

To whom it may concern,

Re: Variance permit No. VP100557 (4056 David Rd.)

We are the property owners and principal residents of 2999 Charella Drive, the property adjacent to the north of 4056 Davis Road. After viewing and consideration of the proposal presented to us, we are asking the city to deny the approval of an increase to the allowable building size at that location. Our primary concern is the affect this new building will have on our privacy, and the enjoyment of our own property.

The area is currently zoned for RS1 Suburban Residential properties. The current property size of 4056 Davis Rd. is 1018.55m<sup>2</sup> (0.25 Acres). Evidenced by the document titled “Supporting Document to Variance Permit” provided to me by the City of Prince George, the footprint of the new structure will be much larger than any current building in the neighbourhood, even those situated on lots 2358.31m<sup>2</sup> (0.58 Acres) in size. Building a house with this large of a footprint is in direct contradiction of the Official Community Plan No. 8383, 2011. I believe the city has an obligation to uphold the guidelines set in the Community Plans as for many of us, this kind of privacy is the reason we bought properties in this neighbourhood. It is expected that there will be a certain amount of space between our property line, and the adjacent house.

Our property will be the most affected by this proposed building due to the close proximity of our existing back yard. While we understood when we purchased the house that a dwelling would be built on this currently empty lot, we also understood that the builders of that dwelling would be regulated in the size of the building that they could erect. We believe a building of this size would encroach on our privacy, especially since there are windows that would look directly into our back yard only feet from our property line. Again, looking at the document titled “Supporting Document to Variance Permit”, we can see that this kind of encroachment is non-typical of current houses in our neighbourhood.

For the reasons listed above, we are in agreement with the city’s Staff Report to Council to reject the proposal. If at any time at a later date the property owners would like to discuss ways to alleviate our concerns, we would be more than willing to meet with them about that. We would like to find an amicable solution where everybody gets what they want.

I would like to thank council for their attention to this matter.

Signed,

Julian Massini and Daniel Mullhall