

206 Lady Fenyrose Ave Maple  
backyard structure  
**Minor variance application**

# Itroduction

My client, Lucy Klimkina asked me present her case to the committee.

Mrs Lucy Klimkina and her husband Nikolay Klimkin are taking care of their two little grandsons 6 and 8 years old , boys lost their father couple years ago.

Last summer 2020 they decided to build in their backyard a structure that can serve multifunction purposes especially in this challenging pandemic time and lockdowns.

This structure supposed to be either summer playhouse for kids, extra office space for working from home, yoga and relaxation room, or winter flower and plant storage.

Mrs Klimkina is 3D designer Engineer and her concepts was to have beautiful summer structure that her family will be enjoying and it will be also great looking for the community.



# Building

All materials are high quality engineering design and ecologically proven.

For the heater Mrs Klimkina did profound research and bought from Austria a device that will eliminate hazard any pollution:

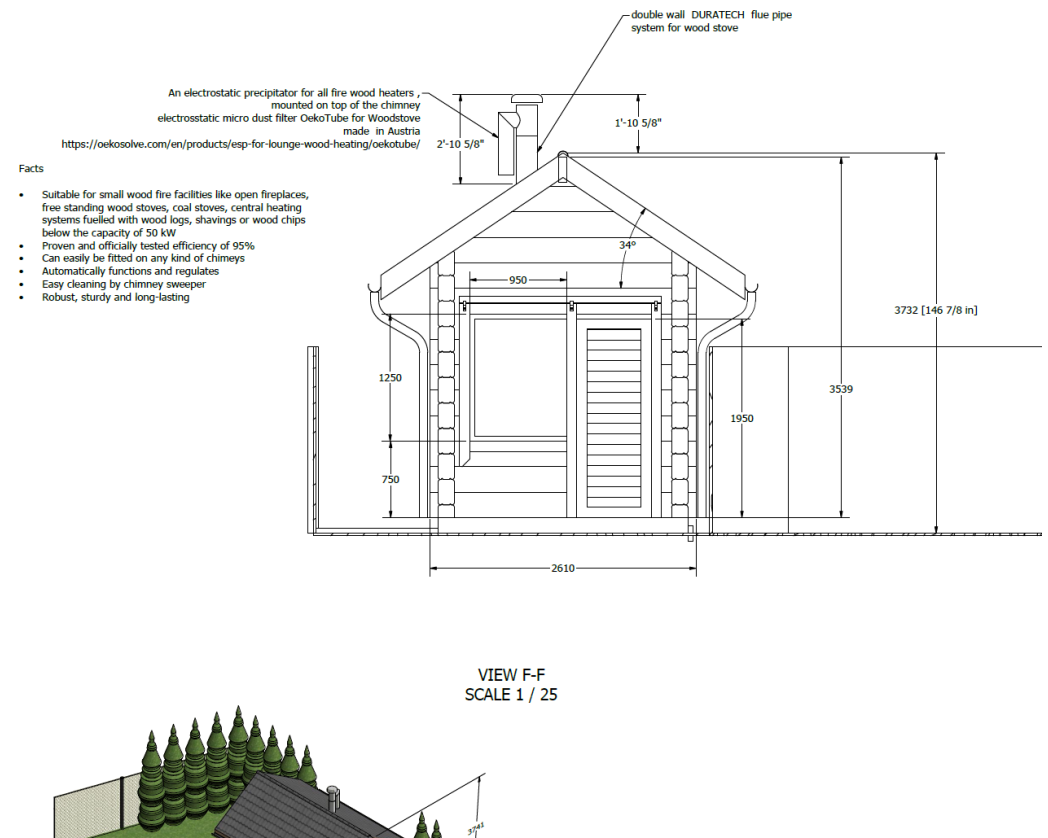
An electrostatic precipitator for all fire wood heaters , mounted on top of the chimney electrostatic micro dust filter OekoTube for Woodstove made in Austria

