



For Office Use Only  
(to be inserted by the Secretary-Treasurer  
after application is deemed complete)

FILE NUMBER: A-2024-0094

*The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.*

**APPLICATION**  
**Minor Variance or Special Permission**  
(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** Pardeep Singh  
**Address** 40 Bellini Avenue, Brampton, Ontario  


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**Phone #** 416-554-5343 **Fax #** \_\_\_\_\_  
**Email** psingh@gappexpress.com

2. **Name of Agent** Justin Sherry Design Studio  
**Address** 17 Poyntz Street, Barrie, Ontario, L4M3N6  


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**Phone #** 705-300-2341 **Fax #** \_\_\_\_\_  
**Email** info@justinsherry.ca

3. **Nature and extent of relief applied for (variances requested):**  

-A GFA for a detached accessory structure of 245.79 sq. m. where 29.0 sq m is permitted.  
 -A height of 6.79m for a detached accessory structure where 4.5m is required.

4. **Why is it not possible to comply with the provisions of the by-law?**  

Existing conditions of the house.

5. **Legal Description of the subject land:**  
**Lot Number** Lot 19  
**Plan Number/Concession Number** 43M-538  
**Municipal Address** 40 Bellini Avenue, Brampton, Ontario

6. **Dimension of subject land (in metric units)**  
**Frontage** 63.28 m  
**Depth** 157.29 m  
**Area** 8159.63

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

2 Storey Stone Dwelling and Garage  
REFER TO SITE PLAN

PROPOSED BUILDINGS/STRUCTURES on the subject land:

2nd Storey addition and detached garage/sport court  
REFER TO SITE PLAN

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback	31.22m
Rear yard setback	82.00m
Side yard setback	12.13m
Side yard setback	12.94m

PROPOSED

Front yard setback	31.22m
Rear yard setback	72.81
Side yard setback	10.91
Side yard setback	7.24

10. Date of Acquisition of subject land: June 10th 2022

11. Existing uses of subject property: Residential

12. Proposed uses of subject property: Residential

13. Existing uses of abutting properties: Residential

14. Date of construction of all buildings & structures on subject land: Unknown

15. Length of time the existing uses of the subject property have been continued: 19 years

16. (a) What water supply is existing/proposed?  
Municipal  Other (specify) \_\_\_\_\_  
Well

(b) What sewage disposal is/will be provided?  
Municipal  Other (specify) \_\_\_\_\_  
Septic

(c) What storm drainage system is existing/proposed?  
Sewers  Other (specify) \_\_\_\_\_  
Ditches   
Swales



17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes  No

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

Yes  No

19. Has the subject property ever been the subject of an application for minor variance?

Yes  No  Unknown

If answer is yes, provide details:

File # A-2022-0383 Decision Approved  
File # \_\_\_\_\_ Decision \_\_\_\_\_  
File # \_\_\_\_\_ Decision \_\_\_\_\_

Relief \_\_\_\_\_  
Relief \_\_\_\_\_  
Relief \_\_\_\_\_

1. To permit a detached garage where there is an existing attached garage on the lot;
2. To permit a detached garage with an area of 216.02 sq. m (2325.22 sq. ft.);
3. To permit a detached garage having a height of 7.26m (23.82 ft.);
4. To permit a maximum height of 11.12m (36.48 ft.) for the main dwelling.

[Signature]  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Barrie  
THIS 9th DAY OF February, 2024

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Katrina McKnight, OF THE Company OF Justin Sherry Design Studio  
IN THE City OF Barrie SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Barrie  
IN THE County OF \_\_\_\_\_  
Since THIS 9 DAY OF  
February, 2024

[Signature]  
A Commissioner etc.

[Signature]  
Signature of Applicant or Authorized Agent

Submit by Email



FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_  
Present Zoning By-law Classification: RE2

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Connor Cowan 2024-03-18  
Zoning Officer Date

DATE RECEIVED March 21, 2024



**APPOINTMENT AND AUTHORIZATION OF AGENT**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 40 Bellini Avenue


I/We, Pardeep Singh  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Justin Sherry Design Studio  
please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 12 day of February, 2024.

  
\_\_\_\_\_  
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

\_\_\_\_\_  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.**



APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 40 Bellini Avenue, Brampton, Ontario

I/We, Pardesh Singh / Pansajot Kaur Dhawan  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Justin Sherry Design Studio

please print/type the full name of the agent(s)

to make application to the City of Brampton Committee of Adjustment in the matter of an application for minor variance with respect to the subject land.

Dated this 23 day of August, 2022.



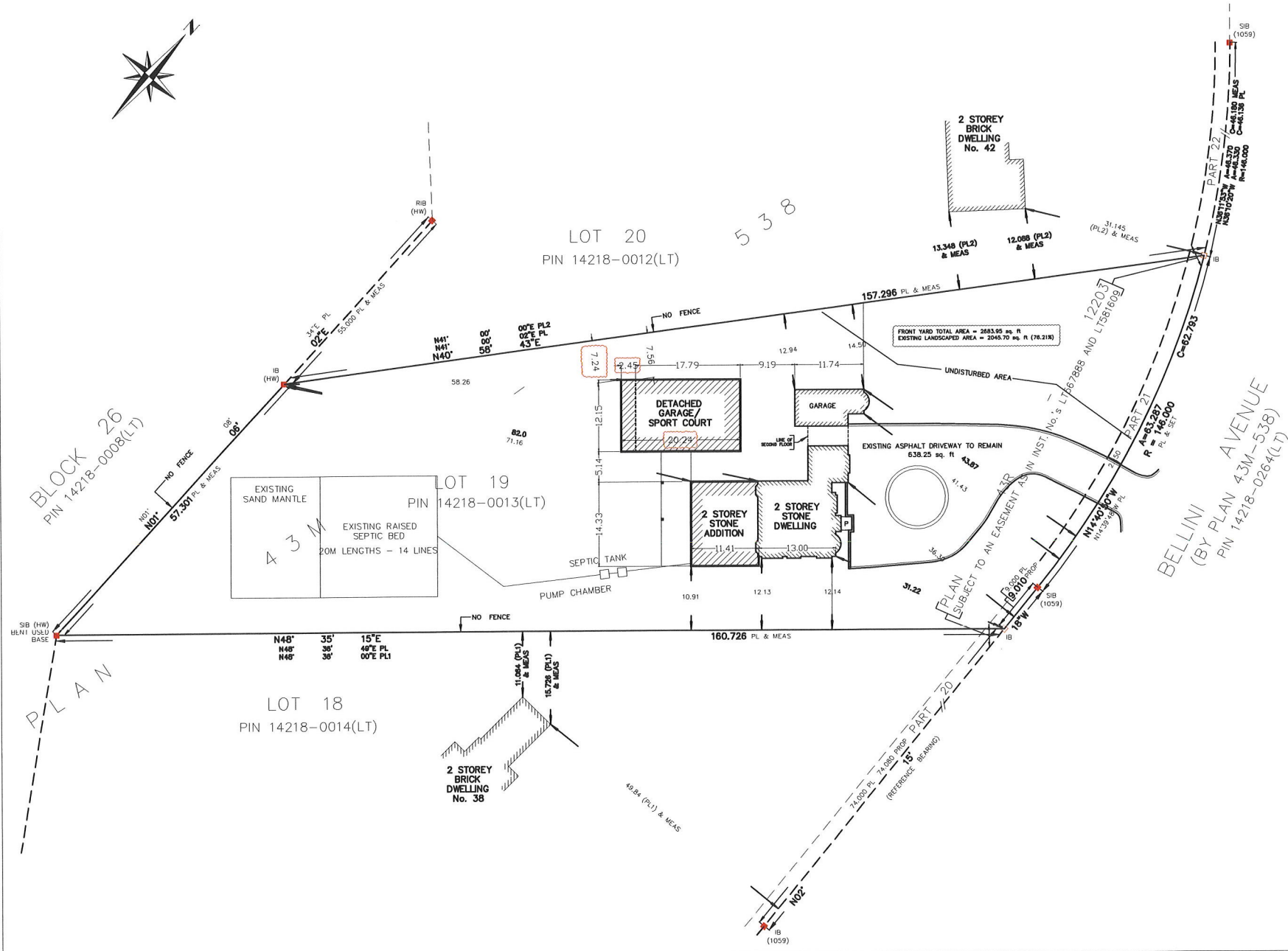
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Pansajot Kaur Dhawan

