

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
February 4, 2015**

**Hearing Room No. 3
Churchill Building,
10019 - 103 Avenue NW,
Edmonton, AB**

Members Scheduled

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING ROOM NO. 3**

Page 1 of 2

I	9:00 A.M.	SDAB-D-15-020	Construct an Accessory Building (Garage Suite (above Grade) 9.30 metres by 7.04 metres, with front balcony and rear uncovered deck), and to demolish an existing Accessory Building (rear detached Garage). 9651 - 85 Avenue NW Project No.: 155580092-002
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BREAK: 10:15 A.M. TO 10:30 A.M.

II	10:30 A.M.	SDAB-D-15-021	Construct an Accessory Building (shed, irregular shape, 3.96 metres / 2.74 metres by 6.10 metres), existing without permits. 3435 - West Landing NW Project No.: 160906128-002
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LUNCH BREAK: 11:30 A.M. TO 12:00 P.M.

III	12:00 P.M.	SDAB-D-15-022	Construct an addition, exterior and interior alterations to an existing Single Detached House (addition: front attached Garage 6.68 metres by 9.75 metres, exterior alterations: demolish existing attached Garage and remove one window on right elevation). 6515 - Hardisty Drive NW Project No.: 159667813-001
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BREAK: 1:45 P.M. TO 2:00 P.M.

CONTINUED

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING ROOM NO. 3**

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IV	2:00 P.M.	SDAB-D-15-023	Construct a Single Detached House with double attached Garage / workshop, rear uncovered deck (4.80 square metres / 2.44 metres by 13.56 metres), front veranda, fireplace and basement development (not to be used as an additional dwelling). 10826 - 60 Avenue NW Project No.: 153227733-001
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V	4:30 P.M.	SDAB-D-15-024	Change of use from Professional, Financial and Office Support Services to General Retail Stores and Accessory Specialty Food Services (8 square metres public space) (Rogue Wave Coffee Company). 10571 - 114 Street NW Project No.: 162866785-001
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WITHDRAWN

NOTE: *Unless otherwise stated, all references to "Section numbers" refer to the authority under the Edmonton Zoning Bylaw 12800.*

ITEM I: 9:00 A.M.

FILE: SDAB-D-15-020

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 155580092-002

ADDRESS OF APPELLANT: 9651 - 85 Avenue NW
Edmonton AB T6C 1H3

APPLICATION TO: Construct an Accessory Building (Garage Suite (above Grade) 9.30 metres by 7.04 metres, with front balcony and rear uncovered deck), and to demolish an existing Accessory Building (rear detached Garage)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: December 18, 2014

DATE OF APPEAL: January 5, 2015

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9651 - 85 Avenue NW

LEGAL DESCRIPTION: Plan 2368Q Blk 1 Lots 17-18

ZONE: RF2 Low Density Infill Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: Strathcona Area Redevelopment Plan

DEVELOPMENT OFFICER'S DECISION

REFUSED - The proposed development is refused for the following reasons:

Section 87.2(a)(ii) - the maximum Height shall be as follows: 5.5 m or the Height of the principal Dwelling as constructed at the time of the Development Permit Application, whichever is the lesser, where the building containing the Garage Suite has a roof slope of less than 4/12 (18.4%).

- Proposed Height: 6.03 m; exceeds Height of principal Dwelling
- Exceeds by: 0.53 m

Section 87.3(c) - the maximum Floor Area may be increased by up to 7.5 m², only where this additional floor area comprises the area of a Platform Structure associated with the Garage Suite or Garden Suite.

- Proposed additional floor area comprised of Platform Structures: 10.84 m²
- Exceeds by: 3.34 m²

Section 87.9 - no decks on Garage Suite or Garden Suite roofs shall be allowed.

- Roof top deck/sod roof proposed

Section 87.10 - Platform Structures, including balconies, shall be allowed as part of a Garage Suite developed above a detached Garage only where the balcony faces the lane or a flanking roadway.

- Proposed balcony facing into rear yard

Section 50.3(3)(a) - the Site Coverage of Accessory buildings, with or without a Garage Suite, or structure shall: not exceed 12%, unless a different standard is prescribed within the regulations contained within the relevant Zone.

- Site Area: 513.90 m²
- 12% Site Coverage: 61.67 m²
- Proposed Site Coverage: 71 m²; 13.8%
- Exceeds by: 9.33 m²; 1.8%

Section 120.4(5) - Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw. In addition, Garage Suites and Garden Suites shall only be located:

- a) on Corner Sites;
- b) on Sites abutting a service road;
- c) on Sites backing onto a Lane adjacent to an arterial road, where the arterial road is separated from the Lane by a landscaped boulevard; or

DEVELOPMENT OFFICER'S DECISION (CONTINUED)

d) on Sites where a Side or Rear Lot Line abuts the CS1, CS2, CS3, or CS4 Zone, or abuts a Site zoned to accommodate Row Housing, Apartment Housing, or Public Parks as a Permitted Use, and is not separated from these Sites by a public roadway, including a Lane, more than 10.0 m wide.

- Subject site is not: on a Corner Site; on a Site abutting a service road; on a Site backing onto a Lane adjacent to an arterial road, where the arterial road is separated from the Lane by a landscaped boulevard; or on a Site where a Side or Rear Lot Line abuts the CS1, CS2, CS3, or CS4 Zone, or abuts a Site zoned to accommodate Row Housing, Apartment Housing, or Public Parks as a Permitted Use, and is not separated from these Sites by a public roadway, including a Lane, more than 10.0 m wide.

Note: Unless otherwise stated, all above references to section numbers refer to the authority under the Edmonton Zoning Bylaw 12800.

APPELLANT'S SUBMISSION

The Garage/Suite is higher than the house because the house is a bungalow from 1942 and the garage is two storeys. The footprint is actually within guidelines, but the cantilevered landing at the top of the stairs provides freer access. The roof is proposed as a "green" roof so that the area displaced does not cut out green space in the neighbourhood. The balcony facing the yard is small and meant for a BBQ and to share the yard. And....Bylaws appear to be changing.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS

This is an application to construct an Accessory Building (Garage Suite (above Grade) 9.30 metres by 7.04 metres, with front balcony and rear uncovered deck), and to demolish an existing Accessory Building (rear detached Garage).

The site is located on the south side of 85 Avenue and east of 97 Street and is zoned RF2 Low Density Infill Zone, Section 120 of the Edmonton Zoning Bylaw 12800. The site is within the Mature Neighbourhood Overlay, Section 814 of the Edmonton Zoning Bylaw 12800 and is within the Low Density Residential Area and Section 1 – Guidelines for Low Density Residential Zones of the Strathcona Area Redevelopment Plan, Bylaw 11890 (as amended) approved by Council on December 15, 1998.

A **Garage Suite** is a Discretionary Use in the RF2 Low Density Infill Zone, Section 120.3(2).

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS
(CONTINUED)

Under Section 7.2(3), **Garage Suite** means an Accessory Dwelling located above a detached Garage (above Grade); or a single-storey Accessory Dwelling attached to the side or rear of, a detached Garage (at Grade). A Garage Suite is Accessory to a building in which the principal Use is Single Detached Housing. A Garage Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. A Garage Suite has an entrance separate from the vehicle entrance to the detached Garage, either from a common indoor landing or directly from the exterior of the structure. This Use Class does not include Secondary Suites or Garden Suites.

