

Dear Committee Member,

Thank you for your time and consideration of the proposed development at 204 Liverpool St. We feel it is a modest development and very much in keeping with the existing building and the neighbourhood.

There is currently an existing rear one storey siding-clad addition. The proposed rear addition simply extends the existing addition to the full width of the house. The original brick house sits at 0.73m from the right/west side lot line. The proposed addition maintains this existing setback for the additional 3.7m of the addition.

There is currently an existing covered and enclosed front porch. It is not heated or insulated. The structure of the existing porch requires that it be rebuilt. The proposed rebuild will be on the exact footprint of the existing porch. However, we are proposing to heat and insulate the space to make it usable interior space.

We are not proposing any setbacks that are less than what currently exists on the property. The additional square footage added is small and very appropriate for the size of the lot. From the street, the house will not appear any bigger, but the rebuild at the front will improve the aesthetics and is in keeping with other houses in the neighbourhood.

Again, thank you for your time. Be well.

Kelly Wilson
Senior Designer, Volumes of Space
Agent acting on behalf of Kosta and Melissa Paliouras