

To: Committee of Adjustment
From: Joanne Montgomery and Bill Montgomery
Re: Minor Variance Application D13-2025-021 – 162 River Road
Date: June 6th, 3035

Dear Committee Members,

We are writing to provide additional context regarding our current Minor Variance Application for 162 River Road.

In 2022, we received approval for a variance that permitted the relocation of the existing bunkie and the expansion of the deck. As part of that original application, the submitted architectural plans included an increase in the height of the structure. However, while the height increase was accurately reflected in the site plans, it was unfortunately incorrect from the written portion of the formal variance request. This application seeks to correct that oversight by formally requesting the necessary height adjustment.

It is important to emphasize that the relocation of the bunkie and the overall expansion of the deck were already approved through the original minor variance. In fact, under the current plans, the **total deck footprint has been reduced**.

Additionally, we have made a small adjustment to the location of the front deck for both aesthetic and safety reasons. The deck has been shifted slightly to align with the front of the main cottage. This change was made after we determined that the original stair placement led people exiting the deck directly into the vehicle path. With the new design, the alignment allows for **safer, more logical access** to both the bunkie and the main house from the road and enhances the visual coherence of the site.

We hope this clarification assists in your review and demonstrates that we are not expanding the scope of our build — only correcting an omission and improving access and safety.

Thank you for your continued support.

Sincerely,
Joanne & Bill Montgomery

164 River Rd. [REDACTED]

[REDACTED]

[REDACTED]