

**COMMITTEE OF THE WHOLE NOVEMBER 5, 2001**

**ONTARIO MUNICIPAL BOARD HEARING  
VARIANCE APPLICATION  
FRANKIE & JOSEY AMELLO  
FILE: A151/01**

**Recommendation**

The Commissioner of Planning recommends:

THAT Council provide direction with respect to the City's position on an appeal to the Committee of Adjustment's refusal of Variance Application A151/01 (Frankie and Josey Amello).

**Purpose**

To obtain direction from Council with respect to Staff's attendance at the Ontario Municipal Board hearing scheduled for November 27, 2001.

**Background - Analysis and Options**

The site is located on the east side of Kipling Avenue, north of Meeting House Road, being Lot 9, Registered Plan 8955 (8237 Kipling Avenue), in Lot 9, Concession 7, City of Vaughan. The lands are designated "Low Density Residential" by OPA No.240 (Woodbridge Community Plan) and zoned R1 Residential Zone by By-law 1-88, subject to Exception 9(665).

The original application was to reduce the rear setback from 7.5m to 1.2m, and to increase the maximum size of an accessory building from 67m<sup>2</sup> to 78m<sup>2</sup> to permit the construction of a one-storey accessory building (garage) in the rear yard. This application was amended prior to the Committee of Adjustment hearing to increase the rear set back to 3m and reduce the size of the building to 66.99m<sup>2</sup>. On July 26, 2001, the Committee of Adjustment refused the revised application.

The detached garage would be 9.75m (31.9ft) by 6.9m (22.6ft), with an area of 66.99m<sup>2</sup> (721sq.ft), to be used for vehicle storage. The building would have two garage doors and one-man door, and an be constructed with stucco finish and an asphalt shingled roof.

The abutting property owner to the east (58 Chavender Place) objected to the variance, citing the following concerns: noise, the grade difference between the lots, and the applicant's existing garage, which is at a greater distance and impacts negatively on him. The neighbour stated he would consider a 6.0m rear yard as minor, conditional on planting mature trees and a restriction on height.

The applicant appealed the decision to the Ontario Municipal Board (OMB), on the basis that the variance requested is minor and with appropriate landscaping, the impact on adjacent properties would be acceptable, and there would be no shadowing impacts.

**Conclusion**

In light of the revised application reducing the size and increasing the setback of the garage, the Community Planning Department sent revised comments to the Committee of Adjustment in support of the revised variance, subject to landscaping to screen the accessory building from the

adjacent property. This matter is scheduled to proceed to the OMB on November 27, 2001, and Council's direction is requested.

