

CASTER

CUSTOM HOMES



Ian Rawlings
Town of Lakeshore
Planning Department
Re: Variance 262 Xavier

February 9, 2023

Hi Ian,

Please find attached, the written letter to be presented to the committee of adjustments. Please convey to the committee, my sincere apologies for not attending the meeting personally. When we booked our family vacation, the meeting was to be in January. Understandably, this meeting was cancelled due to weather and the safety of the committee.

Ian, as we discussed, I will make every effort to log into the meeting, but I do not know the quality of the internet where we are staying and I may not be able to. I would ask again that if this is not going to be accepted for any reason, you ask the committee to set it aside until I can attend the next meeting.

Thank you for all of your efforts Ian on this matter. Please feel free to contact me at any time.

Sincerely,



Daniel Caster



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Letter to the Committee of Adjustments

Thank you for your time and consideration of our application for a variance at 262 Xavier. My name is Daniel Caster, from Caster Custom Homes, and I apologize for not being able to attend this meeting in person. This meeting is of great importance to us and our homeowner. If I may, I would like to note a few of the reasons for our request for a variance.

Our homeowner is building this home with handicap access, to allow them to care for their aging parents, who require assistance in living. Our goal is to construct a new home with wheelchair access and a main floor bedroom to allow for their care. In designing the home, when we add the main floor bedroom, it put the home over the 35% allowable lot coverage.

Also, in designing the home, we allowed for wider stairs and enough room to allow free movement in the home. This also requires some extra space on the main floor as the floor plan gets a little larger. We have worked hard to get the home to the size it is and remain comfortable for them.

We feel the home will still fit very nice in the neighbourhood as all the town homes built by Evola construction have a lot coverage of 50% and we are seeking relief to just 39%. The townhomes make up 80% of the subdivision.

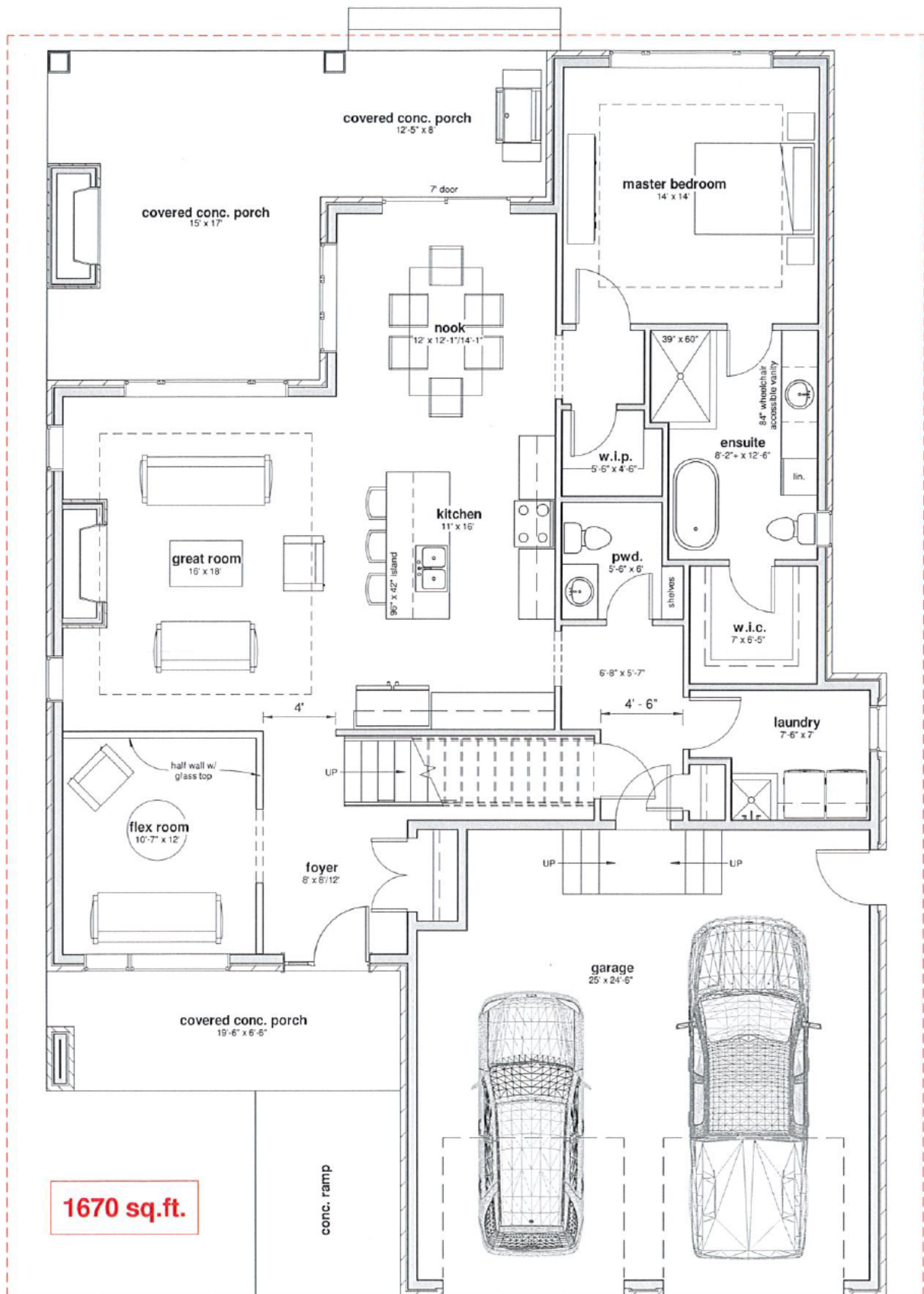
When speaking with engineering, I understand the engineer design was with a 40% lot coverage specification and we are under this. We do understand the rule is a 35% lot coverage. It is my understanding when speaking with Mr. Rawlings in Planning, that the subdivision was designed with a hard surface area allowance of 60%, and this home has a hard surface area of only 43.81%.

