

Appendix A  
to  
SDAB Hearing  
March 18, 2020  
DP 004-20

March 15, 2020

Municipal Appeals Committee members:

We are writing this letter in response to the decision(s) made with regards to the height increase request for the home currently being built at 5749 43 Avenue in St. Paul. Our home is adjacent to this new construction and we have serious concerns about this situation, the height of this home and how it negatively impacts our neighbourhood. We are currently out of the country or we would have attended the meeting in person.

First and foremost, in the information package we received (from Jim Laidley of the Town of St. Paul) of the owners request for a height increase, the letter dated Feb. 5 states that the owners were to "solicit support from the adjacent owners" within 10 business days. We were never contacted by the owners to discuss their request. The second letter dated Feb. 18 states that they were granted a 2-foot height increase. We fail to understand why this was granted as we were never contacted by the owner, the town office or the municipal appeal commission to discuss this matter.

How is it that a 5-foot increase in the height of a dwelling occurred in the first place? How was a building permit initially granted for this construction of 38' if the maximum building height allowance is 33'? The building contractors should also have questioned this as they should be aware of the building codes. It is unfortunate for the owners that this may not have been brought to their attention prior to the commencement of construction of their new home however we, as neighbours, should not have to just accept what is, due to the inadequacy of others. This house stands out like a sore thumb and diminishes the curb appeal of our home and neighbourhood. We have heard numerous comments from the community about this new build and how it negatively impacts our neighbourhood due to the height and size. The resale value of our home is now a concern for us.

Secondly, in the development permit package, it is stated that the adjacent properties have landscaped yards that drain towards their property. Once again, there was never any conversation with us regarding this issue. We currently have a 10-inch concrete curbing along the west side of our front yard to the back of the house which prevents any drainage going towards their property. There is no curb on the west side of the back yard, however the height is within a few inches of the adjacent property which is not yet landscaped. The front yard is sloped to the north and the backyard is sloped to the south, away from adjacent lots. We directed our downspouts to flow into our property. If drainage was a concern, the basement of this new home should at most have the same elevation as our home, currently it is higher than ours. They indicated a 1-foot increase was required to allow for proper drainage and avoid window wells. This does not equate to an increase of 5 feet overall.

All of this could have been prevented with conversations and adequate decision making prior to commencement of construction. There are no issues with the landscaping that warrant a height increase starting at the basement level. We take offence that the owners are **now** using our landscaping as a reason for increasing the height of their basement. If there were legitimate concerns and they chose not to address them accordingly at the time, then they should be held accountable for their decisions and not granted an increased height allowance.

If you require any further information or have questions, please feel free to contact us by phone [REDACTED] or email at [REDACTED]. Thank you for considering our concerns in this matter.

Glen and Gisele Hall