**Attachments**

1. Location Map
2. Site Plan
3. Elevations
4. Elevations

**Report prepared by:**

Glenn White, Planner, ext. 8213

Bianca M. V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

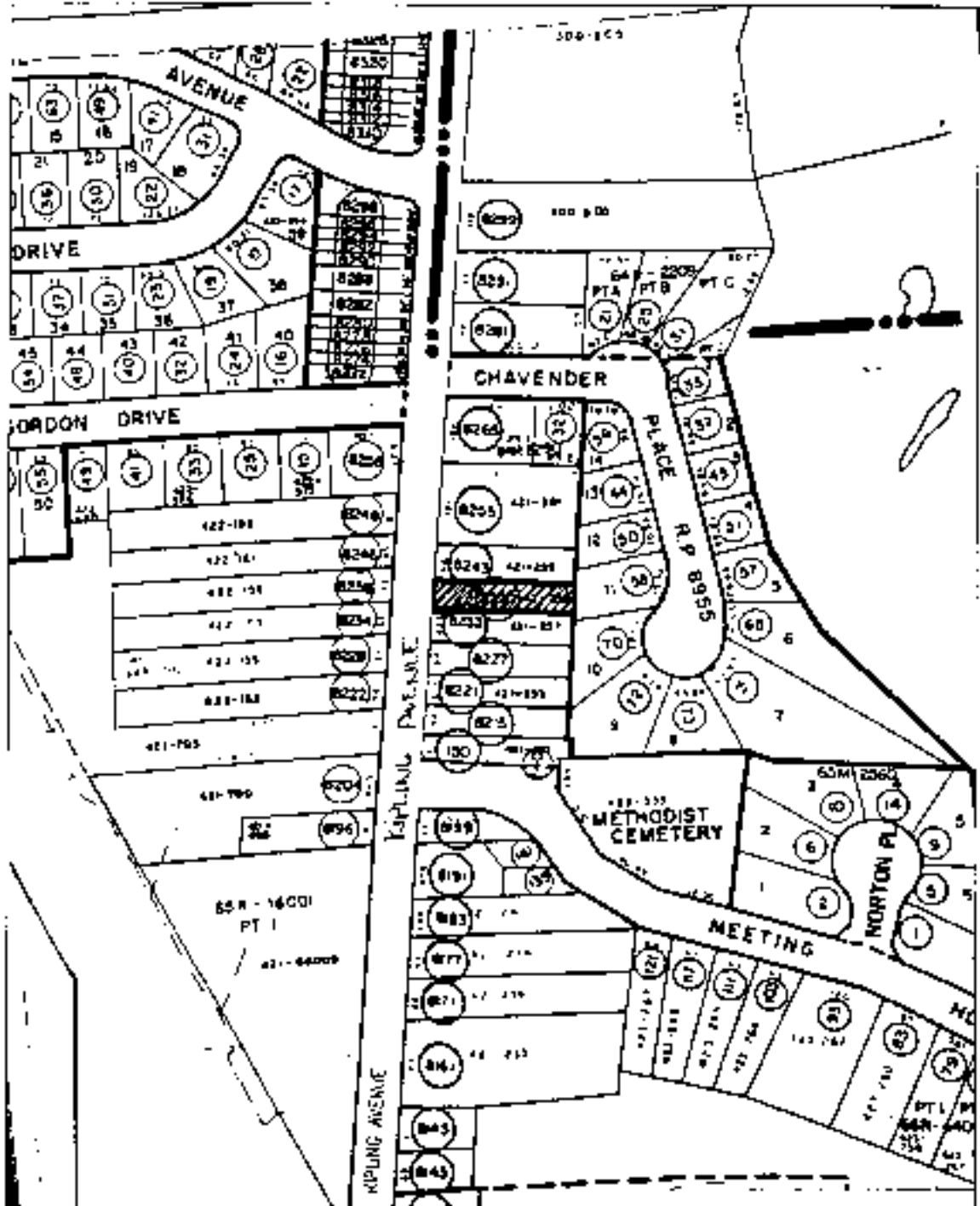
MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/LG

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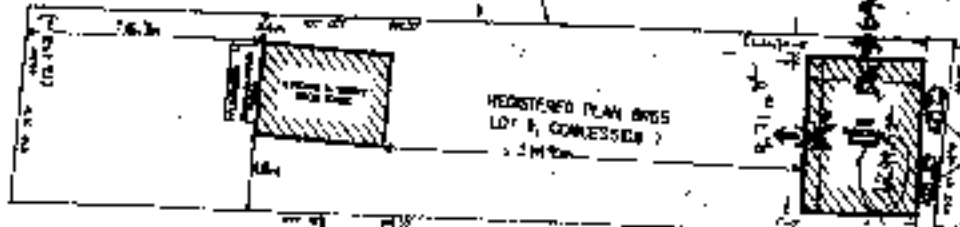




ATTACHMENT '1' LOCATION MAP	FILE #	127001 A	 SUBJECT LANDS	DATE	10/22/2001
	4101/21	WORKSHEET PART 001 R. CONC. 1		CITY OF ALBANY PLANNING DEPARTMENT	SCALE
					FRANK AND JOSEY ANELLO