<https://oekosolve.com/en/products/esp-for-lounge-wood-heating/oekotube/>

## Facts

- Suitable for small wood fire facilities like open fireplaces, free standing wood stoves, coal stoves, central heating systems fuelled with wood logs, shavings or wood chips below the capacity of 50 kW
- Proven and officially tested efficiency of 95%
- Can easily be fitted on any kind of chimneys
- Automatically functions and regulates
- Easy cleaning by chimney sweeper
- Robust, sturdy and long

The structure has been started in 2020, 95% finished stopped due to notes from city about height. Mrs Klimkina unfortunately relied on contractor who followed Ontario code did not informed her about Vaughan rules.



# Case

We are asking to get approval for the structure for several reasons:

- six closest neighbours have no problem or objections with this structure
- It looks great and built very professionally, much better than other similar structures in the area
- Usage of this structure will help Mrs and Mr Klimkin to give better quality of the life for their grandkids and whole family
- Financially and physically it will be very difficult to do any remodelling or reconstructions (Mr Klimkin had a brain surgery in November 2020)
- Arborist report is done and stated that there is no danger to the surrounding trees

RE: Minor Variance Application - 206 Lady Fernrose Ave. Maple

To whom may concern,  
I, Inna Dolgopolsky  
living at 23 Janessa Court, Vaughan L6A 0C8

have no concern or complaint with structure building located at the backyard of my neighbors Lucy and Nikolay Klimkin property 206 Lady Fernrose Ave

Regards,  
[Signature]  
Signature Date 19 April 2021

Building Standards Department  
Committee of adjustment  
2181 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

RE: Minor Variance Application - 206 Lady Fernrose Ave. Maple

To whom may concern,  
I, Laura Frangella  
living at 19 Janessa CRT, Maple, Ontario

have no concern or complaint with structure building located at the backyard of my neighbors Lucy and Nikolay Klimkin property 206 Lady Fernrose Ave

Regards,  
[Signature]  
Signature Date APRIL 18, 2021

Building Standards Department  
Committee of adjustment  
2181 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

RE: Minor Variance Application - 206 Lady Fernrose Ave. Maple

To whom may concern,  
I, KIKKI + ERIC SOLICITON  
living at 7 JANESSA CRT

have no concern or complaint with structure building located at the backyard of my neighbors Lucy and Nikolay Klimkin property 206 Lady Fernrose Ave with existing height 3.81 m.

Regards,  
[Signature]  
Signature Date Apr 18/21

Building Standards Department  
Committee of adjustment  
2181 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

RE: Minor Variance Application - 206 Lady Fernrose Ave. Maple

To whom may concern,  
I, SUBASH PRABHU  
living at 1 JANESSA COURT MAPLE L6A0C9

have no concern or complaint with structure building located at the backyard of my neighbors Lucy and Nikolay Klimkin property 206 Lady Fernrose Ave

Regards,  
[Signature]  
Signature Date 20 APR 2021

Building Standards Department  
Committee of adjustment  
2181 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

RE: Minor Variance Application - 206 Lady Fernrose Ave. Maple

To whom may concern,  
I, Dan Bonanni  
living at 190 Lady Fernrose Ave

have no concern or complaint with structure building located at the backyard of my neighbors Lucy and Nikolay Klimkin property 206 Lady Fernrose Ave

Regards,  
[Signature]  
Signature Date April 15/21

Building Standards Department  
Committee of adjustment  
2181 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

RE: Minor Variance Application - 206 Lady Fernrose Ave. Maple

To whom may concern,  
I, Russell Dyer  
living at 186 Lady Fernrose Avenue

have no concern or complaint with structure building located at the backyard of my neighbors Lucy and Nikolay Klimkin property 206 Lady Fernrose Ave

Regards,  
[Signature]  
Signature Date April 23, 2021



# COMPARISON OF SIMILAR STRUCTURES IN THE AREA

**206 LADY  
FENYROSE AVE**





# Similar structures in the Area





# Similar structures in the Area





# Similar structures in the Area

