



COMMITTEE OF ADJUSTMENT MINUTES

The Committee of Adjustment for the City of Guelph held its Regular Hearing on Thursday March 14, 2019 at 4:00 p.m. in Council Chambers, City Hall, with the following members present:

K. Ash, Chair
D. Kendrick, Vice Chair
S. Dykstra
D. Gundrum
L. Janis
K. Meads
J. Smith

Staff Present: B. Bond, Zoning Inspector
T. Di Lullo, Secretary-Treasurer
M. Singh, Council and Committee Assistant
A. Watts, Planner
M. Witmer, Planner

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures.

Approval of Minutes

Moved by S. Dykstra
Seconded by D. Gundrum

THAT the Minutes from the February 14, 2019 Regular Meeting of the Committee of Adjustment, be approved as circulated.

CARRIED

Requests for Withdrawal or Deferral

There were no requests.

Current Applications

Application: A-18/19
Owner: Dave Vervoot

Agent: NA
Location: 63 King Street
In Attendance: Dave Vervoot

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. Mr. D. Vervoot, owner, responded that the sign was posted and comments were received.

In response to a question from member J. Smith, Zoning Inspector B. Bond responded that a building permit is required prior to construction. He indicated that applicants can apply for a permit prior to appearing before the Committee or can wait until after.

No members of the public spoke.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by K. Meads
Seconded by S. Dykstra

THAT in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 4.15.1.4.1 of Zoning By-law (1995)-14864, as amended, for 63 King Street, to permit three (3) off-street parking spaces for the existing detached dwelling and proposed accessory apartment in a stacked arrangement, when the By-law requires three off-street parking spaces for the existing dwelling and proposed accessory apartment with no more than two of the required parking spaces permitted in a stacked arrangement, be **APPROVED**.

REASONS:

This application is approved, as it is the opinion of the Committee that this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

CARRIED

Application: A-20/19
Owner: Bradley Scarrow
Agent: John Scarrow

Location: 11 Strathmere Place

**In Attendance: Bradley Scarrow
John Scarrow**

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. Mr. B. Scarrow, owner, responded that the sign was posted and comments were received.

In response to questions from member D. Kendrick, Mr. B. Scarrow responded that the proposal involves a new structure. He indicated that the size was needed to store classic vehicles and gardening equipment and the extra height was needed for a vehicle hoist.

In response to a question from member J. Smith, Mr. B. Scarrow responded that the contractor will ensure that the eaves troughs are pointed to the other side so that no storm water drains towards the adjacent lands.

In response to a question from Chair K. Ash, Mr. B. Scarrow responded that the top of the building on one side will be open for the hoist and the other side will contain trusses.

No members of the public spoke.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by D. Kendrick
Seconded by D. Gundrum

THAT in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, variances from the requirements of Sections 4.5.1.4 and 4.5.2.1 of Zoning By-law (1995)-14864, as amended, for 11 Strathmere Place,

- a) to permit an accessory building with an area of 83.54 square metres, when the By-law requires that in a residential zone, the total ground floor area of all accessory buildings or structures shall not exceed 70 square metres; and
- b) to permit an accessory building with a height of 4.11 metres, when the By-law requires that in a residential zone, an accessory building or structure shall not exceed 3.6 metres in height,

be **APPROVED**, subject to the following conditions:

- 1. That the location of the detached garage be in general accordance with the Public Notice Sketch.
- 2. That the accessory building not be used for human habitation or a home occupation.

3. Prior to the issuance of a building permit, the owner provides a grading plan for review and approval to the satisfaction of the City Engineering and must ensure that no storm water is draining towards the adjacent lands and all existing drainage patterns are matched.

REASONS:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

CARRIED

Application: A-21/19
Owner: Andrew Westbrook
Agent: N/A
Location: 15 Dumbarton Street
In Attendance: Andrew Westbrook

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. Mr. A. Westbrook, owner, responded that the sign was posted and comments were received.

Mr. A. Westbrook briefly explained the application.

In response to questions from member S. Dykstra, Mr. A. Westbrook acknowledged that the rear of the proposed building goes further into the grade of the ground and that the maximum height only applies for the front portion of the building. He indicated that the garage is about 3.5 to 4 feet recessed into the ground.