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

*NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.*

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SURVEYOR'S REAL PROPERTY REPORT  
 PART 1 – PLAN OF  
 LOT 19  
 PLAN 43M-538  
 CITY OF BRAMPTON  
 REGIONAL MUNICIPALITY OF PEEL

SCALE 1:500  
 0 10 20 30 40 50 METRES

THAM SHANMUGARAJAH SURVEYING LTD., O.L.S. ©

METRIC

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

PART 2 (SURVEY REPORT)

- REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: PART OF LOT 19, PLAN 43M-538, DESIGNATED AS PART 21, PLAN 43R-12203, IS SUBJECT TO AN EASEMENT AS IN INST. No.'s LT567888 AND LT581609.
- THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

THIS REPORT WAS PREPARED FOR MARINO KULAS  
 AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

LEGEND

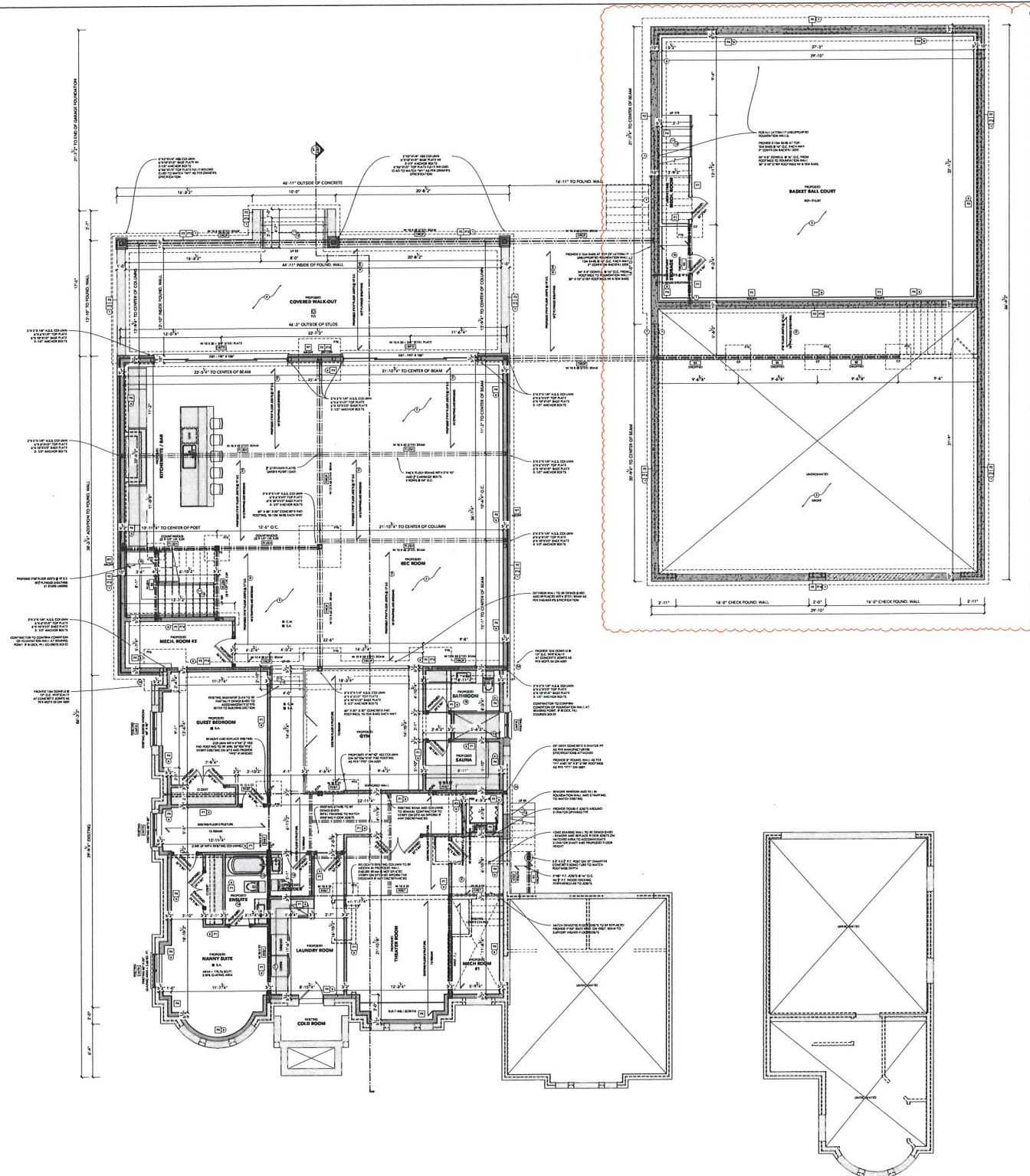
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- RSIB DENOTES ROUND STANDARD IRON BAR
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- PL DENOTES PLAN 43M-538
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- (HW) DENOTES HAROLD WHEELER & ASSOCIATES, O.L.S.
- (1059) DENOTES W. M. FENTON LIMITED, O.L.S.
- PROP DENOTES PROPORTIONED
- (PL1) DENOTES BUILDING LOCATION SURVEY BY W. M. FENTON LIMITED, O.L.S. DATED MARCH 31, 1990
- (PL2) DENOTES BUILDING LOCATION SURVEY BY W. M. FENTON LIMITED, O.L.S. DATED DECEMBER 20, 1989
- P DENOTES PORCH