The submitted Site Plan shows that the subject site has a Site Width of 12.81 metres and a Site depth of 40.14 metres. The proposed Garage Suite is irregular shaped and is located 2.88 metres from the (south) Rear Lot Line, 2.25 metres from the (west) Side Lot Line, and 1.22 metres from the (east) Side Lot Line. Vehicular access is from the (south) rear Lane.

The plans show that the proposed Suite is located on the second floor and roof of the detached Garage. The Suite on the main floor consists of a kitchen, a living room, one bedroom, a bathroom, and 2 balconies. Access to the Suite is from an interior staircase. The roof top patio is accessed from an exterior stair case from the second floor.

Section 87.2(a)(ii) states the maximum Height of a Garage containing a Garage Suite (above Grade) shall be 5.5 metres or the Height of the principal Dwelling as constructed at the time of the Development Permit Application, whichever is lesser, where the building containing the Garage Suite has a roof slope of less than 4/12 (18.4 degrees).

The Development Officer determined the maximum Height of the Garage containing the Garage Suite is 5.5 metres. The proposed development provides a proposed Height of 6.03 metres, which is in excess of the maximum allowable Height by 0.53 metres.

Section 87.3 states the maximum Floor Area shall be 60 square metres for a Garage Suite (above Grade), which may be increased by up to 7.5 square metres, only where this additional floor area comprises the area of a Platform Structure associated with the Garage Suite.

The Development Officer determined the maximum additional Floor Area comprised of Platform Structures allowable is 7.5 square metres. The proposed development provides the an additional 10.84 metres of Floor Area comprised of Platform Structures, which is in excess of the maximum allowable by 3.34 square metres.

It should be noted that the maximum allowable Floor Area with the additional 7.5 square metres for Platform Structures is 67.5 square metres. The proposed Floor Area (60.6 square metres) with the proposed Platform Structures (10.84 square metres) total 71.44 square metres, which exceeds the maximum allowable Floor Area by 3.94 square metres.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER’S COMMENTS
(CONTINUED)

Section 87.9 states no decks on Garage Suite or Garden Suite roofs shall be allowed. **The Development Officer determined the proposed development provides a roof top deck, which is not permitted.**

Section 87.10 states Platform Structures, including balconies, shall be allowed as part of a Garage Suite developed above a detached Garage only where the balcony faces the lane or a flanking roadway.

The Development Officer determined any Platform Structure must face the lane or a flanking roadway. The proposed development provides a Platform Structure facing into the Rear Yard, which is not permitted.

The Development Officer has provided the following information:

Site Area:	513.90 square metres
12 percent allowable Site Coverage:	61.67 square metres
28 percent allowable Site Coverage:	143.89 square metres
40 percent allowable Site Coverage:	205.56 square metres
Existing Principal Building:	92.20 square metres
Proposed Accessory Building (with Garage Suite):	71.40 square metres
Proposed Total Site Coverage:	165.60 square metres

Section 50.3(3)(a) states the Site Coverage of Accessory buildings, with or without a Garage Suite, or structure shall not exceed 12 percent, unless a different standard is prescribed within the regulations contained within the relevant Zone.

Section 120.4(7)(a) states maximum Site Coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Principal building with attached Garage	Total Site Coverage
Single Detached Housing - Site area 300 square metres or greater	28 percent	12 percent	40 percent	40 percent

The Development Officer determined the maximum Site Coverage of an Accessory building is 61.67 square metres. The proposed development provides Site Coverage of 71 square metres, which is in excess of the maximum by 9.33 square metres.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER’S COMMENTS
(CONTINUED)

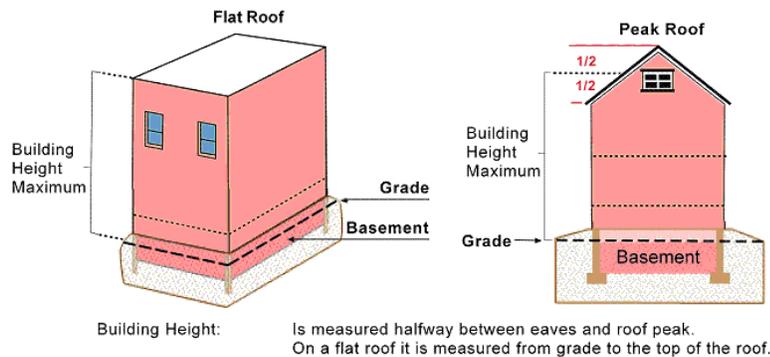
Section 120.4(5) states Garage Suites and Garden Suites shall only be located:

- a. on Corner Sites;
- b. on Sites abutting a service road;
- c. on Site backing onto a Lane adjacent to an arterial road, where the arterial road is separated from the Lane by a landscaped boulevard; or
- d. on Sites where a Side or Rear Lot Line abuts the CS1, CS2, CS3, or CS4 Zone, or abuts a Site zoned to accommodate Row Housing, Apartment Housing, or Public Parks as a Permitted Use, and is not separated from these Sites by a public roadway, including a Lane, more than 10.0 metres wide.

The Development Officer determined the subject Site did not meet the location requirements set out in Section 120.4(5).

Under Section 6.1(49), **Height** means, when used with reference to a building or structure, the vertical distance between the horizontal plane through grade and a horizontal plane through:

- a. the highest point of the roof in the case of a building with a flat roof or a roof having a slope of less than 20 degrees; and
- b. the average level between eaves and ridges in the case of a pitched, gambrel, mansard or hipped roof, or a roof having a slope of more than 20 degrees; provided that in such cases the ridge line of the roof shall not extend more than 1.5 metres above the maximum permitted building Height of the Zone or in the case of a Garage Suite the maximum permitted building Height in accordance with Section 87 of this Bylaw.



Under Section 6.1(34), **Floor Area** means the total Floor Area of the building or structure, contained within the outside surface of the exterior and Basement walls, provided that in the case of a wall containing windows, the glazing line of windows may be used.

Under Section 6.1(74), **Platform Structures** means structures projecting from the wall of a building that may be surrounded by guardrails or parapet walls. Common structures include: balconies, raised terraces and decks.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER’S COMMENTS
(CONTINUED)

Under Section 6.1(93), **Site Coverage** means the total horizontal area of all buildings or structures on a Site which are located at or higher than 1.0 metres above grade, including Accessory Buildings or Structures, calculated by perpendicular projection onto a horizontal plane from one point located at an infinite distance above all buildings and structures on the Site. This definition shall not include:

- a. steps, eaves, cornices, and similar projections;
- b. driveways, aisles and parking lots unless they are part of a Parking Garage which extends 1.0 metres or more above grade; or
- c. unenclosed inner and outer courts, terraces and patios where these are less than 1.0 metres above grade.

Section 120.1 states the purpose of the RF2 Low Density Infill Zone is to retain Single Detached Housing, while allowing infill on narrow lots, including Secondary Suites under certain conditions.

Section 814.1 states the purpose of the Mature Neighbourhood Overlay is to ensure that new low density development in Edmonton’s mature residential neighbourhoods is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape, ensures privacy and sunlight penetration on adjacent properties and provides opportunity for discussion between applicants and neighbouring affected parties when a development proposes to vary the Overlay regulations.

