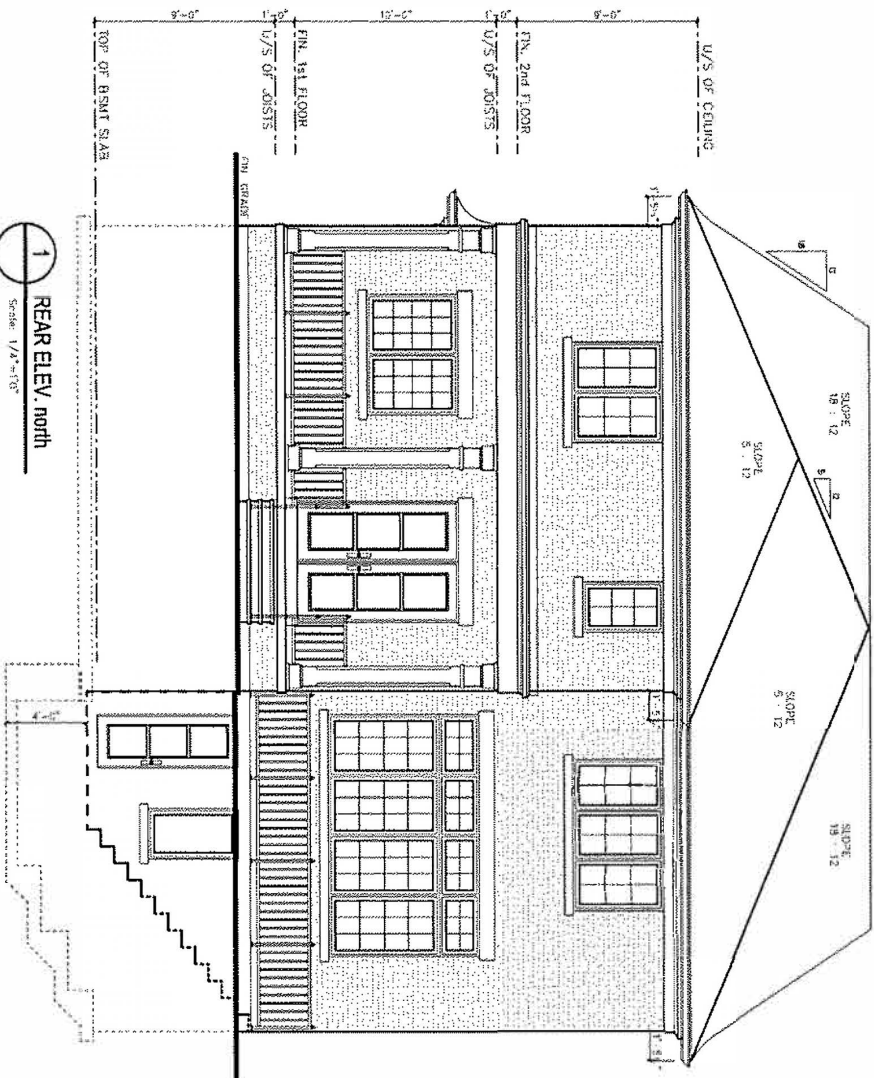
10/1/2023

1/4" = 1'-0"

OCT 2023 42.1

[illegible]

[illegible]



DATE	10/1/2019
TIME	10:00 AM
PROJECT	REAR ELEV. north
CLIENT	10/1/2019
DESIGNER	10/1/2019
CHECKER	10/1/2019
APPROVER	10/1/2019
SCALE	1/4" = 1'-0"
NOTES	10/1/2019

DATE	10/1/2019
TIME	10:00 AM
PROJECT	REAR ELEV. north
CLIENT	10/1/2019
DESIGNER	10/1/2019
CHECKER	10/1/2019
APPROVER	10/1/2019
SCALE	1/4" = 1'-0"
NOTES	10/1/2019