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO  
 THE WESTERLY LIMIT OF BELLINI AVENUE, AS SHOWN ON PLAN 43M-538,  
 HAVING A BEARING OF N02° 15' 18"W.  
 ALL TIES TO CONCRETE FOUNDATION

**JUST[IN]**  
 justin sherry design studio







1000 BELLEVUE AVENUE  
BASEMENT FLOOR PLAN

REVISIONS FOR BY APPLICATION: 1000 BELLEVUE AVENUE

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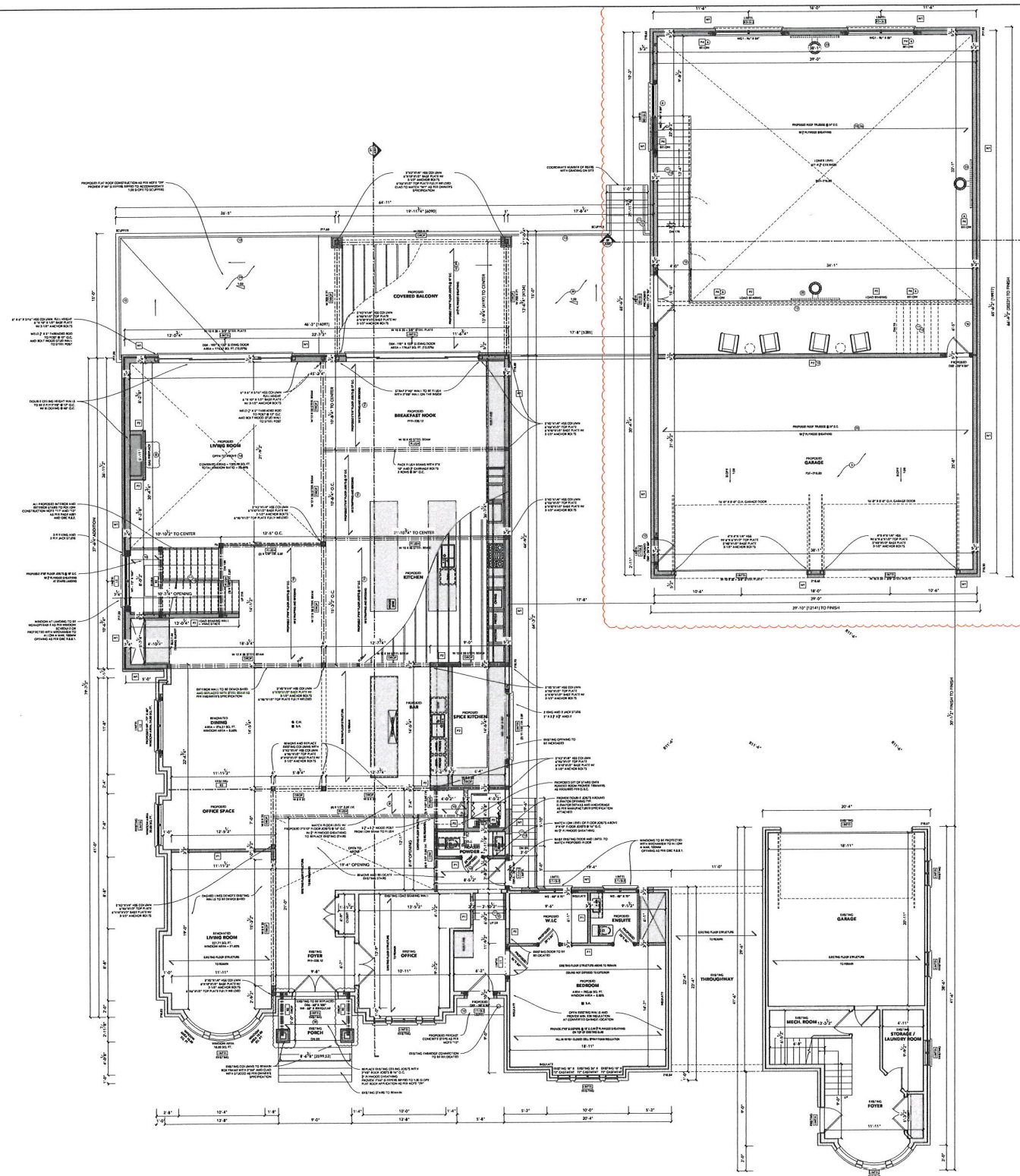
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19	10/11/11	REVISIONS TO PERMITS
20	10/11/11	REVISIONS TO PERMITS





GENERAL NOTES BY CONSTRUCTION: SEE PLAN

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND ALARM CODE AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY STANDARDS AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING RATING SYSTEM AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.

FINISHES DATA

DOOR SCHEDULE

NO.	DESCRIPTION	FINISHES
1	INTERIOR	AS NOTED
2	EXTERIOR	AS NOTED

WINDOW SCHEDULE

NO.	DESCRIPTION	FINISHES
1	INTERIOR	AS NOTED
2	EXTERIOR	AS NOTED

FINISHES DATA

NO.	DESCRIPTION	FINISHES
1	INTERIOR WALLS	AS NOTED
2	EXTERIOR WALLS	AS NOTED
3	FLOORING	AS NOTED
4	CEILING	AS NOTED
5	ROOFING	AS NOTED
6	PAINT	AS NOTED
7	GLASS	AS NOTED
8	IRONSTONE	AS NOTED
9	BRICK	AS NOTED
10	CONCRETE	AS NOTED
11	WOOD	AS NOTED
12	STAINLESS STEEL	AS NOTED
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14	ZINC	AS NOTED
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18	TRANSOM	AS NOTED
19	SCREEN	AS NOTED
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46	PLASTER	AS NOTED
47	STUCCO	AS NOTED
48	CONCRETE	AS NOTED
49	BRICK	AS NOTED
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28	CONCRETE	AS NOTED
29	BRICK	AS NOTED
30	STONE	AS NOTED