The following jobs are listed in the Sustainable Development POSSE system:

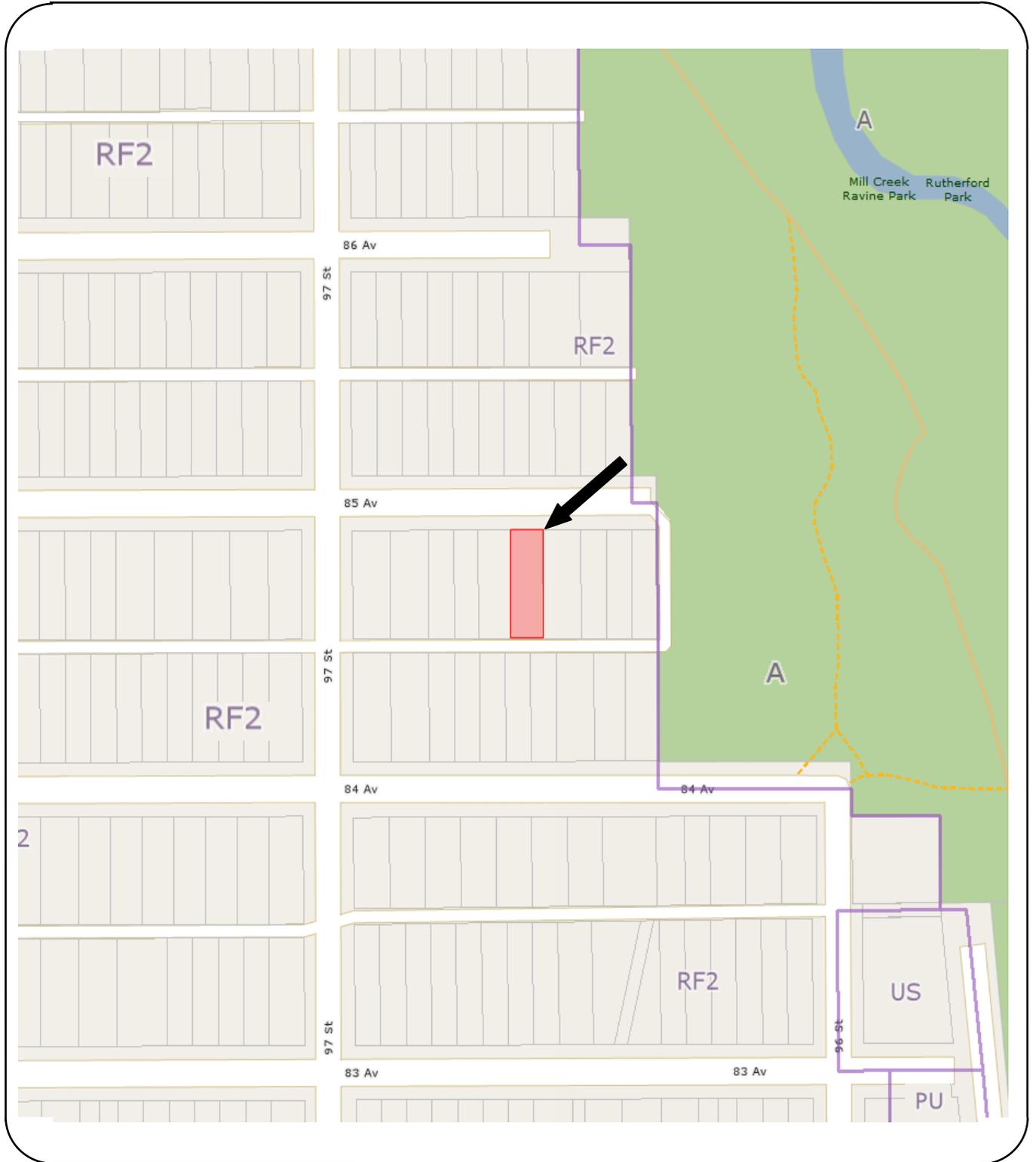
Application Number	Description	Decision
137903034-001	To develop a Secondary Suite and construct an addition to an existing single detached house.(rear attached garage with roof top deck).	May 29, 2013; Refused.
81417545-001	Compliance Certificate	<p>October 17, 2008; Your Real Property Report, dated October 3, 2008 shows a Single Detached House that complies with the RF2 (Low Density Infill) Zone, and The Mature Neighbourhood Overlay development regulations.</p> <p>The detached garage shown on the Real Property Report complies with the yard regulations for Accessory Buildings in The Mature</p> <p style="text-align: right;">. cont’d</p>

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER’S COMMENTS
(CONTINUED)

Application Number	Description	Decision
81417545-001 <i>(continued)</i>		<p>Neighbourhood Overlay and Accessory Buildings in Residential Zones.</p> <p>You are also advised that a search of our files revealed no record of development approval for the 7.19m x 2.83m Storage area</p> <p>A Development Permit and Building Permit must be obtained for this structure. To apply for a development and building permit, you must submit the required drawings as outlined in the enclosed brochure, as well as the appropriate fees. Any approval or refusal is subject to the right of appeal to the Subdivision and Development Appeal Board.</p> <p>Our response is based on the Real Property Report only. The Planning and Development Department does not conduct independent site inspections and cannot comment on the accuracy or completeness of the Real Property Report.</p>

NOTICE TO APPLICANT/APPELLANT

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. Bylaw No. 11136 requires that a verbal announcement of the Board’s decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the Municipal Government Act.



SURROUNDING LAND USE DISTRICTS

 Site Location

File: SDAB-D-15-020



ITEM II: 10:30 A.M.

FILE: SDAB-D-15-021

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 160906128-002

ADDRESS OF APPELLANT: 3435 - West Landing NW
Edmonton AB T6W 0T4

APPLICATION TO: Construct an Accessory Building (shed,
irregular shape, 3.96 metres / 2.74 metres
by 6.10 metres), existing without permits

DECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: December 5, 2014

DATE OF APPEAL: January 5, 2015

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 3435 - West Landing NW

LEGAL DESCRIPTION: Plan 0941013 Blk 8 Lot 16A

ZONE: RSL Residential Small Lot Zone

OVERLAY: N/A

STATUTORY PLAN(S): Windermere Area Structure Plan
Windermere Neighbourhood Structure
Plan

DEVELOPMENT OFFICER'S DECISION

REFUSED - The proposed development is refused for the following reasons:

To construct an Accessory Building (Shed, irregular shape, 3.96m / 2.74m x 6.10m), existing without permits is refused for the following reasons:

An Accessory Building or Structure shall be located not less than 0.9m (3.0ft.) from the side lot line. (Reference Section 50.3(4)(b))

Proposed: 0.30m

Deficient by: 0.60m

An Accessory Building or Structure shall be located not less than 0.6m (2.0ft.) from the rear lot line. (Reference Section 50.3(4)(d))

Proposed: 0.30m

Deficient by: 0.30m

Verandas, porches, eaves, shade projections, unenclosed steps, chimneys, belt courses, sills, together with any other architectural features which are of a similar character, may project into a Setback or Separation Space provided such projections do not exceed 0.6 m in the case of Setbacks or Separation Spaces of 1.2 m or greater.

The Setback is only 0.30m; no determination can be made because the eave projection is not available.

APPELLANT'S SUBMISSION

Refused for the location in the yard, but I don't believe this will affect the neighbours because the Height is not an issue and it has been built to match the house.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS

This application is to construct an Accessory Building (shed, irregular shape, 3.96 metres / 2.74 metres by 6.10 metres), existing without permits.

The site is located on the south side of West Landing, west of Whispering River Drive. The site is zoned RSL Residential Small Lot Zone, Section 115 of the Edmonton Zoning Bylaw 12800. The site is within the Windermere Area Structure Plan, Bylaw 13717 (as amended), approved by Council on May 25, 2004 and Windermere Neighbourhood Structure Plan, Bylaw 14372 (as amended), approved by Council on September 13, 2006.