Member S. Dykstra suggested that a reference to elevation drawings be added to condition 1 to avoid a situation where the proposed building is significantly higher at the rear of the building due to the grading.

In response to questions from member J. Smith, Mr. A. Westbrook indicated that the door above the proposed garage is for canoe storage. He also acknowledged that there will be no human habitation in the garage and no sewer or water connections, only heat.

In response to a question from member D. Gundrum, Planner A. Watts responded that the proposed garage will be larger than the house. She indicated that the house coverage is 88 square metres and the proposed garage is 98.1 square metres.

In response to questions from Chair K. Ash, Mr. A. Westbrook indicated that there is a second storey with a floor built into the barn style roof. Mr. A. Westbrook indicated he was not sure of the area of the second storey. Chair K. Ash indicated she was concerned that the reference to the area in the public notice did not indicate it was for the ground floor area only. She indicated she had concerns about the size of the proposed structure being larger than the existing house.

In response to a question from Chair K. Ash, Planner A. Watts responded that that the subject property is an older property with a lot larger than today's standards. Based on the existing lot, front yard setbacks, and proposed location behind the house with limited visibility from street, as well as its location adjacent to an institutional property, she indicated that she felt the proposed building would be subordinate.

In response to a question from member L. Janis, Mr. A. Westbrook responded that the solid line on the drawing represented the roof line and the dotted line represented the foundation wall. He acknowledged that there was an error on the drawing in that the soffits were actually further back than what was shown on the drawing.

In response to a question from member D. Kendrick, Planner A. Watts responded that the variance for area as indicated on the public notice involves the ground floor only.

In response to a question from Chair K. Ash, Mr. A. Westbrook responded that the storage is for vehicles and space for personal vehicle repair.

No members of the public spoke.

Member S. Dykstra recommended that the decision reference the ground floor area only and the condition regarding the sketch reference the elevation drawings.

Member D. Kendrick indicated that he felt the request was not minor due to the size of the ground and upper floors and that it was larger than the existing house. He indicated that he felt the proposal was not appropriate for the lands, and did not meet the general intent of the Zoning By-law.

Chair K. Ash suggested that a condition be added requiring the existing storage shed be removed pending approval of the application. Mr. A. Westbrook responded that the shed can be moved, but that he requires secured storage space until the new building is constructed.

Member J. Smith indicated he was concerned about the drawing error and suggested an amendment to note that the elevation drawings that show the setback governs. Member S. Dykstra indicated he believed this amendment was not necessary, as the condition regarding the sketch already requires the building to be in compliance with the submitted drawings and the Zoning By-law. Member S. Dykstra recommended that a condition be added requiring the existing shed to be removed within 180 days of the building permit being issued.

In response to a question from Chair K. Ash, Planner A. Watts responded that she had no comments in regards to the proposed amendments to the conditions.

Chair K. Ash indicated that she felt the proposed building was not accessory and subordinate to the main building.

Member K. Meads noted that the proposed building will be larger than the house, but acknowledged the grading and placement behind the house.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by S. Dykstra
Seconded by K. Meads

THAT in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, variances from the requirements of Sections 4.5.1.4 and 4.5.2.1 of Zoning By-law (1995)-14864, as amended, for 15 Dumbarton Street,

- a) to permit an accessory building with a ground floor area of 98.1 square metres, when the By-law requires that in a residential zone, the total ground floor area of all accessory buildings or structures shall not exceed 70 square metres; and
- b) to permit an accessory building with a height of 4.2 metres, when the By-law requires that in a residential zone, an accessory building or structure shall not exceed 3.6 metres in height,

be **APPROVED**, subject to the following conditions:

- 1. That the location of the detached garage be in general accordance with the Public Notice Sketch and elevations.
- 2. That the accessory building not be used for human habitation or a home occupation.
- 3. Prior to the issuance of a building permit, the owner provides a grading plan for review and approval to satisfaction of the City Engineer and must ensure that no storm water is draining towards the adjacent lands and all existing drainage patterns are matched.
- 4. That the existing shed be removed within 180 days of the issuance of the building permit.

