

## Justification & Compatibility Statement

### Project description:

Current garage conversion to a master suite. Attached garage addition, changing the direction of the garage door to make it easier to use the garage with an upstairs game room. Continuing & enhancing the unique modern shape of the original home. My request is to build inside the setbacks for a garage, similar to many homes in my neighborhood.

1. My property is in an unusual shape at the end of a cul de sac, with the front door on the east side of the property and the garage door on the south side of the property. The garage door is placed in a position that makes it hard to use as you have to make a sharp turn to enter it. We would like to change the direction of the garage so we can drive straight into it. Also, the yard in front of the garage is very large and not usable. It is a waste of space and does not look very good from the street. It is a shame because the original shape of the rest of the house is amazing and so different. The house clearly could have great curb appeal. Because of the shape of the property, It was a challenge to get clarification for what is considered to be the front of the property. Now with the front of the property identified, the 25ft of setback necessary in front of a garage makes the garage build impossible.

2. The shape of the house is original. The current garage looks very tattered and in need of a facelift anyway. All of these things: shape, location, direction of garage are original and pre-existing our purchase of the property.

3. Our plan for the house has always been to convert the current garage space into a secondary master suite for my aging mother to move in with us. Build a larger garage more suited to run and store vehicles, equipment and supplies for our cleaning business and frankly more suited for modern living. Also to have a gathering space for our large family to come to for events (upstairs gameroom). Without a variance to the setbacks, we will not be able to do any of our plans. Also, unlike our home most of the homes in our neighborhood have garages that are placed so you can drive straight into them. Even the homes where the front door is facing a different direction than the garage door.

4. Allowing us the variance does not grant us special privilege at all, many of our neighbors including our next door neighbor have garages placed well under the 25ft setback.

Thank you for your time,  
-Bobi Stant-Harrop