

**Application no. A-24:147 35 Homewood Avenue, Hamilton**

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Fri 7/12/2024 11:09 AM

To:Committee of adjustment &lt;CofA@hamilton.ca&gt;

Cc:Ward 1 Office &lt;ward1@hamilton.ca&gt;

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Committee of Adjustment

Below is our objection to the request.

Would you please acknowledge receiving our correspondence.

**Re: Application A-24:147****35 Homewood Ave, HAMILTON**

We reside at 39 Homewood Avenue, which adjoins 35 Homewood Avenue, on the WEST side.

We would be most impacted by the proposed construction of a two-vehicle garage. The application states "Consistent with surrounding homes along the shared alleyway clients wish to build garage which is comparable to established 2 vehicle garages in the area". We presume that they are referring to two 2-vehicle garages at 33 Homewood (adjacent to 35 Homewood) and 27 Homewood (two lots east of 35 Homewood Ave,) Both those properties are similar size lots to 35 Homewood and both are within 60 metres of our home.

We never received any notice that these structures were proposed to be built. With the assistance of staff in the Committee of Adjustment department a search of your records failed to find any record of a Committee of Adjustments approval for either 33 or 27 Homewood. This strongly suggests they were built without regard for zoning nor variances (ie: illegally) Therefore we firmly object to those "illegal" garages being considered as a precedent for the variances in the 35 Homewood application.

The requested variance on lot coverage is hardly a "minor variance". Coverage of 484.4 square feet is in fact 80% over the 270 square feet (7.5 % coverage) applicable zoning restriction The scale of the proposed garage would be imposing as it fills the full width of their lot and towers over our existing privacy fence encroaching on our enjoyment of our backyard..

The side setback variance coupled with the roof overhang and gutter allowance places the roofline withing about one foot of our privacy fence .This also adds to the overpowering presence of such a large building on a small lot .

The height variance (18% exception) only appears necessary because of the extreme width to accommodate roof pitch. Since the grade of the lot rises to meet the alleyway the garage will appear even taller , also contributing to the overpowering appearance.

35 Homewood Avenue has a front yard taken up with driveway (where their single vehicle has always been parked) and the application does not present a rationale for a 2-car garage beyond "the neighbours have one", albeit outside the rules.

Respectfully submitted,

Mary Jane and David Dutchak,

39 Homewood Avenue,

Hamilton.....since 1981