NOT CARRIED

Due to a tie vote, Chair K. Ash did not vote in favour of the motion and therefore the application was refused, resulting in the following:

THAT in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, variances from the requirements of Sections 4.5.1.4 and 4.5.2.1 of Zoning By-law (1995)-14864, as amended, for 15 Dumbarton Street,

- a) to permit an accessory building with a ground floor area of 98.1 square metres, when the By-law requires that in a residential zone, the total ground floor area of all accessory buildings or structures shall not exceed 70 square metres; and

- b) to permit an accessory building with a height of 4.2 metres, when the By-law requires that in a residential zone, an accessory building or structure shall not exceed 3.6 metres in height,

be **REFUSED**.

REASONS:

This application is refused, as it is the opinion of the Committee that this application does not meet all four tests under Section 45(1) of the Planning Act, specifically being that the requested variances are not minor in nature, are not desirable for the appropriate use of the land, and do not meet the general intent and purpose of the Zoning By-law.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

CARRIED

Application: A-22/19

Owner: 2606657 Ontario Inc.

Agent: Nancy Shoemaker, Black, Shoemaker, Robinson & Donaldson Ltd.

Location: 70 Kirkby Court

In Attendance: Sandy Halloran
Mike Cotroneo

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. Ms. S. Halloran responded that the sign was posted and comments were received.

In response to questions from member S. Dykstra, Planner M. Witmer clarified that 17 off-street parking spaces are proposed for both the self storage use and warehouse use. Member S. Dykstra suggested that the decision reference the blended parking ratio to which Planner M. Witmer agreed.

In response to a question from Chair K. Ash, Planner M. Witmer responded that he supported an additional condition requiring the buildings to be in accordance with the public notice sketch.

In response to a question from member D. Gundrum, Planner M. Witmer responded that the aisles between the storage units are not considered to be permanent parking spaces.

In response to questions from member J. Smith, Planner M. Witmer responded that it is normal procedure for a proposal to proceed to the site plan review committee before

reaching the Committee of Adjustment. Member J. Smith noted he had concerns with this proposal being considered minor due to a large decrease in parking spaces. Planner M. Witmer indicated that he reviewed the functioning of other self storage facilities and reviewed parking requirements from comparator municipalities. He indicated that self storage uses are more passive in nature and typically have a low staff requirement.

In response to a question from member J. Smith, Ms. S. Halloran responded that there is no intention of renting out parking spaces for vehicles.

In response to a question from member D. Kendrick, Planner M. Witmer clarified that the warehouse parking requirement is much less than the storage facility requirement, and he was of the opinion that the self storage facility has much less demand on parking than the warehouse use.

In response to a question from member D. Gundrum, Planner M. Witmer responded that a storage facility and warehouse building each have their own parking ratios.

No members of the public spoke.

Member J. Smith indicated he did not support the application.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by S. Dykstra
Seconded by D. Gundrum

THAT in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 4.13.4.2 of Zoning By-law (1995)-14864, as amended, for 70 Kirkby Court, to permit a total of 17 off-street parking spaces on the property for the self-storage facility and warehouse building, when the By-law requires that one off-street parking space be provided for every 50 square metres of gross floor area for a storage facility [total of 110 parking spaces required], be **APPROVED**, subject to the following condition:

1. That the plan be in general accordance with the Public Notice Sketch.

REASONS:

This application is approved, as it is the opinion of the Committee that, with the above noted condition of approval, this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

CARRIED

Application: A-23/19
Owner: Helen and Henry Kedra
Agent: Veronique Allard-Bufferet, Atelier DPC Inc.
Location: 35 Niska Road
In Attendance: Veronique Allard-Bufferet
Henry Kedra

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. Mr. H. Kedra, owner, responded that the signs were posted and comments were received.

Ms. V. Allard-Bufferet indicated that a modification was made to the site plan as the north setback was larger than previously indicated. She showed revised drawings to the members as well a drawing showing the existing trees.

Ms. V. Allard-Bufferet indicated that none of the existing trees will be impacted by the proposal and questioned if a Tree Inventory and Preservation Plan was needed. Planner A. Watts indicated that the property is regulated by the Private Tree Protection By-law and therefore a Plan would be required. Planner M. Witmer noted that this Plan will look not only at tree removal but tree protection as well.

