



Re. File A5/2020P

January 22, 2020

To Whom It May Concern

I have received a letter addressed to my late mother, Dorothy Ziemniak. Acting as estate trustee, I am writing to address the variances being proposed, regarding the adjacent property's planned garage, at 1121 Effingham Street, Pelham. It is not my intention to cause hardship to the neighbouring family that we have lived beside since 1959.

There is a large barn and numerous outbuildings on the property, as they were a necessity for the owners to operate a market garden and house animals and fowl. As these buildings are located approximately in the middle of their large property and well maintained, I have no objection to a change of Section 7.7(a), regarding lot coverage of accessory buildings.

Since the neighbours intended to build a garage a few years ago and discussed their plans with my mother, I feel confident that I represent her concerns as expressed to me. She herself, felt that the building's location would be less than desirable. If one looks at the property from the road, you would note that the house is situated on the lowest elevation of the property, while the proposed building site would be on the highest elevation. The proposed variance to the height, from the present bylaw is considerable! Therefore, elevation and proposed height considered, the garage would be the tallest building rising along this eastern section of Effingham Street. My late mother's home is situated in line of the proposed garage, near the property line. Given that the home is a single storey bungalow, it would be overshadowed and overlooked by the proposed building. At the advice of my mother's lawyer, I include these details, as it is believed that the placement and height of the garage would decrease the real estate value of a picturesque and valuable piece of land.

As the proposed garage appears to be located on the plan, more than twenty feet from their home, perhaps it would be better situated closer to their house, or further back, therefore within the lower sloping area of the property and aligning its' height in a more similar manner to the peaks and rooflines of their house. I understand that it is not my place to object to the location of a building, but given the elevation and proposed height of what is an accessory building, not a proposal for a two storey home, I ask that the present bylaw height restriction remain as is.

Potential purchasers of large building lots, outside of the town itself, do so, recognizing the lack of town services available and considering the extra maintenance required of a large property. They do this in exchange for privacy. A triple garage, overlooking our home, would not afford us the privacy that we have long enjoyed.

I would like to be notified of the decision reached by the Committee of Adjustment, at the address below. Thank you for considering my objection.

Sincerely,

Melody Burnham (Estate Trustee for Dorothy Ziemniak)

██████ Effingham Street

R.R.#5 Fenwick ON L0S 1C0

I enclose a very rough sketch of the elevation and location of the present two houses and the proposed triple garage, from road level.