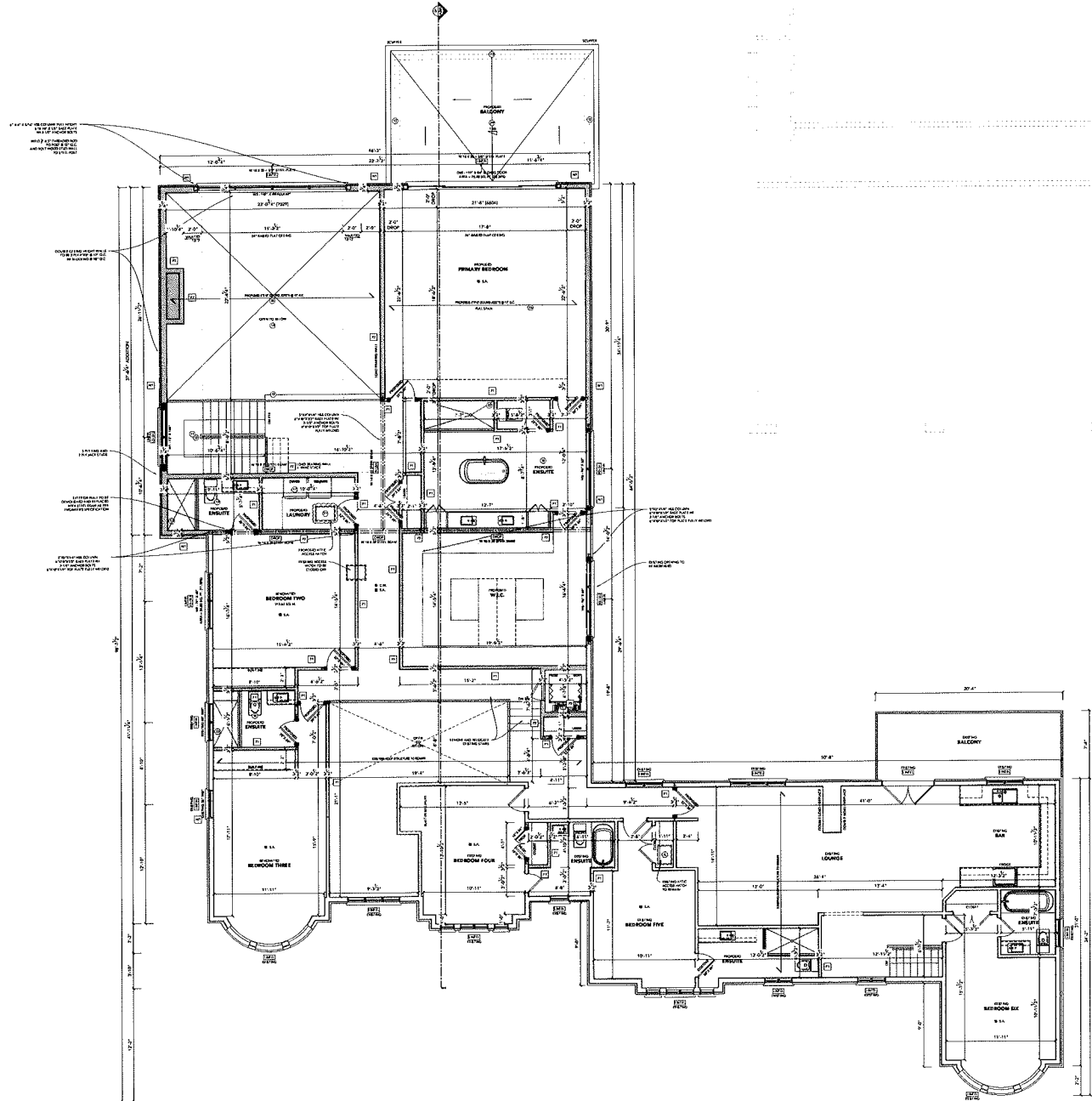
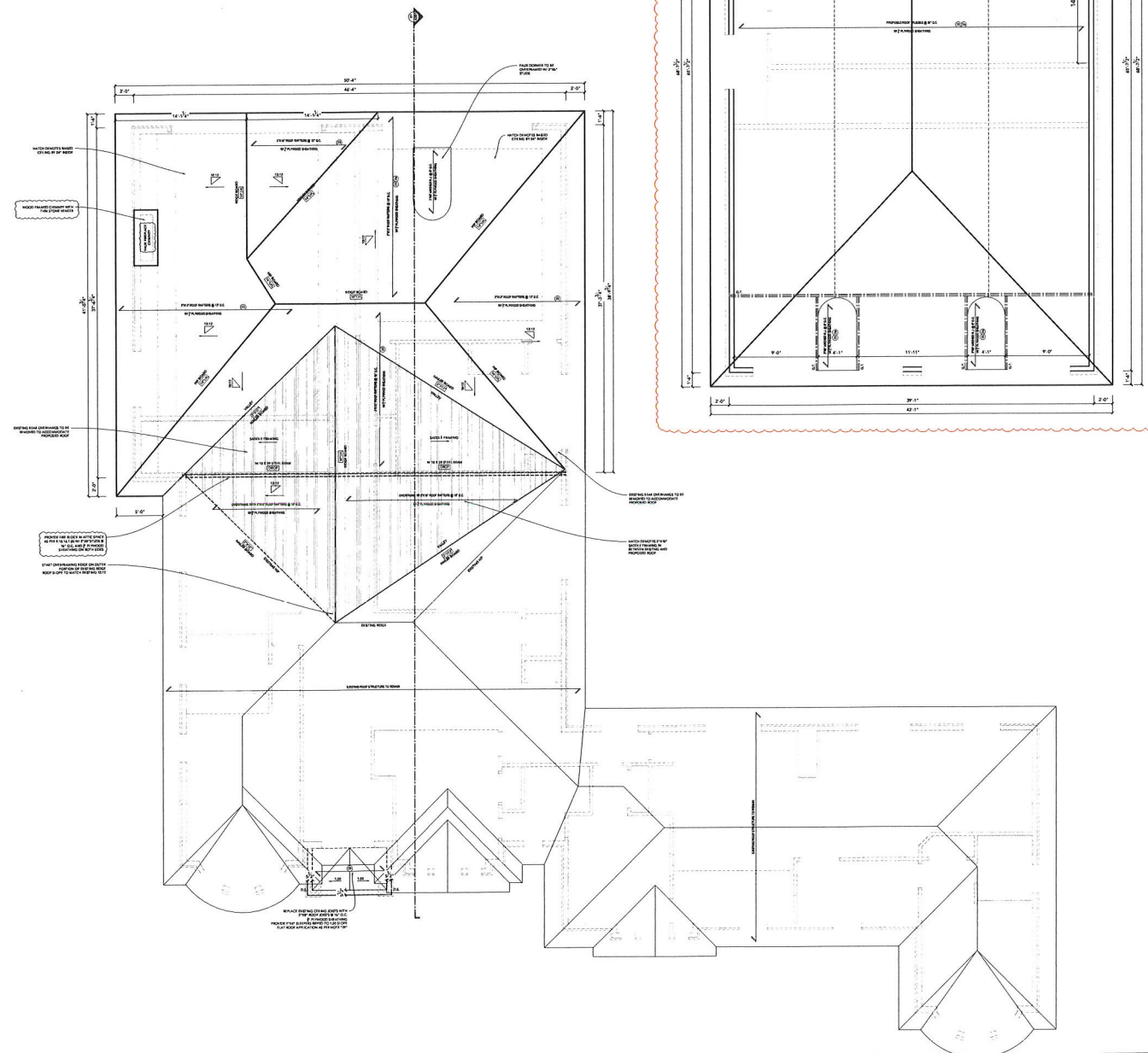


