

April 22, 2025

To: Committee of Adjustments

I am opposed to the proposed development at 122 Eldomar Ave because it covers too much of the property. The applicant has not adjusted the drawing to show that the site is actually 126 feet rather than 129 feet as is shown. This changes the total coverage from 34.83% to 35.6% coverage. They acknowledge this size difference since the rear set back requested is now 8.10 meter rather than the original 9.10 meter.

The original house caught fire and the neighbours know that another house will be built but there is nothing of the original structure that will be reused. Therefore this is a new build and therefore should not need any variances. The applicant has chosen to build too big a house. There is no justification for requiring a 2 meter variance at the rear of the house.

The applicant has also made several errors in their application. The original house was built in 1956 and not 2003 and therefore it has been a residential house for 69 years not 21. There was an addition added most likely in 2003. This was a 2 unit house with a basement apartment not a single family dwelling.

Thanks.

Stephen Wallace
98 Eldomar Ave