

Re: File A28/2019P
Application for variance for 20 Alan Cr, Pelham

From: Robert Jensen
[REDACTED] Highland Ave
[REDACTED] nthill Ont.

Dear Ms. Bozzato,

I am the owner of [REDACTED] Highland Ave which borders with 20 Alan Cr for 30 ft at the [REDACTED] corner. It is the second lot south of Elizabeth on Highland. The back of our house back of 20 Alan Cr. We have lived here for over 20 years, raised a family and have enjoyed living in this beautiful neighbourhood. Residents here take pride in ownership and keep their properties maintained and manicured. Most are long standing members of the Pelham community. Over those 20 plus years we have invested considerable time and money renovating and upgrading our property. We made the sacrifice of fixing up an old house explicitly because of the spacious lots in this subdivision. We have invested in our community. So that's who we are.

As for the current owner of 20 Alan Cr, I suspect it's someone looking to exploit this property for profit. Someone who most likely has no interest in residing in our neighbourhood or being a part of our community. I will assume that since the current property is rented that the new one will also be. In my experience renters do not maintain the property as well as owners and are never there long enough to be part of the community. I am just guessing at all this but I am probably not far off.

Obviously I am in complete opposition to this application.

First off, bylaws. If this application is approved it will make a mockery of our current bylaws. This application is asking for variance on almost every rule regarding property size and building construction. It's ridiculous and should not be allowed. What is the point of any bylaws if they can simply be ignored. Bylaws reflect how and what residents have voted for regarding how they want their community. We enjoy our spacious lots, privacy and green space. The bylaws are there to preserve this. This application is not asking for a minor variance, it seems to be rewriting the bylaws. Also, if the front of 20 Alan Cr. faces Alan Cr., then the back of the house is only 1.2m from the back of the property. This also seems to vary from current bylaws. The back of the house cannot be deemed the side of the house to avoid the rules.

In regards to how this affects us and our immediate neighbours, it will destroy our privacy. Under the current bylaws this construction is not allowed. Allowing it would not be fair to us. If we knew this was a possibility we would have designed our backyard differently. We assumed nothing would change because the bylaws dictate so. Nothing has changed in 60 yrs, it is a long established neighbourhood. A house 1.2m from our back fence would destroy our privacy. We are the second lot in from the corner, we should not have the side of a house that close to our back fence. This will also have a detrimental affect on our property value. The allure of this neighbourhood is the spacious lots, privacy and green space. That's why we live here and have invested here. Currently, the space between the houses allows us plenty of private areas in our backyard. A house this close would eliminate all of it. They would have a front row view over our whole property. Any windows on the back or side of this new house would allow the residents to look over our fence into the lower part of our backyard. Again, if we knew this was a possibility we would have designed our yard differently, we would have planted a forest instead of putting in a pool.

The size of this proposed lot and house are not consistent with the surrounding properties. The current property would be diminished by the elimination of the backyard. The new lot created will have no yard or green space. This would make one nice property into two crappy ones, thus lessening the appeal of the subdivision. The only purpose it serves is for someones personal financial gain and for the town to collect more property tax. Neither of these are good reasons to allow it. The town is creating plenty of new lots and property tax payers in the new developments. Please don't ruin our property to create one more. Please do not disrespect the current bylaws and the people who they serve. Please do not allow this application. Please listen to the people who care about this neighbourhood, the current owner of 20 Alan Cr obviously does not.

Robert Jensen

P.S. I would like to be notified of the decision of the Committee of Adjustment.