



TOWN OF STRATFORD RESOLUTION

PH008-2014 - Craftsman Construction - Special Permit for Private Detached Garage Roof Height Exceeding 15 feet.

Motion Carried ✓
Motion Lost
Motion Withdrawn

Council Chambers
Town Council

May 14, 2014

Committee Planning & Heritage
Moved by Councilor Gary Clow
Seconded by Councilor Emile Gallant

WHEREAS an application has been received from Craftsman Construction to construct an 1185 square foot private detached garage with a roof height of 24 feet on parcel number 909143 located at 6 Galway Court; and

WHEREAS in accordance with Section 5.1(5) of the development bylaw a detached garage shall not:

- (ii) exceed a height in excess of 4.5m (15ft.) above grade unless a special permit has been issued allowing a greater height in order to achieve architectural harmony with the main building;

WHEREAS if this request was to be considered a variance, then in order to achieve architectural harmony with the slope of the roof on the main house, the applicants are requesting a 60% height variance to the proposed garage (from 15 to 24 feet); and

WHEREAS the applicants have hired an architectural firm to develop a set of 3D concept drawings showing the existing single family dwelling as well as the proposed detached garage. Their architect has also submitted a letter supporting the requirement to design the garage to match the existing dwelling therefore requiring the roof height to exceed the allowable 15 feet.

BE IT RESOLVED that approval be granted to an application received from Craftsman Construction for a special permit in order to construct an 1185 square foot private detached garage with a roof height of 24 feet on parcel number 909143, located at 6 Galway Court. The special permit is required to allow the private detached roof height to be increased from the allowable 15 feet to 24 feet in order to achieve architectural harmony with the main building.

This resolution bears the recommendation of the Planning, Development and Heritage Committee as discussed at a meeting held May 5, 2014.