Section 686(1)(a)(i) of the Municipal Government Act states "a development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board within 14 days....after the date on which the person is notified of the order or decision or the issuance of the development permit."

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS
(CONTINUED)

The decision of refusal by the Development Officer is dated December 5, 2014. Fourteen days from the decision date is December 19, 2014, and the Notice of Appeal was filed on January 5, 2015.

The submitted Site Plan shows that the subject site is a pie-shaped lot. The existing Accessory Building (shed) is located 0.30 metres from both the (north) Side Lot Line and (east) Rear Lot Line.

The Development Officer has provided the following information:

Site Area:	595.97 square metres
45 percent allowable Site Coverage:	268.19 square metres
Existing Principal Building:	203.75 square metres
Proposed shed: (existing without permits)	24.15 square metres
Proposed Total Site Coverage:	227.90 square metres

Section 50.3(3)(a) states the Site Coverage of Accessory buildings, with or without a Garage Suite, or structure shall not exceed 12 percent, unless a different standard is prescribed within the regulations contained within the relevant Zone.

Section 115.4(5) states the maximum total Site Coverage shall not exceed 45 percent, inclusive of the attached Garage and any other Accessory Buildings.

Section 50.3(4)(b) states an Accessory Building or structure shall be located not less than 0.9 metres from the Side Lot Line.

The Development Officer determined the proposed shed is 0.30 metres from the (north) Side Lot Line and is deficient in the minimum required Setback by 0.60 metres.

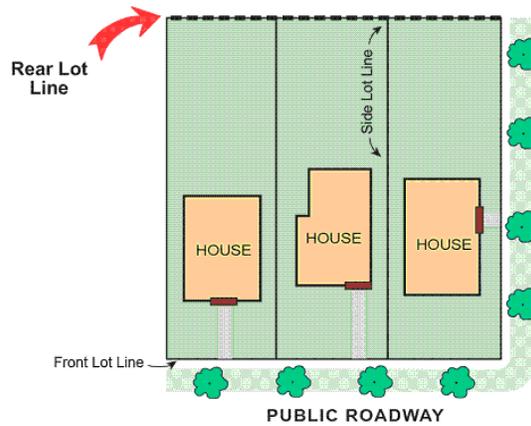
Section 50.3(4)(d) states subject to subsection 50.3(4)(e), an Accessory Building or structure which exceeds 1.85 metres in Height shall be located not less than 0.6 metres from the Rear Lot Line.

The Development Officer determined the proposed shed is 2.13 metres in Height and is located 0.30 metres from the (east) Rear Lot Line. The proposed shed is deficient in the minimum required Setback by 0.30 metres.

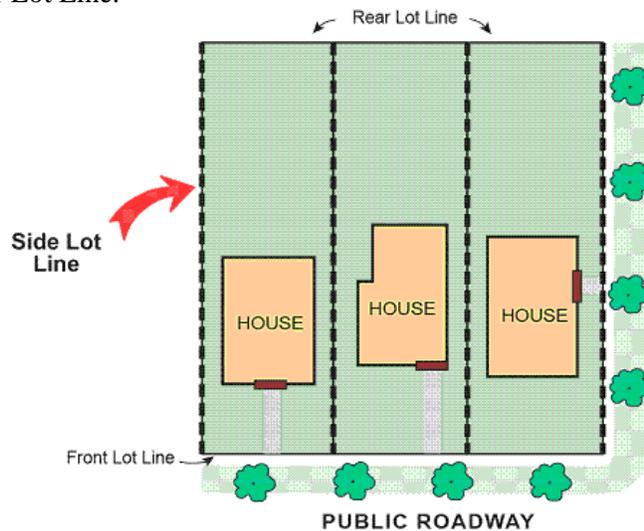
Under Section 6.1(2), **Accessory** means, when used to describe a Use or building, a Use or building naturally or normally incidental, subordinate, and exclusively devoted to the principal Use or building, and located on the same lot or Site.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER’S COMMENTS
(CONTINUED)

Under Section 6.1(81), **Rear Lot Line** means either the property line of a lot which is furthest from and opposite the Front Lot Line, or where there is no such property line, the point of intersection of any property lines other than a Front Lot Line which is furthest from and opposite the Front Lot Line.



Under Section 6.1(86), **Side Lot Line** means the property line of a lot other than a Front Lot Line or Rear Lot Line.

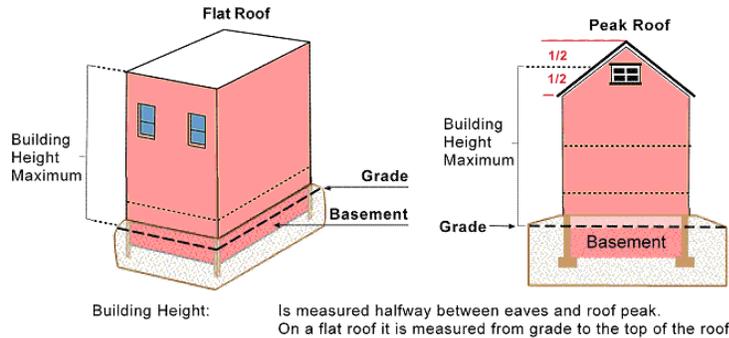


Under Section 6.1(49), **Height** means, when used with reference to a building or structure, the vertical distance between the horizontal plane through grade and a horizontal plane through:

- a. the highest point of the roof in the case of a building with a flat roof or a roof having a slope of less than 20 degrees; and

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER’S COMMENTS
(CONTINUED)

- b. the average level between eaves and ridges in the case of a pitched, gambrel, mansard or hipped roof, or a roof having a slope of more than 20 degrees; provided that in such cases the ridge line of the roof shall not extend more than 1.5 metres above the maximum permitted building Height of the Zone or in the case of a Garage Suite the maximum permitted building Height in accordance with Section 87 of this Bylaw.



Section 115.1 states the purpose of this Zone is to provide for smaller lot Single Detached Housing with attached Garages in a suburban setting that provides the opportunity for the more efficient utilization of undeveloped suburban areas and includes the opportunity for Secondary Suites.

The following jobs are listed in the Sustainable Development Department POSSE system:

Application Number	Description	Decision
160906128-001	Violation Notice	<p>October 1, 2014; Issued</p> <p>A complaint has been received by the City of Edmonton that an Accessory Building (shed) has been constructed for which, according to our records, no development permit has been issued.</p> <p>Section 5.1 (1) and (2) of the Edmonton Zoning Bylaw 12800, states as follows:</p> <p>5. Approval Required For Development</p> <p>..... cont'd</p>

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER’S COMMENTS
(CONTINUED)

Application Number	Description	Decision
160906128-001 (continued)		<p>5.1 No Person:</p> <p>1. shall commence, or cause or allow to be commenced, a Development without a development Permit therefore issued under the provisions of Section 12 of this Bylaw; or</p> <p>2. shall carry on, or cause or allow to be carried on a development without a Development Permit therefore issued under Section 12 of this Bylaw.</p> <p>Any accessory building that is over 10.0 square metres (107.64 sq. ft) in floor area requires a development permit (Reference Edmonton Zoning Bylaw 12800 Section 12.2(3)).</p> <p>According to Section 50.3 (4) of the Edmonton Zoning Bylaw #12800: Accessory Buildings and structures shall be located on an Interior Site as follows:</p> <p>b. an Accessory Building or structure shall be located not less than 0.9 m from the Side Lot Line,</p> <p>d. subject to subsection 50.3(4)(e), an Accessory Building or structure which exceeds 1.85 m in Height shall be located at not less than 0.6 m from the Rear Lot Line;</p> <p>You must obtain a development permit for the Accessory Building (shed) or dismantle the structure and remove it from the site. [...]</p>

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS
(CONTINUED)

Application Number	Description	Decision
136231452-001	Compliance Certificate	March 14, 2013; Issued
109500661-001	To construct a Single Detached House with front attached garage, front covered verandah and gas fireplace.	May 6, 2011; Approved with conditions

NOTICE TO APPLICANT/APPELLANT

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. Bylaw No. 11136 requires that a verbal announcement of the Board's decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the Municipal Government Act.