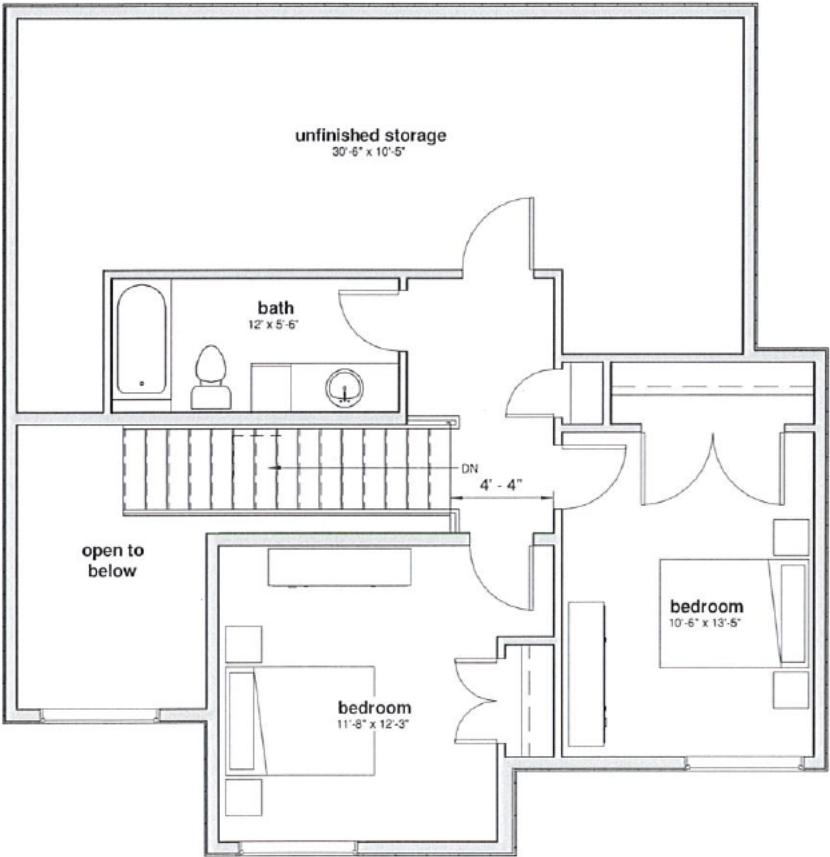
The home fits within the designated building envelope and we are not seeking to build any of the respected setbacks. Ranch homes or storey and half homes are difficult to fit on the lot sizes available today. It is my understanding that future developments are being set at 40% lot coverage which would be very helpful when designing these homes.

Since COVID, we have built more homes with accessible living and with the intent of homeowners remaining in their homes later in life and homeowners building with the idea of caring for family members.