HOPKINS AVENUE



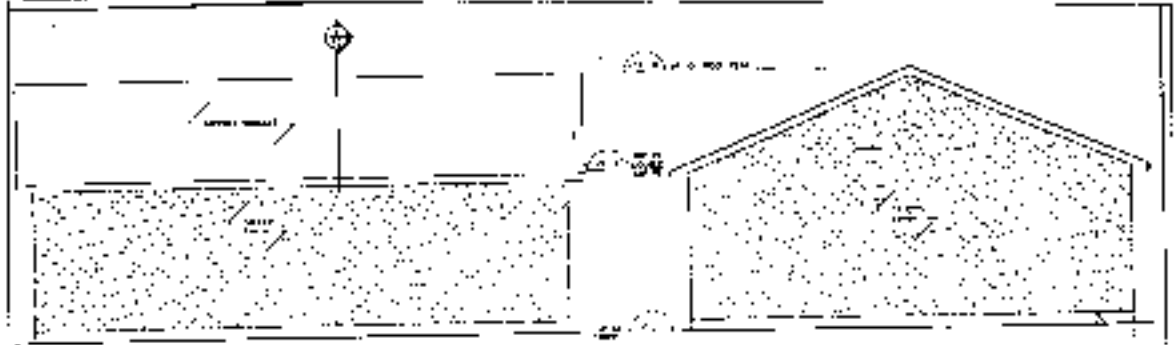
SITE PLAN

ATTACHMENT 2  
SITE PLAN

FILE NO. 2009-001  
DATE: 04/12/09

PLANNING DEPARTMENT

CITY OF HOUSTON  
1500 WEST 12TH STREET  
HOUSTON, TEXAS 77019-1500



EAST ELEVATION

SOUTH ELEVATION

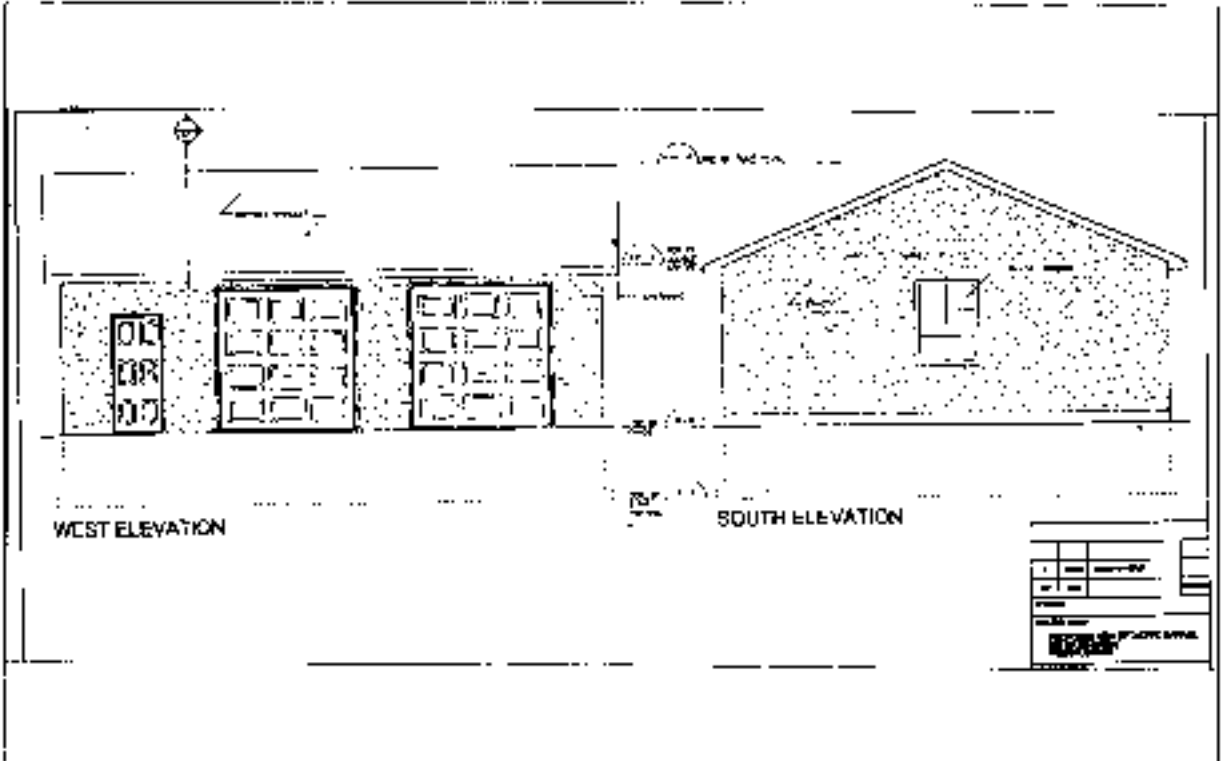
NO.	DATE	DESCRIPTION
PROJECT: ADDRESS: CITY: STATE:		
ARCHITECT: FIRM NAME:		

ATTACHMENT 3  
 ELEVATIONS

FILE #  
 PROJECT  
 DATE OF ISSUE

CITY OF HOUSTON  
 PUBLIC WORKS

DATE: 05/21/2004  
 PROJECT: 0501 89 10 0001  
 DRAWING NO.: 0501 89 10 0001



ATTACHMENT 4  
ELEVATIONS

FILE # 41081 #  
ADDRESS 1001 17th St. SW

DATE 10/20/08  
SCALE 1/8" = 1'-0"  
LIFE OF RECORD  
FABRIC SCHEDULE  
WIND  
TYPICAL WALL DETAILS