SURROUNDING LAND USE DISTRICTS

 Site Location

File: SDAB-D-15-021



ITEM III: 12:00 P.M.

FILE: SDAB-D-15-022

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER BY AN
ADJACENT PROPERTY OWNER

APPELLANT:

APPLICATION NO.: 159667813-001

ADDRESS OF APPELLANT: 6507 Hardisty Drive N
Edmonton AB T6A 3V2

APPLICATION TO: Construct an addition, exterior and interior
alterations to an existing Single Detached
House (addition: front attached Garage
6.68 metres by 9.75 metres, exterior
alterations: demolish existing attached
Garage and remove one window on right
elevation)

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: December 10, 2014

NOTIFICATION PERIOD: December 16, 2014 through December 29,
2014

DATE OF APPEAL: January 5, 2015

RESPONDENT:

ADDRESS OF RESPONDENT: 10731 - Saskatchewan Drive NW
Edmonton AB T6E 6H1

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 6515 - Hardisty Drive NW

LEGAL DESCRIPTION: Plan 2136KS Blk 52 Lot 44

ZONE: RF1 Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

DEVELOPMENT OFFICER'S DECISION

APPROVED - The proposed development is approved subject to the following conditions:

This Development Permit authorizes the development of an Addition, exterior and interior alterations to an existing Single Detached House (addition: front attached Garage 6.68m x 9.75m; exterior alterations: demolish existing attached Garage and remove one window on right elevation). The development shall be constructed in accordance with the stamped, redlined, and approved drawings.

The height of the principal building shall not exceed 8.6 m nor 2 1/2 Storeys as per the height definition of Section 6.1(49).

Immediately upon completion of the exterior alterations, the site shall be cleared of all debris.

As far as reasonably practicable, the design and use of exterior finishing materials used shall be similar to, or better than, the standard of surrounding development.

NOTES:

An approved Development Permit means that the proposed development has been reviewed only against the provisions of the Edmonton Zoning Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the ERCB Directive 079, the Edmonton Safety Codes Permit Bylaw or any caveats, covenants or easements that might be attached to the Site.

Unless otherwise stated, all above references to section numbers refer to the authority under the Edmonton Zoning Bylaw 12800.

VARIANCE:

This is an addition to an existing Non-Conforming building pursuant to Section 643(1) of the Municipal Government Act.

A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except

- (a) To make it a conforming building,
- (b) For routine maintenance of the building, if the development authority considers it necessary, or
- (c) In accordance with a land use bylaw that provides minor variance powers to the development authority for the purposes of this section.

DEVELOPMENT OFFICER'S DECISION (CONTINUED)

The Single Detached House is non-conforming for the following reasons:

The minimum Rear Setback shall be 40% of Site depth. (Reference Section 814.3(5))

Required: 17.79m
Existing: 13.30m
Deficient by: 4.49m

The proposed addition will not increase this non-conformity.

The following variance is required for the proposed addition:

Section 814.3(11) - relaxed: If vehicular access is provided from a public roadway other than a Lane, a Garage may only protrude beyond the front wall of the principal building a distance that is characteristic of the majority of existing Garages on the blockface.

Average projection: 3.09m
Proposed projection: 9.75m
Exceeds by: 6.66m

Note: A variance was granted for this Development Permit pursuant to Sections 11.3 and 11.4. Subject to the right of appeal the permit is NOT VALID until the required Notification Period expires (date noted below) in accordance with Sections 21.1 and 17.1.

APPELLANT'S SUBMISSION

Projection of proposed garage far exceeds limiting projection. Bylaw allows only for "minor variances" for a non-conforming building.

There is an existing variance of the projection of the front garage that is not stated on the development permit approval.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS

This is an application to construct an addition, exterior and interior alterations to an existing Single Detached House (addition: front attached Garage 6.68 metres by 9.75 metres, exterior alterations: demolish existing attached Garage and remove one window on right elevation).

The site is located on the south side of Hardisty Drive and east of 65A Street and is zoned RF1 Single Detached Residential Zone, Section 110 of the Edmonton Zoning Bylaw 12800. The site is within the Mature Neighbourhood Overlay, Section 814 of the Edmonton Zoning Bylaw 12800.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS
(CONTINUED)

Single Detached Housing is a Permitted Use in the RF1 Single Detached Residential Zone, Section 110.2(4).

Under Section 7.2(9), **Single Detached Housing** means development consisting of a building containing only one Dwelling, which is separate from any other Dwelling or building. Where a Secondary Suite is a Permitted or Discretionary Use Class in a Zone, a building which contains Single Detached Housing may also contain a Secondary Suite. This Use Class includes Mobile Homes which conform to Section 78 of this Bylaw.

The existing Single Detached House is non-conforming for the following reason:

Section 814.3(5) states the minimum Rear Setback shall be 40 percent of Site depth.

The Development Officer determined the required (south) Rear Setback is 17.79 metres and the existing Rear Setback is 13.30 metres, which is deficient by 4.49 metres.

Section 643 of the *Municipal Government Act*, Chapter M-26, states the following:

- (1) If a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect in spite of the coming into force of the bylaw.
- (2) A non-conforming use of land or a building may be continued but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or building must conform with the land use bylaw then in effect.
- (3) A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations may be made to it or in it.
- (4) A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the non-conforming use continues.
- (5) A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except
 - (a) to make it a conforming building,
 - (b) for routine maintenance of the building, if the development authority considers it necessary, or
 - (c) in accordance with a land use bylaw that provides minor variance powers to the development authority for the purposes of this section.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER’S COMMENTS
(CONTINUED)

Section 11.3(3) states that the Development Officer may approve, with or without conditions as a Class B Development, an enlargement, alteration or addition to a legal non-conforming building if the non-conforming building complies with the uses prescribed for the land in this Bylaw and the proposed development would not, in his opinion:

- a) unduly interfere with the amenities of the neighbourhood; or
- b) materially interfere with or affect the use, enjoyment or value of neighbouring properties.

The Development Officer determined the proposed addition will not increase this non-conformity.

This application was approved by the Development Officer subject to conditions.

Pursuant to Section 11.3 and 11.4 and subject to the right of appeal to the Subdivision and Development Appeal Board, Section 21.1, the Development Officer granted the following variance:

Section 814.3(11) states if vehicular access is provided from a public roadway other than a Lane, a Garage may only protrude beyond the front wall of the principal building a distance that is characteristic of the majority of the existing Garages on the blockface.

The Development Officer determined the average Garage protrusion beyond the front wall of the principal building is 3.09 metres. The proposed development provides a protrusion of 9.75 metres, which is in excess of the average by 6.66 metres.

The decision of approval by the Development Officer has been appealed by an adjacent property owner located at 6507 Hardisty Drive.