TABLE FOR REFERENCE ONLY

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FIELD PERMIT APPLICATION - 08.21.2024

PROJECT: 40 BELLEVUE AVENUE, BELLINGHAM, WA 98225  
 CLIENT: [REDACTED]  
 ARCHITECT: JUSTIN ARCHITECTURAL STUDIO  
 PROJECT NO: [REDACTED]  
 SHEET NO: [REDACTED]  
 DATE: 08.21.2024  
 SCALE: AS SHOWN  
 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 APPROVED BY: [REDACTED]

PERMIT TO CONSTRUCTION

PROJECT: 40 BELLEVUE AVENUE, BELLINGHAM, WA 98225  
 CLIENT: [REDACTED]  
 ARCHITECT: JUSTIN ARCHITECTURAL STUDIO  
 PROJECT NO: [REDACTED]  
 SHEET NO: [REDACTED]  
 DATE: 08.21.2024  
 SCALE: AS SHOWN  
 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 APPROVED BY: [REDACTED]

PERMIT TO CONSTRUCTION

PROJECT: 40 BELLEVUE AVENUE, BELLINGHAM, WA 98225  
 CLIENT: [REDACTED]  
 ARCHITECT: JUSTIN ARCHITECTURAL STUDIO  
 PROJECT NO: [REDACTED]  
 SHEET NO: [REDACTED]  
 DATE: 08.21.2024  
 SCALE: AS SHOWN  
 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 APPROVED BY: [REDACTED]

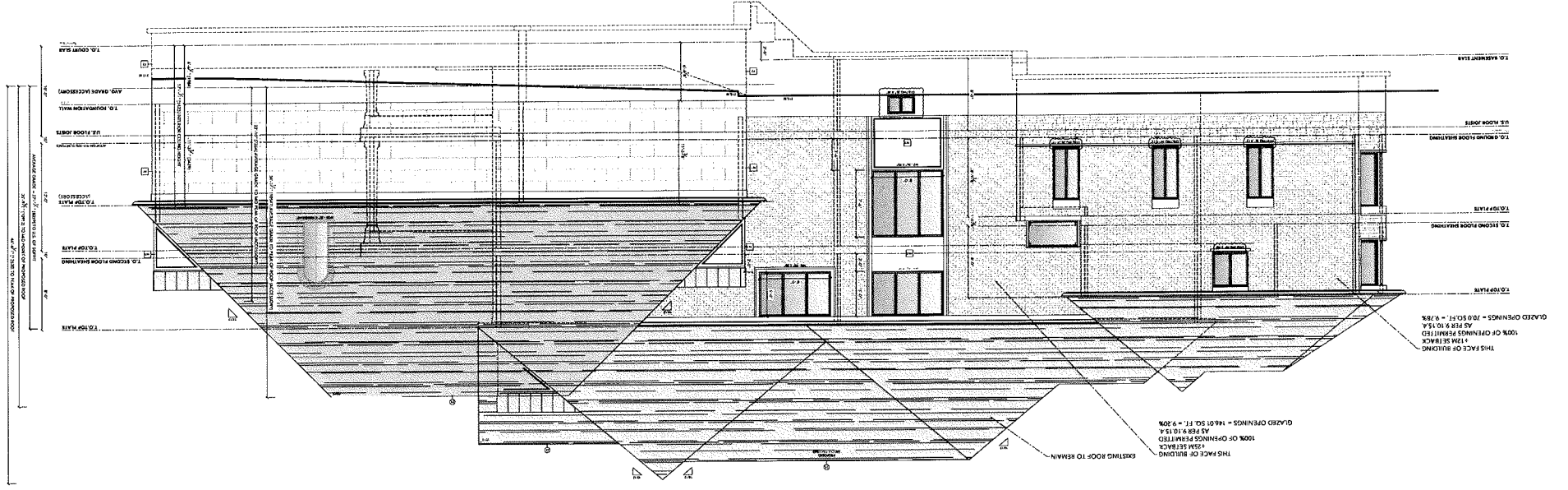
PERMIT TO CONSTRUCTION

PROJECT: 40 BELLEVUE AVENUE, BELLINGHAM, WA 98225  
 CLIENT: [REDACTED]  
 ARCHITECT: JUSTIN ARCHITECTURAL STUDIO  
 PROJECT NO: [REDACTED]  
 SHEET NO: [REDACTED]  
 DATE: 08.21.2024  
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 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 APPROVED BY: [REDACTED]