Your consideration on this is greatly appreciated.

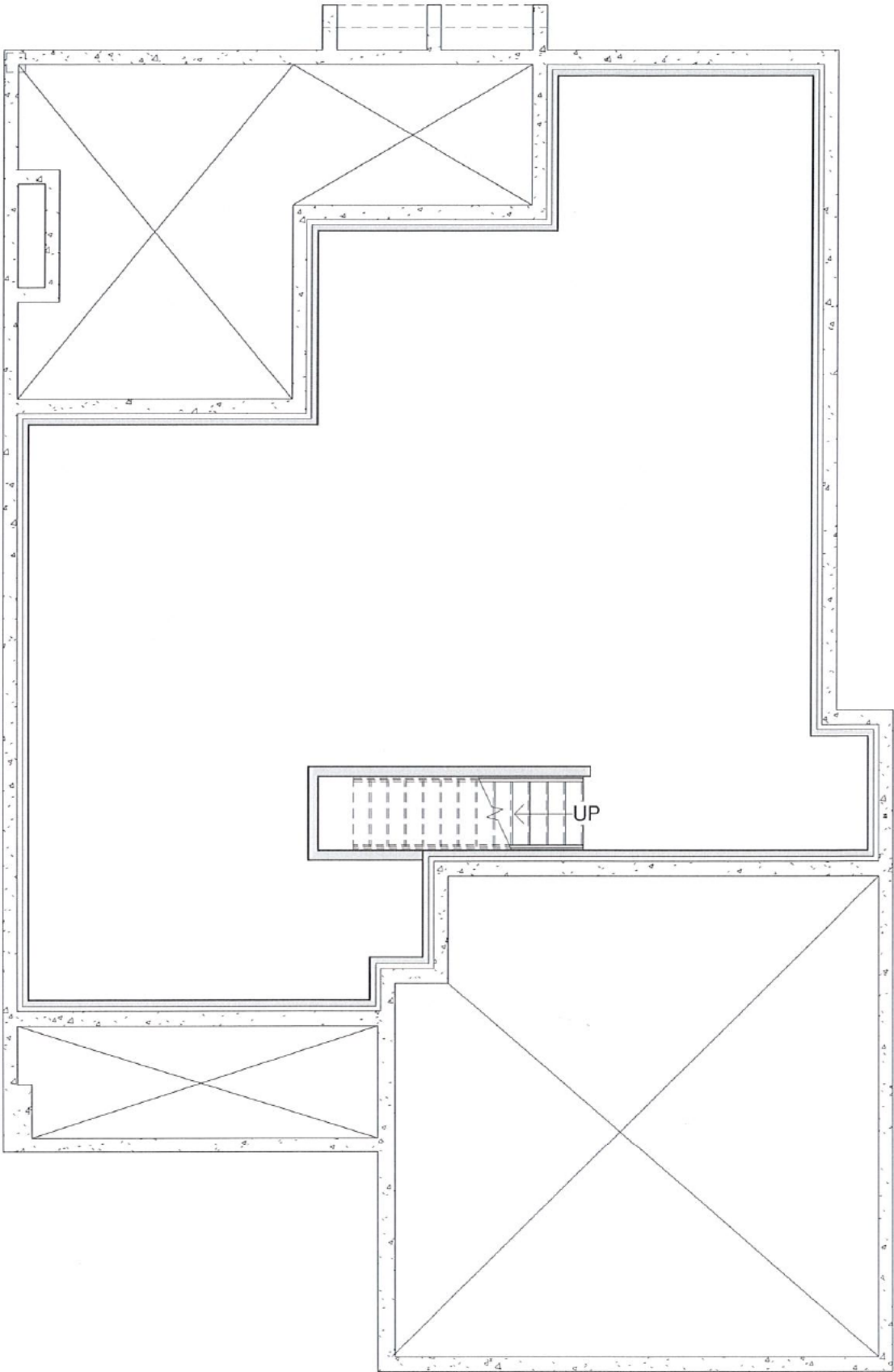
Daniel Caster

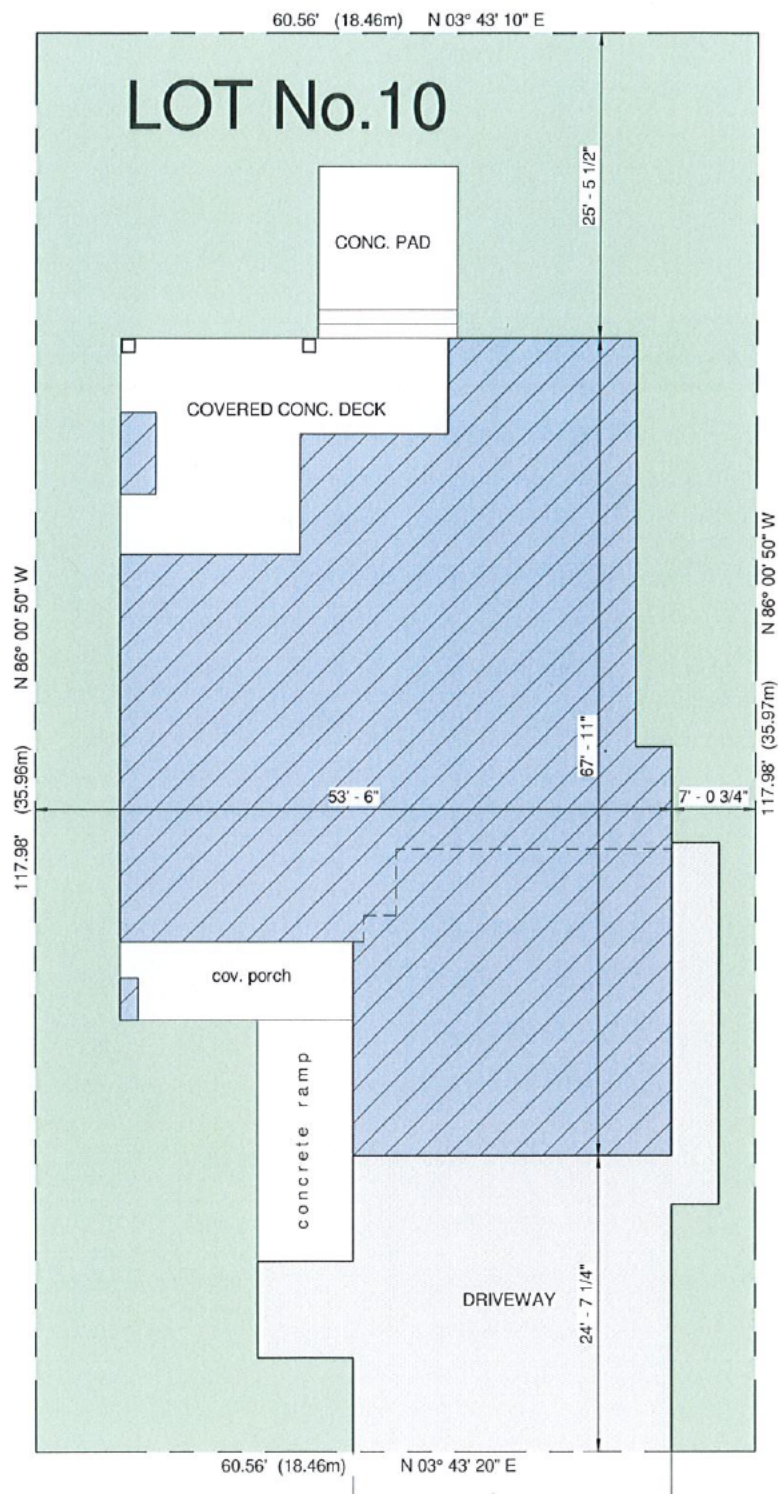




525 sq.ft.

unfinished storage not included





LOT COVERAGE			
LOT SQUARE FOOTAGE =	7,145.32 ft ²	(663.82 m ²)	
TOTAL HOUSE FOOTPRINT =	2,825.43 ft²	(262.49 m²)	
MAIN HOUSE PLOT =	1,669.78 ft ²	(155.13 m ²)	
GARAGE PLOT =	659.57 ft ²	(61.27 m ²)	
COVERED PORCHES =	496.08 ft ²	(46.09 m ²)	
% LOT COVERAGE =	39.54%		
RAMP =	160.00 ft ²	(14.86 m ²)	2.24%
HARD LANDSCAPING =	1,000.07 ft ²	(92.91 m ²)	13.99%
GREEN SPACE =	3,129.48 ft ²	(290.73 m ²)	43.80%

XAVIER