The submitted Plot Plan created by Hagen Surveys (1982) Ltd., dated August 19, 2014 shows the subject site has a (north) Site Width of 27.43 metres, a (south) Site Width of 17.68 metres, a (west) Site depth of 44.45 metres and an (east) Site depth of 44.48 metres. The proposed front attached Garage with existing Principal Dwelling is 8.10 metres from the (north) Front Lot Line. The front attached Garage protrudes 9.75 metres from the front wall of the Principal Building.

The Development Officer has provided the following information:

Site Area:	1008.77 square metres
40 percent allowable Site Coverage:	403.41 square metres
Existing Principal Building: (with proposed attached Garage)	225.29 square metres
Proposed Total Site Coverage:	225.29 square metres

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER’S COMMENTS
(CONTINUED)

Section 110.4(6)(a) states maximum Site Coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Principal building with attached Garage	Total Site Coverage
Single Detached Housing - Site area 300 square metres or greater	28 percent	12 percent	40 percent	40 percent

Section 814.3(24) states when a Development Permit application is made and the Development Officer determines that the proposed development does not comply with the regulations contained in this Overlay:

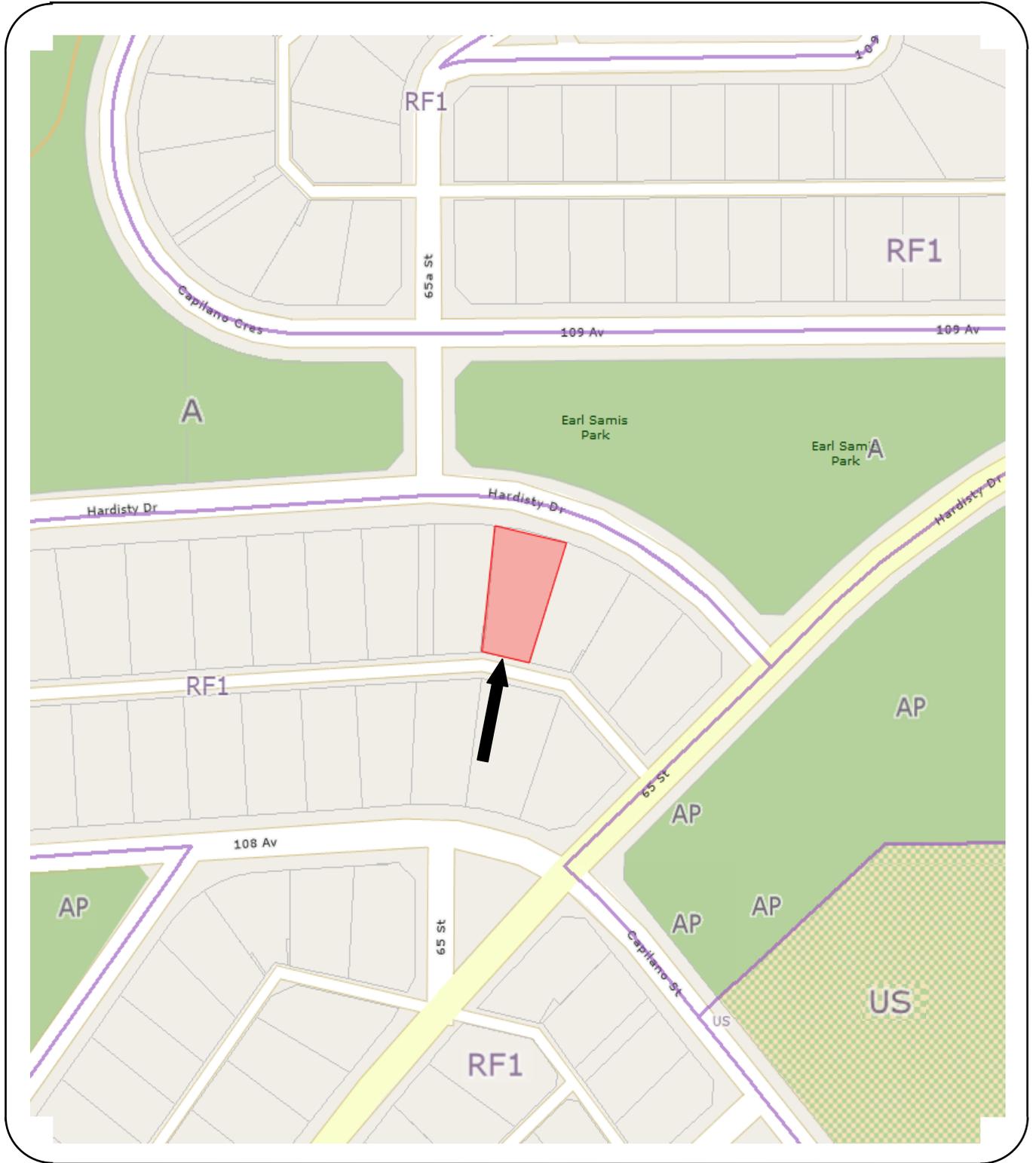
- a. the applicant shall contact the affected parties, being each assessed owner of land wholly or partly located within a distance of 60.0 metres of the Site of the proposed development and the President of each affected Community League;
- b. the applicant shall outline, to the affected parties, any requested variances to the Overlay and solicit their comments on the application;
- c. the applicant shall document any opinions or concerns, expressed by the affected parties, and what modifications were made to address their concerns; and
- d. the applicant shall submit this documentation to the Development Officer no sooner than twenty-one calendar days after giving the information to all affected parties.

Section 814.1 states the purpose of the Mature Neighbourhood Overlay is to ensure that new low density development in Edmonton’s mature residential neighbourhoods is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape, ensures privacy and sunlight penetration on adjacent properties and provides opportunity for discussion between applicants and neighbouring affected parties when a development proposes to vary the Overlay regulations.

Section 110.1 states the purpose of the RF1 Single Detached Residential Zone is to provide for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, Semi-detached Housing and Duplex Housing under certain conditions.

NOTICE TO APPLICANT/APPELLANT

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. Bylaw No. 11136 requires that a verbal announcement of the Board’s decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the Municipal Government Act.



SURROUNDING LAND USE DISTRICTS

 Site Location

File: SDAB-D-15-022



ITEM IV: 2:00 P.M.

FILE: SDAB-D-15-023

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER BY AN
ADJACENT PROPERTY OWNER

APPELLANT:

APPLICATION NO.: 153227733-001

ADDRESS OF APPELLANT: 10816 - 60 Avenue NW
Edmonton AB T6H 4R1

APPLICATION TO: Construct a Single Detached House with
double attached Garage / workshop, rear
uncovered deck (4.80 square metres / 2.44
metres by 13.56 metres), front veranda,
fireplace and basement development (not
to be used as an additional dwelling)

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: December 22, 2014

NOTIFICATION PERIOD: December 25, 2014 through January 7,
2015

DATE OF APPEAL: January 5, 2015

RESPONDENT:

ADDRESS OF RESPONDENT: 5515 - 101 Avenue NW
Edmonton AB T6A 3Z7

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 10826 - 60 Avenue NW

LEGAL DESCRIPTION: Plan 3734KS Blk 14 Lot 3A

ZONE: RF1 Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

DEVELOPMENT OFFICER'S DECISION

APPROVED - The proposed development is approved subject to the following conditions:

Any future deck enclosure or cover requires a separate development and building permit approval.

Height to top of deck railing from grade not to exceed 1.85m.

Any future deck development greater than 0.6m (2ft) in height will require development and building permit approvals.

