

**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.

**RECEIVED**

DEC 29 2023

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