In response to a question from member D. Kendrick, Planner A. Watts noted that the recommended condition regarding the trees is to the satisfaction of staff, so she indicated that staff can follow up to confirm if it applies to all trees on the property or only those in the vicinity of the construction area.

In response to questions from member J. Smith, Mr. H. Kedra responded that the use has been continuous since the Zoning By-law came into effect. Mr. H. Kedra indicated that he will be speaking to heritage staff about the proposal.

No members of the public spoke.

Member S. Dykstra noted that he did not believe it was necessary to complete a Tree Inventory and Preservation Plan for the entire property and recommended that the condition be amended so that it does not apply to all trees on the property.

Having considered a change or extension in a use of property which is lawfully non-conforming under the By-law as to whether or not this application has met the requirements of Section 45(2) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by J. Smith
Seconded by S. Dykstra

THAT in the matter of an application under Section 45(2)(a)(i) of the Planning Act, R.S.O. 1990, c.P13, as amended, permission to enlarge/extend the legal non-conforming use at 35 Niska Road, to permit the construction of an addition to the existing detached dwelling and an addition to the existing drive shed, be **APPROVED**, subject to the following conditions:

1. That prior to undertaking activities which may injure or destroy the regulated trees, the applicant shall submit a Tree Inventory and Preservation Plan (TIPP) for vegetation within the drip line of the proposed development which shall be developed and carried out by an Arborist and in accordance with the Private Tree Protection By-law (2010-19058), to the satisfaction of the General Manager of Planning and Building Services. The applicant should contact the City's Landscape Planner prior to hiring an Arborist, to determine the requirements of the TIPP.
2. That the addition to the existing dwelling and the existing drive shed shall be located in general accordance with the Public Notice Sketch.

REASONS:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria under Section 45(2) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

CARRIED

Application: **A-24/19**

Owner: **Giuseppe (Joe) and Nellie Evangelista**

Agent: **N/A**

Location: **197 Victoria Road North**

In Attendance: **Joe Evangelista**
 Nellie Evangelista

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. Mr. G. Evangelista, owner, responded that the sign was posted and comments were received.

The Committee had no questions for the owner.

No members of the public spoke.

Having considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and that this application has met the requirements of Section 45(1) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended,

Moved by D. Kendrick
Seconded by K. Meads

THAT in the matter of an application under Section 45(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, a variance from the requirements of Section 4.15.1.5 of Zoning By-law (1995)-14864, as amended, for 197 Victoria Road North, to permit an accessory apartment size of 91.3 square metres, or 40.5% of the total floor area of the dwelling, when the By-law requires that the accessory apartment shall not exceed 45% of the total floor area of the building and shall not exceed 80 square metres in floor area, whichever is lesser, be **APPROVED**.

REASONS:

This application is approved, as it is the opinion of the Committee that this application meets all four tests under Section 45(1) of the Planning Act.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

CARRIED

Application: B-2/19
Owner: Boundary Properties Ltd.
Agent: Sarah Code, GSP Group
Location: 98 Farley Drive
In Attendance: Sarah Code

Secretary-Treasurer T. Di Lullo noted that additional standard administrative consent conditions were being recommended for this file. She indicated that a copy of the recommended conditions were provided to the agent and Committee members.

Chair K. Ash questioned if the sign had been posted in accordance with Planning Act requirements and if the staff comments were received. Ms. S. Code, agent, responded that the sign was posted and comments were received.

In response to a question from member D. Kendrick, Ms. S. Code responded that the additional conditions were acceptable.

No members of the public spoke.

