

Danelski, Alexander

From: Suzanne Contant [Staff] <scontant@hwdsb.on.ca>
Sent: Monday, February 10, 2025 5:53 PM
To: Committee of adjustment
Cc: semacjan@gmail.com
Subject: Re: Application A-24:281 - 24 Royce Avenue, Stoney Creek - I am rejecting the variances requested

Importance: High

External Email: Use caution with links and attachments

To: Committee of Adjustments,

I just received notice in the mail (February 10th), with a deadline of receiving comments by February 11, 2025. I am also requesting notification of future Public Hearings, regarding A-24:281.

My name is Suzanne Contant. I live at 38 Kilbourn Avenue. My phone number is 905-379-3634

I am the owner of the property located within 60 metres of the subject property, 24 Royce Avenue, Stoney Creek.

The Applicants: Jason Howes, Christina Howes

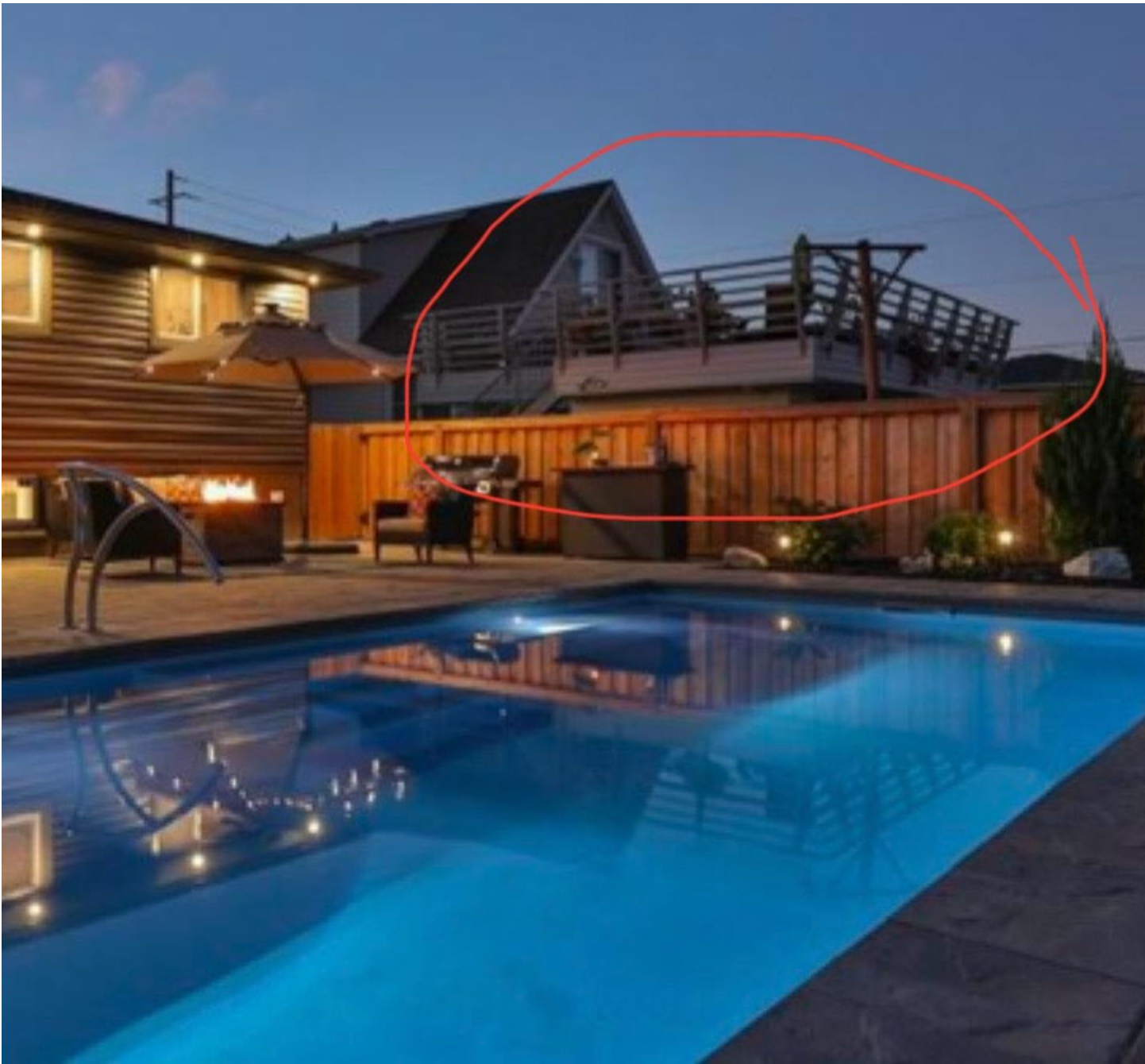
The following variances are not allowed or accepted even upon further information. I do not agree with the following:

With my side yard, which will be facing the garage addition to the rear, **I do not agree with variance included, a rear lot line of 4.45 metres instead of the minimum required 7.5 metres.**

Please see pictures below as I am immediately adjacent to the property. I have a pool in my backyard, and this will infringe on my privacy and will obstruct my view, adding a second story addition and being that close to my property line. It is not acceptable as it does not meet the required 7.5 metres requirement. The two story, garage addition will be too close to my fence line and will depreciate the value of my property. This wall will be invasive and intrusive as the second story room(s) will look directly into my backyard. A wall against my property line will definitely devalue my home.

They tore down the balcony, which is where they want to put the two story garage. It is directly beside the fence line. Please do not allow them, being too close to the fence line. I put a lot of money and time into my backyard for this to devalue my home.

This couple owed the house beside it, renovated it, sold it for profit and moved to Oakville. Their plan is to do the same with this house. They do not care about obstructing or devaluing my home.





In addition, stated in the Notice:

1. "There were no elevations provided." "Proposed existing conditions for building height."
2. "Variance was requested for eave and gutter reduction; however, no dimensions were provided to determine variance."
3. No drawings were provided and variance was not provided when requested by the city.

I do not approve of Variance #1A minimum setback from the Rear Lot Line of 4.45 meters instead of the minimum required 7.5 metres.

I still do not support this variance even with the above information in 1, 2 and 3 if provided.

Committee of Adjustment, regarding registering to the Public Hearing: I will be at work on Thursday February 13, 2025, at 1:55 p.m., but will do whatever I can to attend but this may not be possible. I would like to speak: Suzanne Contant - I will try video link but the internet in my room is extremely poor, my phone number is 905-379-3634.

I wish to be notified of future Public Hearings, regarding A-24:281. This is my written request.

To the Secretary-Treasurer - I would like to be notified of future Public Hearings and a Notice of Decision.

Will a link be sent to this email for the meeting?

Sue Contant
905-379-3634