

**From:**  
**To:** [Committee of Adjustment \(SM\)](#)  
**Cc:**  
**Subject:** 204 Fifth Avenue 2023-89  
**Date:** Thursday, August 3, 2023 9:22:43 PM

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Dear Community of Adjustment,

I am writing this on behalf of my wife, Jennifer, and myself in regards to the rental property of 204 Fifth Avenue. We have been the owners and residents of [redacted] for nearly 12 years. We would like our concerns voiced involving the duplex of 204 Fifth Avenue. Currently the residents do not have adequate parking accommodations for the two rental units. Turning the building into a triplex will result in increased volume of vehicle, foot traffic, garbage, recycling and rodents. We have needed to bring in our own pest control over the past 2 years since the original building was demoed. The owner of the property does not maintain or provide proper garbage containment for the renters. The driveway currently is dangerous and does not have a proper retaining wall which has caused water and soil runoff to accumulate onto our property. We would like to request a new blueprint of the new driveway and parking in question. Regardless, the owner of 204 Fifth Avenue should be providing the renters of the property a safe, healthy, and quiet home, as we wish that for all of our neighbours.

There is also a concern that us and the other adjacent resistant's property value will be affected by a triplex property be allowed at this location. One other concern is also snow removal. Last winter was already a struggle with limited space for the snow removal which will be even more of a concern if addition parking is added to the property.

Thank you for addressing our concerns.

Sincerely,

John and Jennifer Allensen

