

November 17, 2020

Office of the City Clerk

P.O. Box 908 St. John's, NL A1C 5M2

Re: 1 Ozark Place

To Whom It May Concern,

I would like to express my opinion on the proposed residential structure for 1 Ozark Place.

Not knowing what the proposed house will look like (though current trend of floor plans show large footprints on the property where they only meet the City's minimum requirements for the side yards & front/rear setbacks), the 3 storey building height request is concerning.

Not only will this house greatly overshadow existing properties on this street but it will also be seen as an eye sore in the area as there are no other 3 storey homes in Southlands. It would also greatly reduce privacy not only to abutting neighbours but to many properties in the area. An individual on the third floor of this house could clearly see my back yard and I am on [REDACTED] The fact that it will be on a corner lot could also impede on driver's visibility & pedestrian safety at this intersection with Redberry Street. For these reasons, I highly object to the requested building height of 3 storeys for this lot.

There are too many new homes in the area that have 'maxed out' on their building lot by being more 'house' than landscape on their property. (i.e. having minimum property setbacks). Adding an extra floor will just add to the 'tunnel' created between houses.

Southlands has been exclusively for traditional single, split level and 2 storey dwellings. I personally would prefer it stay that way.

If the applicant is not able to adjust the floor plans to create a 2 storey or is adamant on this 3 storey plan, I recommend that he/she look for a neighbourhood with vacant land where this house would be better suited.

I hope that you will seriously consider my & all other Southland residents comments on this matter.

Thank you

[REDACTED]

[REDACTED]