

Committee of Adjustment

From: Justin Fetterolf [REDACTED]
Sent: Wednesday, August 2, 2023 2:41 PM
To: Committee of Adjustment
Subject: 239 Kathleen Street Adjustment

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Hello Trista Di Lullo,

I have had a moment to review the proposed variance applications to 239 Kathleen Street and I have a few thoughts as the property owner at [REDACTED] Kathleen Street - a *direct neighbour*.

1. **Privacy** - The proposed structures would negatively affect the privacy I currently enjoy in my backyard. Based on the sketches provided in the proposal it appears that these structures would extend deep into the property (more than is regularly allowed) and would also tower over the landscape at two/three stories.

The height issue would be especially acute because of the topography. Both my and neighbouring properties slope back dramatically from Kathleen Street - meaning that the lowest point of our backyards would be 12-15m (40-50 ft) lower than proposed structures. There would be no trees/vegetation providing privacy between the properties and a privacy fence would be dwarfed by the height of the new structures.

2. **Parking** - It is unclear to me if these proposed structures have space for parking vehicles. The street is already quite narrow and two way traffic is often an issue due to cars parked legally on the eastern side of the street.
3. **Location** - The area is zoned as residential single detached (R.1B) as noted in your letters. The neighbourhood is almost exclusively single detached residential homes with ample frontage. While I am not against infilling areas as a means for increasing density, Kathleen Street seems like an odd location for such density to take place. It is already a narrow street (as I've mentioned) and is by no means a collector road (like Woolwich or Speedvale), which I feel would be a more appropriate location for narrower lots and taller structures.

Additionally, creating a new lot to construct what appears to be wall-to-wall style residences is out of character for the neighbourhood, not to mention the over 30% decrease in lot area.

Thank you for your time, and I look forward to the public hearing scheduled for next Thursday.

Sincerely,
Justin Fetterolf
[REDACTED] Kathleen St.
Guelph, ON
[REDACTED]