



## Variance Request

1-Height -- secondary structure is higher than the primary residence by 4'3 7/8"

The primary residence is a 70's by-level split and the property's grade is sloped from the street up to the back left corner. Roughly an elevation gain of 44"

2 - Garage Renovation / Carriage house land size.

The property is .23 of an acre (930.77m<sup>2</sup>) the zoning requires .2719 of an acre (1100ms).

Reason for the request:

We looked at the option to complete a two-story addition and legal suite (similar to 720 Stuart Rd, this would not require any variances). The surrounding property would be impacted less with the purposed garage addition. The footprint would only change by 382 square feet and minimally on the height. We have discussed this with the neighbours and have had no negative feedback.