Having had regard to the matters under Section 51(24) of the Planning Act, R.S.O. 1990, Chapter P.13 as amended, and having considered whether a plan of subdivision of the land in accordance with Section 51 of the said Act is necessary for the proper and orderly development of the land,

Moved by S. Dykstra
Seconded by D. Gundrum

THAT in the matter of an application under Section 53(1) of the Planning Act, R.S.O. 1990, c.P13, as amended, consent to create the following easements over Registered Plan 61M-65, Part of Block 64, Parts 1 to 16 of Reference Plan 61R-21364, currently known as 98 Farley Drive, substantially in accordance with a plan prepared by Speight, Van Nostrand and Gibson Limited, dated May 22, 2018:

- a) an easement over Parts 4, 8, 11, 12, 14 and 16 for water services, in favour of the abutting property (1750 Gordon Street);
- b) an easement over Part 2 for storm water services, in favour of the abutting property (1750 Gordon Street);
- c) an easement over Parts 7, 8, 11, 12, 13, 14 and 15 for sanitary sewer services, in favour of the abutting property (1750 Gordon Street); and
- d) a blanket easement over Parts 1 to 16 inclusive (where there are no buildings or structures) for vehicular and pedestrian ingress and egress for all purposes necessary or incidental to the access of the above noted services, in favour of the abutting property (1750 Gordon Street),

be **APPROVED**, subject to the following conditions:

1. That all required fees and charges in respect of the registration of all documents required in respect of this approval and administration fee be paid, prior to the issuance of the Certificate of Official.
2. That the Secretary-Treasurer of the Committee of Adjustment be provided with a written undertaking from the applicant's solicitor, prior to the issuance of the Certificate of Official, that he/she will provide a copy of the registered instrument as registered in the Land Registry Office within two years of issuance of the Certificate of Official, or prior to the issuance of a building permit (if applicable), whichever occurs first.
3. That prior to the issuance of the Certificate of Official, a Reference Plan be prepared, deposited and filed with the Secretary-Treasurer which shall indicate the boundaries of any easements/rights-of-way and building locations. The submission must also include a digital copy of the deposited Reference Plan (version ACAD 2010) which can be forwarded by email (cofa@guelph.ca).
4. That upon fulfilling and complying with all of the above-noted conditions, the documents to finalize and register the transaction be presented to the Secretary-Treasurer of the Committee of Adjustment along with the administration fee required for the issuance of the Certificate of Official.

REASONS:

This application is approved, as it is the opinion of the Committee that, with the above noted conditions of approval, this application meets the criteria of section 51(24) of the Planning Act to which all consent applications must adhere.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, on balance, taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

CARRIED

Other Business

Minor Variance Fee Waiver Requests – 15 Valley Road, Units 16 and 18

Secretary-Treasurer T. Di Lullo noted a request was received from the owners of Units 16 and 18 of 15 Valley Road to waive the requirement for minor variance application fees. She indicated that the Committee has the ability to reduce or waive fees when the Committee is satisfied that it would be unreasonable to require payment.

Ms. V. Gilmor, owner of unit 18, provided an overview of the history of the properties.

In response to a question from Chair K. Ash, Zoning Inspector B. Bond responded that staff were in full support of the requests as the original building permits for the rear yard covered decks should not have been issued.

In response to a question from member S. Dykstra, Mr. G. Robinson indicated the minor variance issue was discovered as part of the review of the condominium development.

In response to a question from member D. Gundrum, Planner A. Watts clarified that two future minor variance applications will be required, and staff will provide a recommendation on the applications.

Moved by D. Kendrick
Seconded by D. Gundrum

THAT the minor variance application fees be waived for future minor variance applications for Units 16 and 18 of 15 Valley Road.

CARRIED

Refund Request for Minor Variance File A-19/19

Secretary-Treasurer T. Di Lullo noted a request was received from the owner of 260 Yorkshire Street North to refund the minor variance application fee as the application was withdrawn by the owner shortly after it was submitted. She indicated that this application was withdrawn before staff or the Committee was circulated on the application.

Mr. D. Anderson, owner, briefly outlined his request.

In response to a question from Chair K. Ash, Secretary-Treasurer T. Di Lullo noted that staff time spent on the application was minimal and only included application review and opening the file.

Moved by D. Gundrum
Seconded by D. Kendrick

THAT the minor variance application fee (\$794.00) for File A-19/19, for 260 Yorkshire Street North, be refunded to the applicant.

CARRIED

Adjournment

Moved by L. Janis
Seconded by D. Kendrick

THAT the hearing of the Committee of Adjustment be adjourned at 5:03 p.m.

CARRIED

K. Ash
Chair

T. Di Lullo
Secretary-Treasurer