

Explain how the variance will not adversely affect the public health, safety or welfare

The house is set up on a 6'-0" high raised grass verge. With the requested 6'-0" extension, the front of the house is still 12'-0" back from the top edge of this verge. There should be no impact to views along the sidewalk or to driver's sight-lines. The requested 6'-0" extension is in the South direction, neighboring front yards are all South facing so there will be little impact to neighboring garden's exposure to sunlight from the South.

Explain how the variance will not alter the essential character of the general vicinity.

The house is located in Original Highlands, a well established densely developed inner-city neighborhood. There are a variety of setback distances along Rufer Avenue and Edward Street. Throughout Original Highlands this variety continues in building sizes, separations, setbacks.

Explain how the variance will not cause a hazard or nuisance to the general public.

The requested 6'-0" extension is a relatively small amount, and should not impact access to views or sunlight, and should not appear as a radical departure from the established random pattern of varying front and side setbacks.

Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.

The requested 6'-0" extension is a relatively small amount, the resulted built form should not appear as a radical departure from the established random pattern of varying front and side setbacks.

Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify)

The requested 6'-0" extension is on the end of the built form which occupies one side of a double-wide lot. The corner lot itself is not intended to be developed, and will remain a courtyard, as can be seen in the L-shape plan of the proposed new dwelling. The relief of open space on the corner we hope balances our request for the 6'-0".

Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship.

The new design of the home was developed to meet the needs of the client. The desire to leave the corner undeveloped resulted in a floor plan that called for the front to be extended 6'-0". This is a large existing double lot, and the proposed new dwelling sits comfortably on the site.

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