

Notice of Public Hearing: DN/A-24:43

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To:Committee of adjustment <cofa@hamilton.ca>;Roberto Ach <roberto_ach@yahoo.ca>

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April 3, 2024

Re: Notice of Public Hearing (Minor variance), Application no: DN/A-24:43, Zone OS, property 26 Tally Ho Dr., Dundas

Dear Committee of Adjustment:

I received a letter; a notice of public hearing, regarding the property of 26 Tally Ho Drive, requesting to permit a minor enlargement of the existing legal non-conforming footprint, non-conformity changed from dwelling footprint to proposed landscaping, retaining walls and stairs. Our property is adjacent to the property mentioned above. I am not certain what direct impacts these variances will cause to my property, 28 Tally Ho Drive. What possible impacts could these variances cause to adjacent properties? The information provided in the letter is very limited. For example,

- Where is the proposed new dwelling in compared to the existing dwelling located on 26 Tally Ho?
- Are the square footages and height of the new dwelling over the allowable limit? What are the square footages and height of the new proposed dwelling? What are those limits?
- What is the perimeter of the new proposed dwelling in respect to my property line and home?
- What is the perimeter of the new retaining walls and stairs to my property?
- Will the new landscaping, retaining walls and stairs cause changes of the slope and grading that could affect the West and the Southwest corner of my property including slope erosion, slope instability, slope failure and flooding during the construction and after completion of the dwelling?

I would like to know the possible impacts. There have been multiple new constructed homes near my property in the past but I never received a Letter of Variance in the past.

I thank the City and the Committee to issue the letter of notification to adjacent properties. Additionally, thank you kindly for explanation and clarification on the above matters.

Yours sincerely,

Roberto