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To RMOW

I am applying for a Board of Variance for building a new deck on back side of my home. The back end of the structure borders on the setback hence the current deck was built as a cantilever system. Now the beams holding that deck have rotted to the point they no longer have structural integrity. To replace the deck now requires it to be built with a posted design. The most sensible design is a rectangle matching the edge of the structure which will require posts. They would encroach setback but have little effect compared to what was already there. I have spoken to the neighbours to the east and west and neither have a problem. The neighbours to the south are the Snowridge strata. I presented the design to them for their AGM in November and they have no comment either way. However, since the strata cut out several key trees last summer for Firesmart the privacy between my home and their strata has been compromised. A strategically designed deck will bring back that privacy.

The deck was so compromised I had to tear down much of it in November. I have also temporarily braced it with posts in case it got too much snow load during the winter. The beams are not recoverable and need to be cut off even to the house structure. Needless to say, it needs to be rebuilt ASAP to be safe. I am very much hoping I'll be allowed to rebuild with the design proposed starting in spring season as soon as snow is melted. Thank you.

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