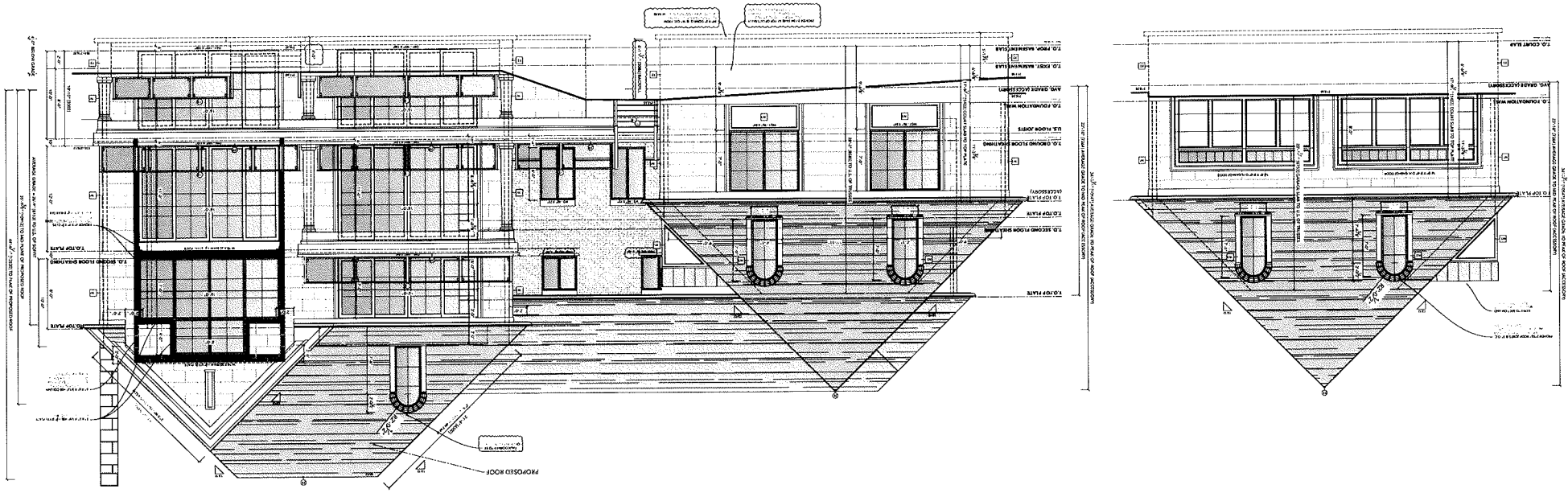
PERMIT TO CONSTRUCTION

PROJECT: 40 BELLEVUE AVENUE, BELLINGHAM, WA 98225  
 CLIENT: [REDACTED]  
 ARCHITECT: JUSTIN ARCHITECTURAL STUDIO  
 PROJECT NO: [REDACTED]  
 SHEET NO: [REDACTED]  
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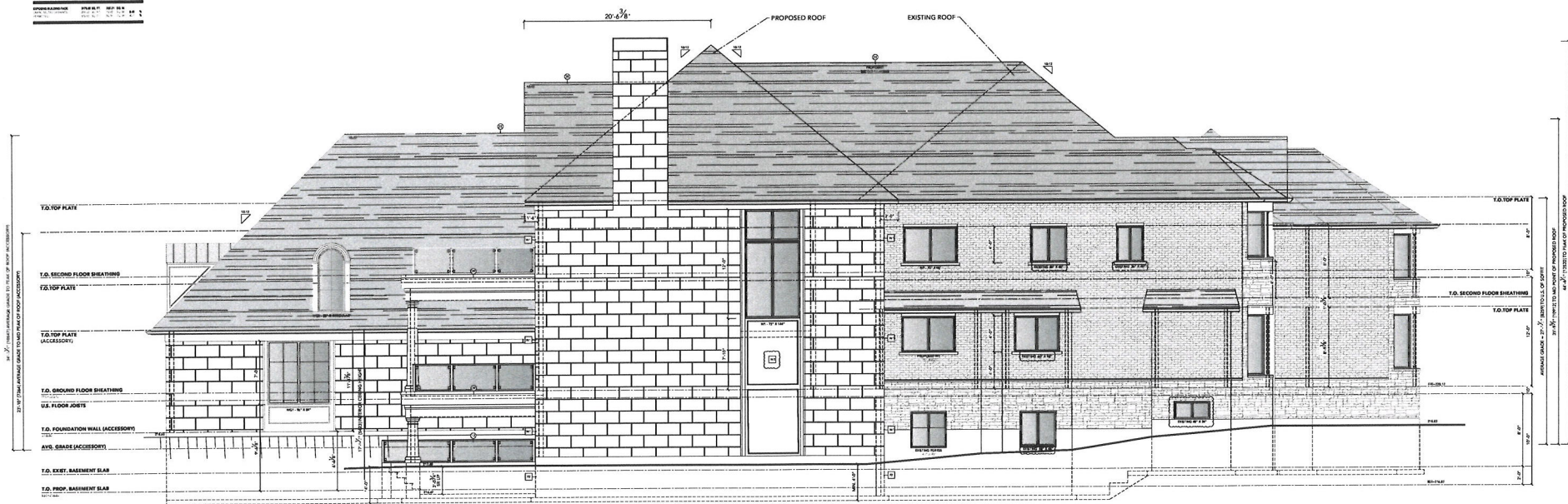
40 BUILDING SYSTEMS	
1. FLOORING	2. WALLS
3. ROOFING	4. CEILING
5. MECHANICAL	6. ELECTRICAL
7. PLUMBING	8. PAINT
9. GLASS	10. METALS
11. FINISHES	12. OTHER



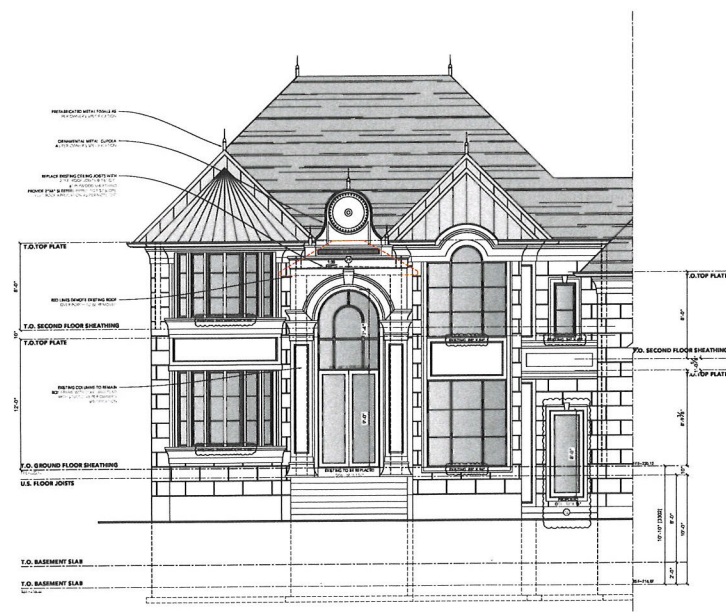
SECTION - FRONT ELEVATION



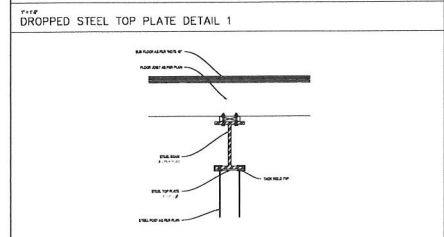
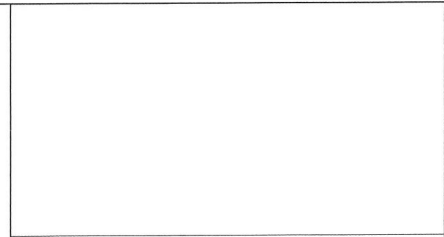
SPATIAL SEPARATION			
ROOM NUMBER	AREA (S.F.)	REF. TO S.	NO.
101	1,200	101	1
102	1,200	102	1
103	1,200	103	1
104	1,200	104	1
105	1,200	105	1



