

From: Bill Marsh
Sent: Monday, December 03, 2018 4:17 PM
To: Planning Email
Cc: Temp - Planning Dept
Subject: Development Variance Permit 1352 Madrona Drive

We have concerns regarding the Variance applied for 1352 Madrona.

We purchased the property at 1354 Madrona adjacent the proposed addition September 2017. The main feature of our property are the views of Northwest Bay and the Strait of Georgia.

The proposed addition will significantly impact the view from our dining room. I have marked up and attached two copies of a photograph looking out our dining room window to the north. The proposed addition extends along the white picket railing to the corner of the deck adjacent the window mullion. If Variance is not granted and our neighbours wish to build their addition on conformance with the current By-law setbacks then the extent of the extension to the east is reduced and is less impactful on us (assuming the addition has right angle corners).

While I understand that the house was constructed under different setback regulations, as a retired consulting engineer specializing the evaluation, repairs, and upgrading of existing (often non-conforming) buildings, the Building Departments I dealt with would not allow new construction in a non-conforming zone. The logic behind this was to not allow increasing a non-conformity or setting precedence.

Respectfully submitted,
Bill (Wm.A.) Marsh
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