

To: Committee of Adjustment and City of Kitchener Planning Staff

From: Derek Parsons -

To whom it may concern,

I am writing this letter to the Committee of Adjustment and to the City of Kitchener Planning Staff in order to provide support for the Application for Consent and the applicable variances being requested by my neighbour Vlad Knezevic at his property located at 1180 Union St Kitchener, which is next door to my rental property (residential duplex)

Background:

Prior to Vlad purchasing the property, the previous owner allowed the home and yard area to develop into a state of disrepair, where minimal maintenance was being done and garbage and junk was building up around the exterior of the home. Vegetation and weeds were heavily overgrown, items which should have been stored inside were being kept outside and exposed to the elements and garbage was not being properly disposed of and allowed to accumulate in various areas of the rear yard. My tenants were exposed to this, which did not create a positive atmosphere for them when wanting to use their own yard space. Further, due to the previous owner's lack of interest in improving and maintaining his property, no desire was shown by them to replace the existing and very old chain-link fence which ran along our shared property line.

After Change of Ownership:

After Vlad purchased the property 'as is' with interior and exterior contents on the property left in place by the previous owner, significant work has been done to clean up the property. All exterior garbage and junk were removed, overgrown and poorly planted vegetation was removed and the existing chain-link fence between our properties and an old shed were removed. Vlad assisted me with rebuilding my rear fence, while he also installing a new 6FT fence at the rear of his property that boards 461 Maple Ave, which also replaced an aging chain-link fence. We are also planning to install a new 6FT high wooden fence along our shared property line, which will increase privacy and improve the rear yard area for my tenants.

New Proposed Development:

The proposed dwelling which Vlad would like to build on the severed portion of land on his property I find to be an overall positive addition to the area and it will directly benefit my property. First, the dwelling will only have one small window directly facing into my yard that will be above the planned 6FT fence we intend to build and that window will be located on the upper stairway landing, not the living room or kitchen. This will maximize privacy for my yard, as I already have the balconies and windows of the multi-unit building behind me overlooking it currently. Second, the new structure will act as a visual barrier between my yard area and the factory located at 1214 Union St. Currently, the factory is fully visible from my yard and rear deck. By building a new structure where Vlad intends to build, it will partially block the view of the commercial activity located on Union St and Maple Ave, which will enhance my properties appeal as a residential dwelling. Third, any renovations to the existing house will further improve the appeal of my property as renovated homes in established neighbourhoods help to improve the curb appeal of the area as a whole.

Unfortunately, I will not be able to attend the Committee of Adjustment meeting for this application, but I hope that this letter is sufficient in order to show my support for the proposed project.

Thank you for your time.

