

May 5, 2025

Jordan Noble & Joanne Mai
805 Hutchinson Avenue
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Subject: Development Permit Variance for 805 Hutchinson Avenue Detached Suite and Shed


To Whom it May Concern,

Joanne and I purchased 805 Hutchinson in November of 2023. We are renovating an existing accessory building on our property to make it into a DADU to help supplement our mortgage. The accessory building was originally constructed in 1980 with a building permit and was altered under a building permit in 1996. It is not practical to remove and reconstruct the existing concrete foundation of the previously permitted building. In addition, bringing in the wall to meet the setback would significantly shrink the structure from 353 sq-ft to 277sq-ft (a 22% reduction in size) and it would no longer be a practical size for a DADU.

We constructed the Shed in September of 2024. The shed was aligned with the corner of the accessory building and therefore also encroached the property line setback. At this stage there would be a significant amount of work and landscaping required to move the shed.

We obtained letters from the adjacent properties (809 Hutchinson, 801 Hutchinson and 839 Elrick Place) confirming that our neighbors adjacent to us have no issues with either structure.

Regards,

 Digitally signed by Jordan Noble
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