The proposed basement development shall not be used as an additional dwelling unit.

The height of the principal building shall not exceed 8.60m nor 2 1/2 Storeys as per the height definition of Section 6.1(36) of the Edmonton Zoning Bylaw 12800.

The proposed basement development shall not be used as an additional dwelling unit.

All yards, visible from a public roadway other than a lane, shall be seeded or sodded within eighteen (18) consecutive months of the issuance of an Occupancy Certificate for the development. Alternative forms of landscaping may be substituted for seeding or sodding as specified in Section 55.2(4)(b).

Notwithstanding the Landscaping regulations of Section 55 of this Bylaw, where new development consists of replacement or infill within areas of existing housing, Landscaping shall be implemented as a component of such new development in order to replace vegetation removed during construction or to reinforce an established Landscaping context in the area.

Note: The applicant should be advised that there may be complications in obtaining a Development Permit for future house additions because of the maximum allowable site coverage.

Note: Lot grades must match the Engineered approved lot grading plans for the area. Contact Drainage Services at 780-496-5500 for lot grading inspection inquiries.

Note: An approved Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the Edmonton Building Permit Bylaw or any caveats, covenants or easements that might be attached to the Site. (Reference Section 5.2)

DEVELOPMENT OFFICER'S DECISION (CONTINUED)

The proposed 6.0m crossing to 60 Avenue with the alignment, located 1.58m from the south corner pin, shall be constructed as a private crossing as per the City of Edmonton Design and Construction Standards. This alignment provides a 0.5m of curing in between the edge of the flare and the extension of the property line to the street

The approximate remaining 1.6m of the existing access to 60 Avenue, adjacent to the south corner pin, must be removed and the curb and gutter constructed and the boulevard restored to grass. The removal of this portion of the existing access must be included as a requirement of the crossing permit.

There is an existing boulevard tree adjacent to the proposed access that must be protected during construction. A minimum clearance of 3.0m must be maintained between access and the trunk of the tree. A Forestry Representative must be present during the construction of the access. The owner/applicant must contact Marshall Mithrush of Community Services (780-496-4953) prior to construction. The costs for any required hoarding and/or root-cutting shall be borne by the applicant.

A crossing permit and a Fill in permit is required. Please contact Val Gordychuk at 780-496-6733 to obtain the crossing permit.

Variance:

1. Section 814.3(10) - Regardless of whether a Site has existing vehicular access from the front or flanking public roadway, there shall be no such access where an abutting Lane exists, and a Treed Landscaped Boulevard is present along the roadway adjacent to the property line; the Site Width is less than 15.5 m; or fewer than 50% of principal Dwellings on the blockface have vehicular access from the front or flanking roadway.
 - There is a Lane
 - The boulevard is treed
 - Less Than 50% of principal Dwellings have vehicular access from the front or flanking roadway.

APPELLANT'S SUBMISSION

The reason for the appeal is because the Variance that was approved by the Development Authority for 10826 -60ave NW, Plan 3734ks, Blk. 14, Lot 3A, is not necessary. The property owner can have what he wants under the current bylaw but facing the alleyway instead of the front street. The property owner's request was turned down last year by the Appeal Board.

APPELLANT'S SUBMISSION (CONTINUED)

I am requesting that you not allow the variance.

The proposed variance would allow a garage / attached workshop amounting to a 31 or 32 lot width in the front of the property, only 7.4 feet from the property line facing the street. It would change the face of the street. It disregards the structure, charm, character, and bylaws of this neighbourhood, and it sets a precedent.

There is more than enough room to have this structure at the back of the property.

To allow the garage in the front, facing the street, is skirting the bylaws that were put in place to ensure the unique character of the neighbourhood. What is more puzzling is the fact that the needs of the neighbourhood and the property owner could be met if he built his structure facing the alleyway instead of the street.

The property owner knew the bylaws before he bought the land. I am asking that you NOT allow the variance. He can have his garage (in fact it can be larger than proposed with alley access) at the back of the property. To change the rules when all can be accommodated makes no sense.

Also the notice for this appeal's start date is Christmas Day until Jan. 7/ 2014. I returned from visiting my daughter on Jan 2/2015, allowing me, because of the weekend, only three days to respond. Hopefully in future the Planning Dept. will allow more time for appeals.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS

This is an application to construct a Single Detached House with double attached Garage/workshop, rear uncovered deck (4.80 metres / 2.44 metres by 13.56 metres), front veranda, fireplace and Basement development (not to be used as an additional Dwelling).

The site is located on the north side of 60 Avenue, east of 108A Street and is zoned RF1 Single Detached Residential Zone, Section 110 of the Edmonton Zoning Bylaw 12800. The site is within the Mature Neighbourhood Overlay, Section 814.

Single Detached Housing is a Permitted Use in the RF1 Single Detached Residential Zone, Section 110.2(4).

Under Section 7.2(9), **Single Detached Housing** means development consisting of a building containing only one Dwelling, which is separate from any other Dwelling or building. Where a Secondary Suite is a Permitted or Discretionary Use Class in a Zone, a building which contains Single Detached Housing may also contain a Secondary Suite. This Use Class includes Mobile Homes which conform to Section 78 of this Bylaw.

This application was approved by the Development Officer subject to conditions.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS
(CONTNUED)

Pursuant to Section 11.3 and 11.4 and subject to the right of appeal to the Subdivision and Development Appeal Board, Section 21.1, the Development Officer granted the following variance:

Section 814.3(10) states regardless of whether a Site has existing vehicular access from the front or flanking public roadway, there shall be no such access where an abutting Lane exists, and

- a. a Treed Landscaped Boulevard is present along the roadway adjacent to the property line;
- b. the Site Width is less than 15.5 metres; or
- c. fewer than 50 percent of principal Dwellings on the blockface have vehicular access from the front or flanking roadway.

The Development Officer determined an abutting Lane exists, a Treed Landscaped Boulevard is present along the roadway adjacent to the property line, and fewer than 50 percent of principal Dwellings on the blockface have vehicular access from the front roadway. The Development Officer relaxed the requirement to allow for vehicular access from the front public roadway.

The decision of approval by the Development Officer has been appealed by an adjacent property owner located at 10816 - 60 Avenue.

Section 814.3(24) states when a Development Permit application is made and the Development Officer determines that the proposed development does not comply with the regulations contained in this Overlay:

- a. the applicant shall contact the affected parties, being each assessed owner of land wholly or partly located within a distance of 60.0 metres of the Site of the proposed development and the President of each affected Community League;
- b. the applicant shall outline, to the affected parties, any requested variances to the Overlay and solicit their comments on the application;
- c. the applicant shall document any opinions or concerns, expressed by the affected parties, and what modifications were made to address their concerns; and
- d. the applicant shall submit this documentation to the Development Officer no sooner than twenty-one calendar days after giving the information to all affected parties.

Under Section 6.1(106), **Treed Landscaped Boulevard** means that portion of the public road right-of-way which has been landscaped with trees planted at intervals.

Under Section 6.1(94), **Site Width** means the horizontal distance between the side boundaries of the Site measured at a distance from the Front Lot Line equal to the required Front Setback for the Zone.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER’S COMMENTS
(CONTNUED)

Section 814.1 states the purpose of the Mature Neighbourhood Overlay is to ensure that new low density development in Edmonton’s mature residential neighbourhoods is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape, ensures privacy and sunlight penetration on adjacent properties and provides opportunity for discussion between applicants and neighbouring affected parties when a development proposes to vary the Overlay regulations.

