

DATE: Jun. 3, 2022

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6. Why is it not possible to comply?

The subject property is a slanting trapezoidal shape, with the existing home positioned parallel to Hawthorne Lane. As the property line slants back on an angle towards the rear of the property, it's relationship to George St. to the East and the side yard property line to the West, tapers & reduces. One the East exterior side yard facing the George Street, the existing 2-storey home is existing non-conforming. Our proposed 1-storey addition on the left or East side follows the existing wall of the house creating a reduced exterior side yard setback. On the right or West side we are proposing a new Garage with a 2nd storey addition above, maintaining exactly the same width as the current footprint of the house along the front, and about 2' longer towards the rear. Once again the interior side wall is effectively existing non-conforming except for the last 2' projection at the rear of the garage which follows the same line of the wall but extends further by 2'. The second floor addition above the Garage is set-in about 5' in from the proposed Garage wall and built within the sloping hip roof over the Garage, limiting the impact of massing on the right side of the house. We believe these two variance items to be appropriate and understandably minor."