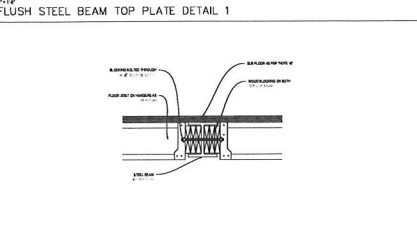
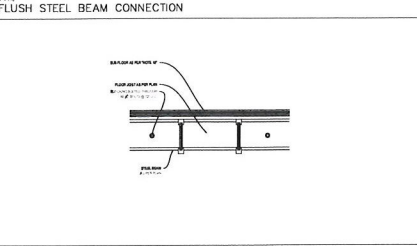
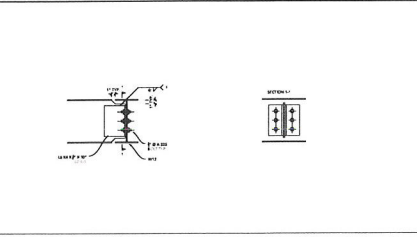
SCALE: 1/4" = 1'-0"  
LEFT ELEVATION



SCALE: 1/4" = 1'-0"  
FRONT ELEVATION



SCALE: 1/4" = 1'-0"  
DROPPED STEEL TOP PLATE DETAIL 1  
DROPPED STEEL TOP PLATE DETAIL 2



SCALE: 1/4" = 1'-0"  
FLUSH STEEL BEAM CONNECTION  
FLUSH STEEL BEAM TOP PLATE DETAIL 1  
FLUSH STEEL BEAM TOP PLATE DETAIL 2

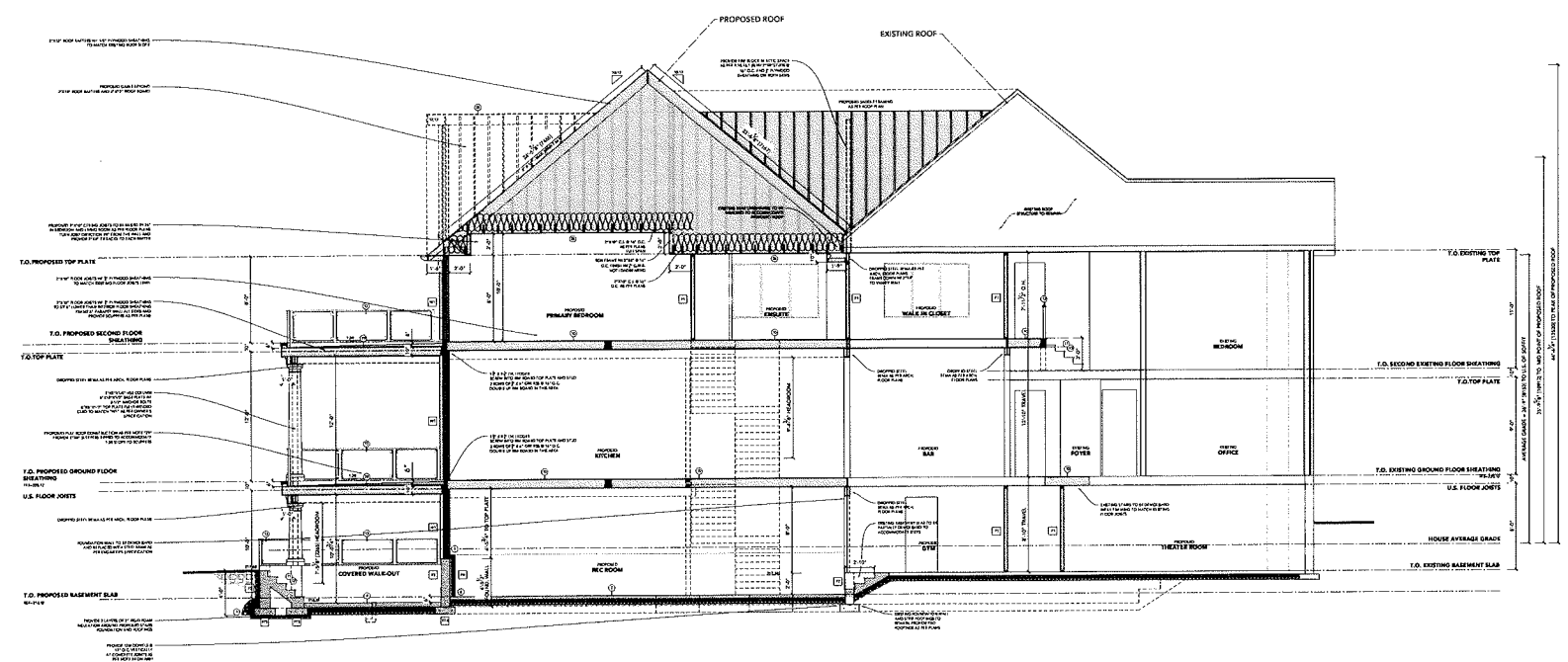
GENERAL NOTES:

- SEE ALL NOTES ON SHEETS A101 THROUGH A105.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MILWAUKEE DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
- ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE CITY OF MILWAUKEE DEPARTMENT OF PUBLIC WORKS.
- ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND THE CITY OF MILWAUKEE DEPARTMENT OF PUBLIC WORKS.
- ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND THE CITY OF MILWAUKEE DEPARTMENT OF PUBLIC WORKS.