Section 110.1 states the purpose of the RF1 Single Detached Residential Zone is to provide for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, Semi-detached Housing and Duplex Housing under certain conditions.

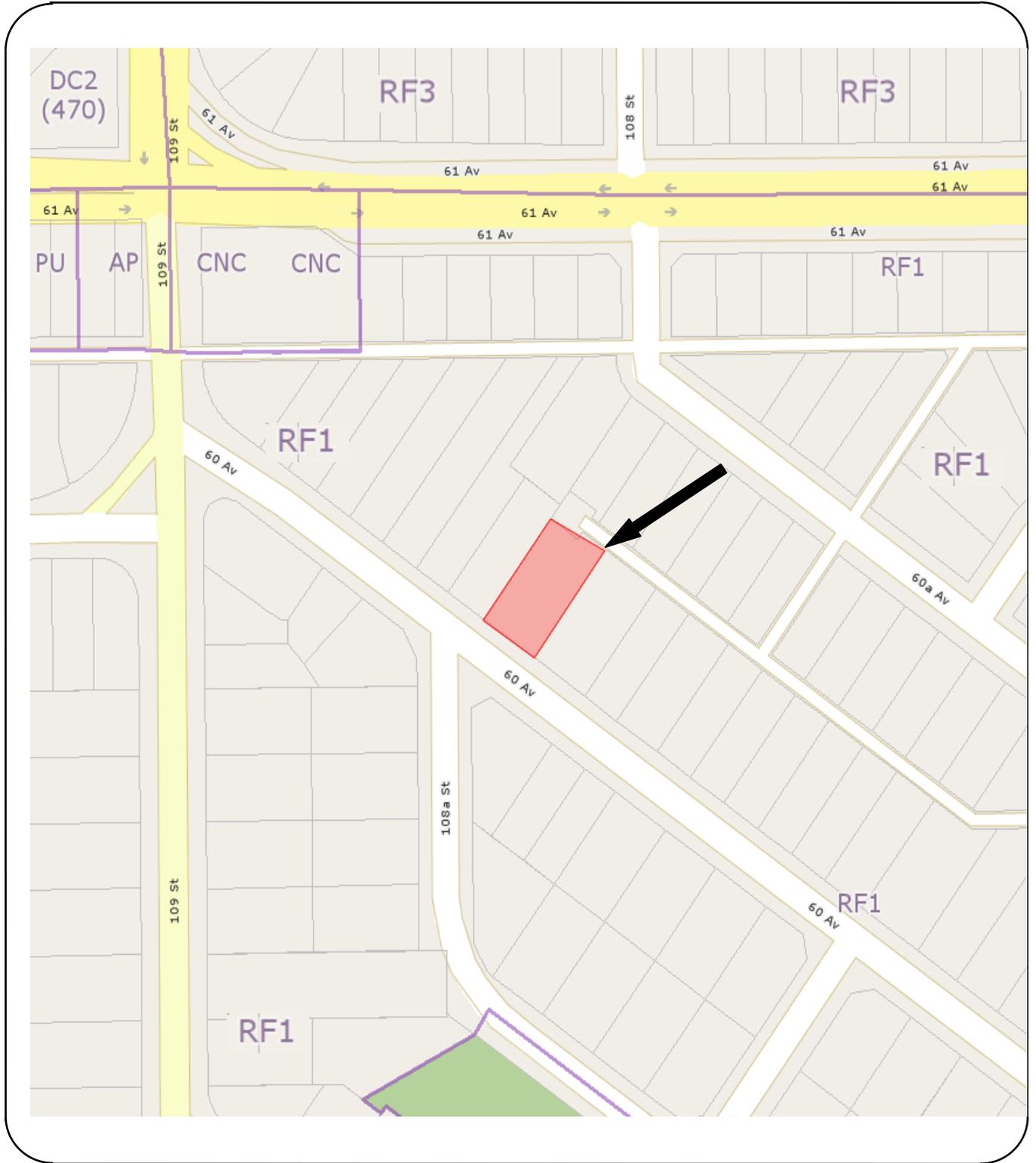
Included in the Sustainable Development Department’s POSSE system, under “Docs”, is a Memorandum dated June 16, 2014 from Karen Haromy, Senior Transportation Technician, Development Planning, Transportation Planning Branch, which indicates that Transportation Services has reviewed a curb crossing request and has added conditions. **A copy of the Memorandum from Transportation Services is on file.**

The following permit applications are listed in the Sustainable Development POSSE system:

Application Number	Description	Decision
137701509-003 SDAB-D-13-197	Construct a Single Detached House with triple attached Garage, rear uncovered deck (3.66 metres/2.36 metres by 13.56 metres), front veranda, fireplace and basement development (No Secondary Suite Involved).	September 12, 2013 Appeal denied and the decision of refusal by the Development Authority confirmed.
137701509-001	To construct a single detached house with triple attached garage, rear uncovered deck (3.66m/2.36m X 13.56m), front veranda, fireplace and basement development (No Secondary Suite Involved).	July 19, 2013; Refused.

NOTICE TO APPLICANT/APPELLANT

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. Bylaw No. 11136 requires that a verbal announcement of the Board's decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the Municipal Government Act.



SURROUNDING LAND USE DISTRICTS

 Site Location

File: SDAB-D-15-023



ITEM V: 4:30 P.M.

FILE: SDAB-D-15-024

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER BY A COMMUNITY LEAGUE

APPELLANT:

APPLICATION NO.: 162866785-001

ADDRESS OF APPELLANT: P.O. Box 64076 Queen Mary Park Postal Outlet, Edmonton AB T5H 4R7

APPLICATION TO: Change of Use from Professional, Financial and Office Support Services to General Retail Stores and Accessory Specialty Food Services (8 square metres public space) (Rogue Wave Coffee Company)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Notices

DECISION DATE: December 12, 2014

NOTIFICATION PERIOD: December 18, 2014 through December 31, 2014

DATE OF APPEAL: January 5, 2015

RESPONDENT:

ADDRESS OF RESPONDENT: 14228 - 30 Street
Edmonton AB T5Y1N9

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10571 - 114 Street NW

LEGAL DESCRIPTION: Plan B4 Blk 13 Lots 193-194

ZONE: DC1 Direct Development Control Provision

OVERLAY:

STATUTORY PLAN:

WITHDRAWN

BUSINESS LAID OVER

SDAB-D-15-011	An appeal by <u>Vernon Lappi VS Nissamka Wijayanayaka</u> to operate a Major Home Based Business from December 3, 2014 to December 3, 2019 (printing and applying 3M hood protection film). <i>February 18 or 19, 2015</i>
SDAB-D-15-019	An appeal by <u>Art Lab</u> to construct an Accessory Building (detached Garage, 4.88 metres by 6.10 metres). <i>March 5, 2015</i>

APPEAL HEARINGS TO BE SCHEDULED

159168525-001	An appeal by <u>Gregory Hense / Brenda Matthew / Brenda & Laura Slywka/ Don & Cheryel Goodale VS Cyril Harry & Joseph Cockram</u> to construct a Semi-detached House with front attached Garages, front verandas, fireplaces, and rear uncovered decks (3.96 metres by 3.05 metres). <i>February 11 or 12, 2014</i>
161242059-003	An appeal by <u>Tom Parada</u> to construct an uncovered deck (irregular, 8.61 metres by 4.89 metres at 0.95 metres in Height and 6.01 metres by 1.01 metres at 0.34 metres in Height), existing without permits. <i>March 12, 2015</i>