

## Danelski, Alexander

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**From:** Karen Dieleman <karendieleman2018@gmail.com>  
**Sent:** Thursday, March 20, 2025 8:43 AM  
**To:** Leung, Justin; Committee of adjustment  
**Subject:** comment on A-25:009 minor variance at 13 Ravina Court, Ancaster

**External Email:** Use caution with links and attachments

To the Committee of Adjustment,

Thank you for the notice regarding application A-25:009, the minor variance request for 13 Ravina Court, Ancaster.

I reside at 218 Rosemary Lane, Ancaster, which abuts on the backyard of 13 Ravina Court.

I write in support of my neighbour on Rosemary Lane, Sandra Scimi, whose backyard also abuts on 13 Ravina Court, at an angle that makes the proposed variance have significant impact on her. I'm grateful to the new owners of the Ravina property that they chose not to build a second story, but I would prefer not to have the variance for an expanded footprint approved.

Thank you for your consideration,  
Karen Dieleman

## Danelski, Alexander

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**From:** Leung, Justin  
**Sent:** Thursday, March 20, 2025 11:20 AM  
**To:** Committee of adjustment  
**Cc:** Danelski, Alexander  
**Subject:** FW: Variance- 13 Ravina Court, Ancaster

Please process these comments.  
Thanks.

### Justin Leung

Secretary-Treasurer, Committee of Adjustment  
Planning and Economic Development  
City of Hamilton  
(905) 546-2424 ext. 4414



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**From:** Diana Khouri <d.khouri@hotmail.com>  
**Sent:** Thursday, March 20, 2025 11:18 AM  
**To:** Leung, Justin <Justin.Leung@hamilton.ca>; info@cityofhamilton.ca  
**Cc:** jdkhouri@hotmail.com  
**Subject:** Variance- 13 Ravina Court, Ancaster

### External Email: Use caution with links and attachments

Good morning Justin,

We live next door to 13 Ravina Crt and received the notice of variance 8 days after the scheduled meeting date, and obviously were unaware this was proposal was put forth and being discussed.

We have concerns regarding the proximity of neighbours' home/structure to the property line. If this variance is approved, their structure will be even closer to a large tree. We do not want to be held liable for branches falling on their home or causing issues when having tree services completed etc.

Secondly, we are concerned about the drainage and run off of this proposed structure because how close their eaves and drainage would be to our property and home. In this area there are ongoing issues with drainage and would prefer to limit further issues relating to this problem.

There is also the concern about the increased risk of damage to our home should there ever be a fire at either property. There are large trees between the homes and with the proposed variance to give them more space, our structures will be closer and in turn, create more risk.

We understand their interest in a variance, but perhaps a single or a 1+ garage would be a compromise given the reasons outlined above, as well as other concerns from fellow neighbours you have received.

We are not looking to be disruptive to their plans and we have compassion for them as they are looking to complete this renovation, but we hope that these concerns will be taken into consideration.

We've been informed by a neighbour that there is a new date for the variance proposal on Thurs. March 27th at 1pm. Given the fact that all neighbours received the original letter from the city after the scheduled meeting, your office should be sending out another notice to update everyone. Considering the length of time it took to receive this correspondence, I implore you to use another way of sending this letter (personally delivered by a city of hamilton employee, or a quick delivery service) to neighbours who have a right to this information and to contribute to the discussion on March 27th.

Thank you for your attention to this matter and we look forward to your reply,

Jamil and Diana Khouri  
(11 Ravina Crt)

Sent from my iPad