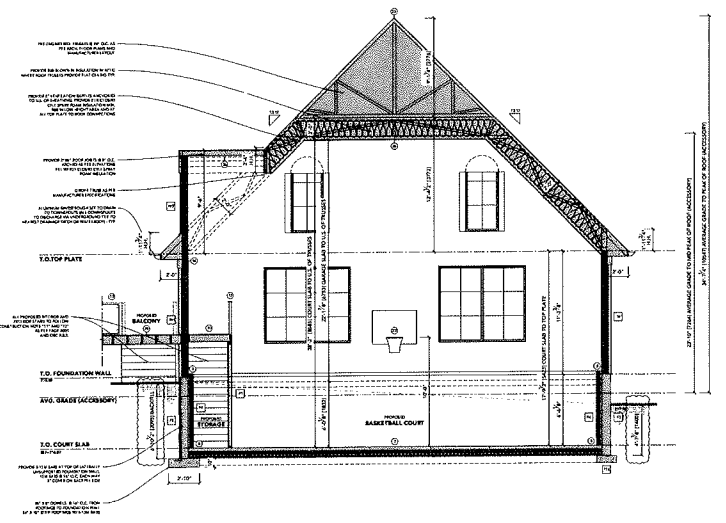
PREPARED BY: J&T ARCHITECTURE  
DATE: 01/15/2024

PROJECT: 40 BELLINI AVENUE  
MILWAUKEE, WI 53233

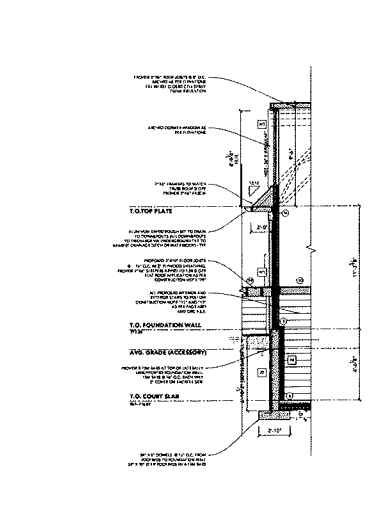




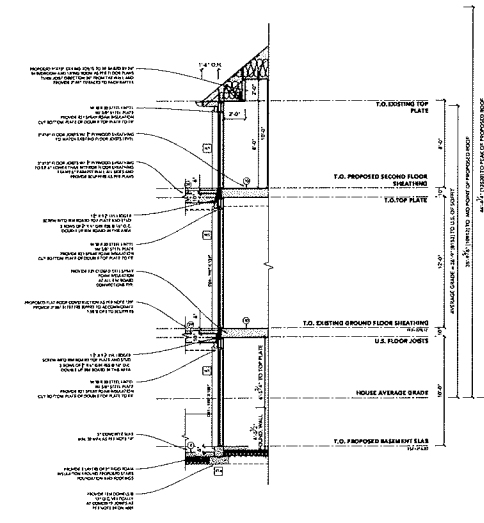
SCALE: 1/4" = 1'-0"  
01 - BUILDING SECTION



SCALE: 1/4" = 1'-0"  
GARAGE BUILDING SECTION



SCALE: 1/4" = 1'-0"  
WALL SECTION - ACCESSORY BUILDING



SCALE: 1/4" = 1'-0"  
WALL SECTION - MAIN HOUSE ADDITION

GENERAL NOTES

- SEE ALL NOTES ON SHEETS 01-02 THROUGH 01-04.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL FOUNDATION AND UNIFORM HOOKUP CODES (IFUEC).
- ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO FINISH UNLESS OTHERWISE NOTED.
- ALL ROOFING SHALL BE AS SHOWN OR APPROVED BY THE ARCHITECT.
- ALL EXTERIOR FINISHES SHALL BE AS SHOWN OR APPROVED BY THE ARCHITECT.
- ALL INTERIOR FINISHES SHALL BE AS SHOWN OR APPROVED BY THE ARCHITECT.
- ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE AS SHOWN OR APPROVED BY THE ARCHITECT.
- ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED QUALITY STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SAFETY STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ENVIRONMENTAL STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SOCIAL STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ECONOMIC STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED CULTURAL STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED HISTORIC STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ARCHITECTURAL STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ARTISTIC STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED CRAFTSMANSHIP STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED INNOVATION STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SUSTAINABILITY STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED WELL-BEING STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED COMMUNITY STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED GLOBAL STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED LOCAL STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED NATIONAL STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED INTERNATIONAL STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED UNIVERSAL STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED HUMAN STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED PLANETARY STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED COSMIC STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED DIVINE STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SACRED STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED HOLY STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BLESSED STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED GLORIOUS STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED MIGHTY STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TERRIBLE STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED AWFUL STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED DREADFUL STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED HORRIBLE STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED UGLY STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED DISGUSTING STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED REPELLENT STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED LOATHING STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED DETESTABLE STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ABOMINABLE STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED UNDESIRABLE STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED UNWARRANTED STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED UNNECESSARY STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED UNNEEDFUL STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED UNWARRANTED STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED UNNECESSARY STANDARDS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED UNNEEDFUL STANDARDS.

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/2023	ISSUED FOR PERMITS
2	10/20/2023	REVISIONS TO PERMIT REQUIREMENTS
3	11/05/2023	FINAL REVISIONS

PROJECT INFORMATION

PROJECT NO: 2023-001  
 PROJECT NAME: 40 MILLER AVENUE  
 PROJECT ADDRESS: 40 MILLER AVENUE, GAITHERSBURG, MD 20878  
 CLIENT: [REDACTED]  
 ARCHITECT: JUSTIN ARCHITECTURE  
 DATE: 10/15/2023

# Zoning Non-compliance Checklist

File No.

A-2024-0094

Applicant: Justin Sherry

Address: 40 Bellini Ave

Zoning: RE2

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a detached garage on a property where there is already an attached private garage	Whereas the by-law does not permit a detached garage on a property with an attached private garage	10.4(a)
LOT DIMENSIONS AREA / DEPTH / WIDTH			
ACCESSORY BUILDING HEIGHT	To permit a detached garage having a height of 7.26m	whereas the by-law permits a detached garage with a maximum height of 4.5m for a peaked roof	10.4.1(h)
BUILDING SIZE	To permit a detached garage having a gross floor area of 246 sq. m	whereas the by-law permits a detached garage having a maximum gross floor area of 48 sq.m;	10.4.1(g)
BUILDING HEIGHT	To permit an addition to an existing single detached dwelling having a building height of 10.9m	whereas the by-law permits a maximum building height of 10.6m.	11.2.2(h)
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Connor Cowan

Reviewed by Zoning

2024-03-18

Date