

Valerie & William Beard
PO Box 225
Revelstoke, BC
V0E 2S0

July 21, 2020

Corporate Officer
City of Revelstoke
PO Box 170
Revelstoke, BC
V0E 2S0

Re: Development Variance Application 2020-07

We have reviewed the documents for the DVP 2020-07 and offer these comments for consideration.

Our residence at 955 Edward Street is approx 30m SW of the subject property on the opposite side of the street. Though not directly across, 906 Edward St is quite visible from our house and front yard.

The variance is for a building with crawlspace partially above ground plus 3 stories is a height of 36 ft+. By comparison, the house currently under construction on the adjacent lot SW of this application is 2.5 stories on slab, an estimated height of 29-31ft from ground level to roof peak. This is a substantial difference not only in overall height but also in visual impact due to the single slope roof design as compared to a gable roof.

We appreciate that neighbourhoods evolve and change over time. We also think the existing look and feel of a neighbourhood is important when considering developments including single family builds.

Given existing builds in this area with all homes single to 2.5 storey, we do not feel this application conforms to the neighbourhood. Although there are homes in the vicinity that height from ground level to roof top may be close to the same, none are 3 storey on a level lot such as a this. Therefore, we do not support the variance application.

We appreciate the opportunity to provide comment.

Regards,

Valerie & William Beard

Subject: Development Variance Application: Suchy

From: Greg Hoffart <greg@treeconstruction.ca>

Sent: Thursday, July 23, 2020 11:28 AM

Subject: [External]Development Variance Application: Suchy

To whom it may concern,

I am in receipt of the notice of a development variance application by Cornelius Suchy to increase maximum building height from 2.5 storeys to 3 storeys.

There are substantial affects on my property, along with uncharacteristically tall homes in a low lying residential area. Our property is directly affected by the height of this building, as it will cast shade on our house entirely from October through until March. The effect of this shade decimates the building we have designed for passive solar gain, rendering the plans, and design to require a complete redesign. Not to mention near impossible to design a passive home with a neighbouring building to the south west reaching such heights. The lot size does not constitute a building needing 3 storey, nor does it fit the character of the street.

Looking at the elevation of the street, and the character of the community, setting precedence for a 3 story building in a low lying residential area, would change the area at large, and further implications caused by towering buildings over neighbouring properties would be the result. There is just no rational reason to need to build this high, especially with the size of lot available. I could understand increase of height for density on a small infill lot, but these lots are over 8000 sq ft, and should be more than feasible, not to mention more economical to build lower housing. On the note of design and future development of a community that is aging, the preference is toward homes on single floors, rather than multiple flights of stairs, or ladders.

Looking at Suchy's plans, there are many issues with the home, including access to the loft, which becomes a third storey, and increases the height of this building from the rear elevation close to 40' - Again, there is simply no good reason to design this way, nor build in such a manner that affects neighbouring properties, blotting out the sun, and uncharacteristically changing the street scape to include sky scrapers amongst single family homes.

I can be reached by cell : 250-837-1571 for further questions or comments. I will be away next week, and hope this letter reaches the correct department in time.

I strongly oppose this development variance, and encourage the planning department and council to reject the application such that maintaining the character of the street, and designing with consideration of your neighbour is promoted.

The very best,



Greg Hoffart

CEO / Owner

Tree Construction

250 837 3817

greg@treeconstruction.ca

www.treeconstruction.ca

306 1st St West, P.O. 3292, Revelstoke, BC, V0E 2S0

FRASER BLYTH

908 Edward St | 250.200.0680 | Fraser.j.blyth@gmail.com

2020.07.23

RE: SUCHY VARIANCE APPLICATION

Mayor Sulz and Revelstoke City Councilors,

I'd like to express my support for Cornelius Suchy's variance application. Given that this variance doesn't increase the height of the building and provides valuable space to him in his house I think it's a worthy variance to grant. Having compared the height of his house to two other houses in the neighborhood I understand that his house will still be smaller than others in the area. I confirmed this personally by preparing a cross section showing his house as compared to others in the area.

I also appreciate that Cornelius approached me prior to this application to discuss it and address any concerns that I had.

As the immediate next door neighbor that would likely be most impacted by this variance I would again I'd like to offer my support for Cornelius' application.

Sincerely,

Fraser Blyth