

Nick and Linda Poznikoff
#159 – 4035 Gellatly Rd.
West Kelowna, B.C. V4T 1R7

Sept. 2, 2019

City of West Kelowna
City Planning Dept.

Attn: Levan King Cranston

Re: Variance Application at 4035 Gellatly Rd. Lot #159

Levan:

Since I made the variance application I have had 2 parties oppose it- Lot 158 and Lot 160. There are 6 houses in a row. Five have added sun decks and ours, which is in the middle, does not have one. We were very surprised to hear about the opposition. "I'm alright Jack" phrase comes to mind.

The person in Lot 158 spoke out to me from her sundeck and said the deck addition that I proposed would enable us to look into her bedroom and affect her privacy. I checked the Building Code Book regarding sundeck construction. There is nothing about the privacy issue. I informed her that it was the same as if a bedroom was facing the street. A person would have to protect themselves accordingly. I offered to pay half the cost of installing an electronically controlled outside see through screen. She refused. By the way our proposed sundeck is smaller than the one Lot 158 is.

I then requested information on Lot 158. One-if the Builder put in an amendment to the original Building Permit. Two-if there was a Building Permit request for an extended sundeck. The answer was no, in both cases.

I also requested the same information on Lot 160. The answer was no also. I could not understand why Lot 160 opposed the variance, as they are over 24 feet away. Also they could look into our bedroom by 5 feet. It's ironic that the two neighboring lots are in violation of the Code themselves with their illegal decks.

Sincerely,

Nick and Linda Poznikoff

Note: I spoke with the Lot 158 people and told them about lack of proper permitting and the fact that their house insurance would be at risk. They were people that bought the house in good faith and relied on the Contractor to do the proper thing.