

Address:

464 GRAFTON ST

Folio:

1213.000

Project:

Type / Subject:

DEVELOPMENT VARIANCE PERMIT -

Development Variance Permit - 464 Grafton St -
Variance for a Fence

Date:

Jul 24, 2015

Folder:

DVP00036

Township of Esquimalt
Development Services
1229 Esquimalt Road
Esquimalt, B.C., V9A 3P1

April 30th, 2015

Kristina Weiss & Sean Kielely
464 Grafton Street
Esquimalt, B.C., V9A 6S5



Re: Request for "Development Variance Permit" File No. 4010.20

Dear Advisory Planning Commission, fellow Grafton Street neighbours, and City Council,

We are seeking a variance to the current RS-1 Zoning bylaw of 1.2 meters for our front yard fence. Recently, we removed the wooden picket fence, which was moldy green and rotting, and replaced it with an aluminum, powder-coated white fence at the increased height of 1.83 meters.

The reason for the added height was to service many issues we have had regarding our front yard. However, first, we would like to discuss some of the options we considered with regard to creating a higher front yard fence: we could plant a hedge of laurel or cedars. We determined a safety issue with tall, high hedges as our driveway runs alongside the house and the hedge caused us concerns regarding limited sidewalk and road visibility. There are a lot of children in the neighbourhood and being able to see the sidewalk and road clearly through our current fence means we can see children on the sidewalk, on bicycles, and other vehicles clearly when exiting our driveway. Currently, there are no restrictions to hedge height and they could have grown, in time, well in excess of the current 1.2 meter bylaw.

As mentioned previously, our wooden fence was rotting; the hinges at the gate had rotted through the wood and often would no longer close properly. Additionally, because of the deer jumping into the yard, several top pickets had snapped off and a front fence panel had been knocked down and was rotted as well so that it no longer securely attached to the post causing a security risk of falling onto the sidewalk.

The principal issue why we are asking for a variance in height has to do with the destruction and decimation of our front garden and the two fruit trees by the deer. Since moving into our home in January of 2010 the deer have consistently eaten all the blossoms from the apple and dwarf pear tree in the front yard. Our fruit trees have rarely produced fruit because of the destruction caused by the deer. This year, however, we are anticipating a lot of apples and pears as the fruit have already started to grow.

Since installing the new fence in March of 2015, our tulips have flowered, our irises are in bloom and several other flowering plants at the front of our house, now protected from the deer by the higher fence, are blooming for the first time in five years. Additionally, the previous height of the fence meant the deer could just reach over and eat many of the flowering plants close to the old wooden fence, these being hydrangea and other flowering bulbs.

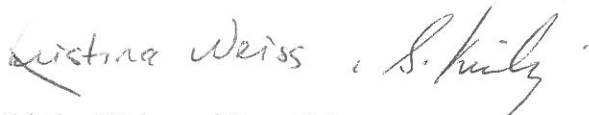
It is our hope that we can maintain the height of this fence and continue to plant flowering plants along the edge as the deer will be limited to whatever is poking through the pickets as opposed to devouring the entire top of the plant and its flowers or fruit.

In addition to trying to protect the front yard garden and fruit trees we have since learned the new post boxes will be built on the opposite side of our driveway on our neighbour's property. This means there will be an increase in foot traffic as our neighbours will come and go to get their mail. The added height to the fence will allow us to keep our front yard in better esthetic condition with the added protection.

We sincerely hope that you will let us keep our current, mold proof, rust proof, aluminum picket fence with the added height and protection from the deer so that we can better enjoy our front yard—as we do not have a backyard—continue to plant and beautify the property without worrying about the inevitable destruction by the deer and the possibility of any deer jumping a lower fence and getting stuck in our front yard.

With our sincerest thanks, we are hopeful for an approval on our variance request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristina Weiss & S. Kieley".

Kristina Weiss and Sean Kieley

BY NOW YOU SHOULD HAVE RECEIVED
AN E-MAIL FROM GLEN MITCHELL WITH THE
NEW LAND SURVEY.
TAX.