

HALIFAX

Case 21250: Variance Hearing 1172 Rockcliffe Street, Halifax

Halifax and West Community Council

June 12, 2018

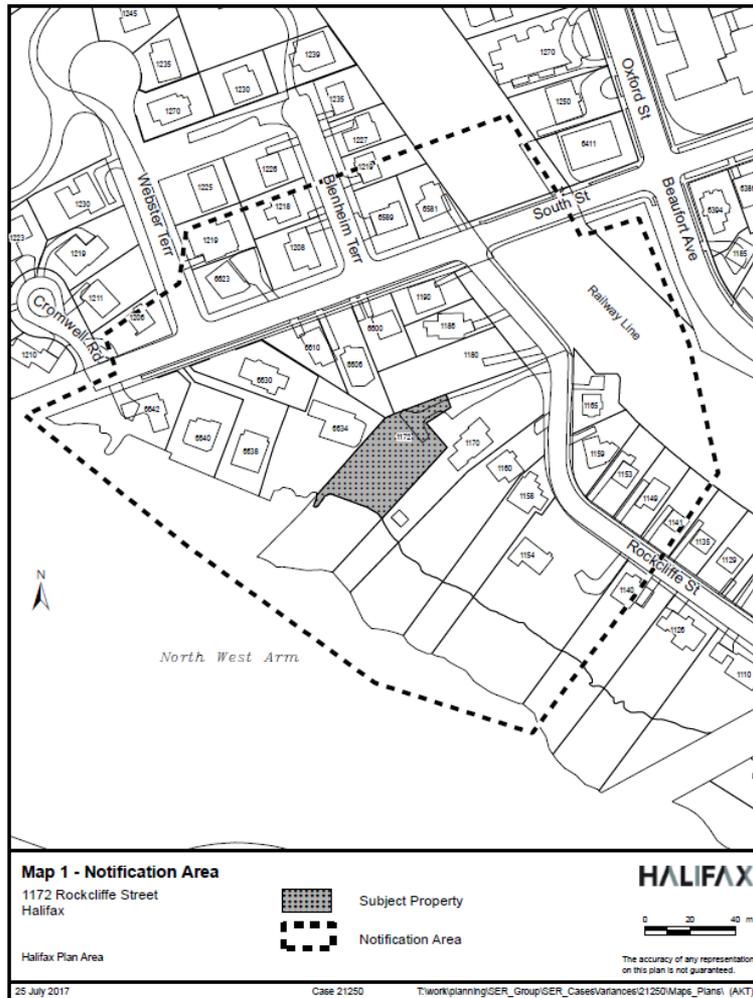
Background

- Zoned as R-1 (Single Family) under the Halifax Peninsula , Peninsula Centre Secondary Plan and falls within the North West Arm Sub Area
- The proposal is to construct an addition from the proposed detached garage to a proposed single unit dwelling
- In order to facilitate this proposal, a variance has been requested

Habitable Space

- A passageway connection between the dwelling and the accessory building is not considered an attached building in accordance with the Land Use By-Law and the 30 foot setback does not apply.
- A Development Permit has been approved for an accessory building with a passageway in the same location as this proposal.
- If habitable space is within the connection, the entire structure is considered part of the dwelling and the 30 foot setback is applicable.
- The request before Council tonight is whether to allow/permit habitable space within the connection of the main dwelling to the accessory structure

Location Map



HALIFAX

Variance Request

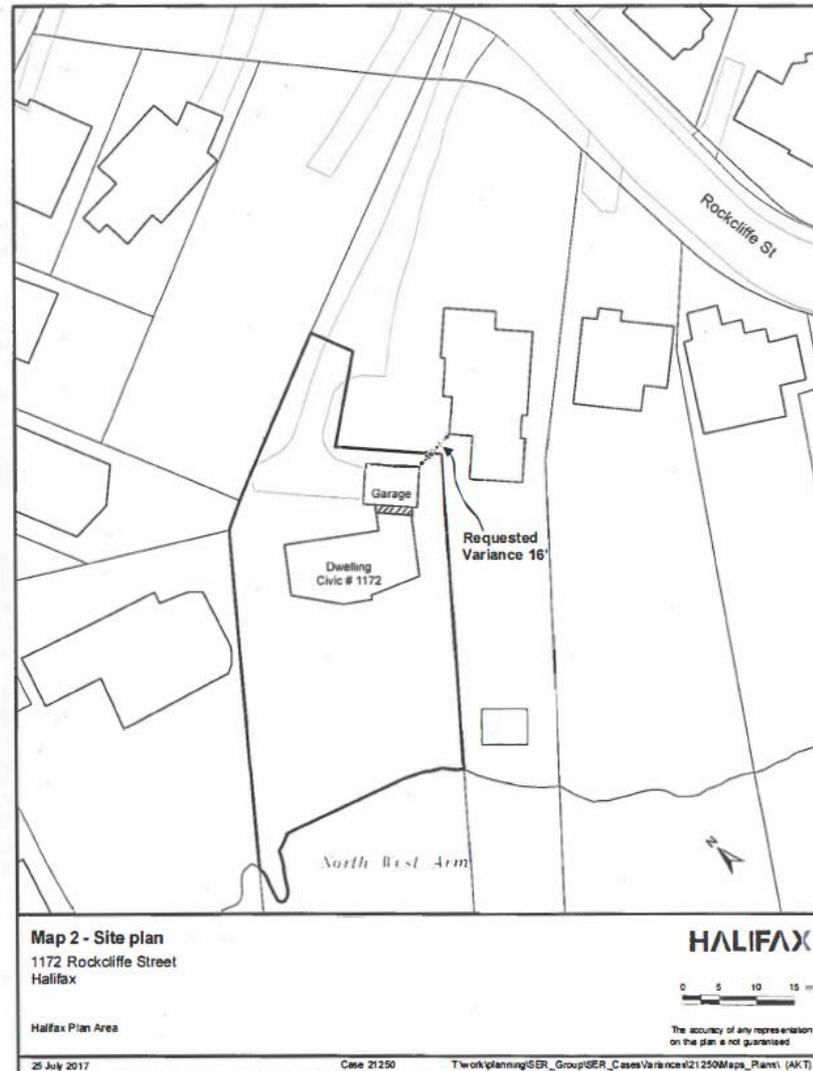
- **Zone Requirement
(Between Main Buildings)**

30 feet

Variance Request

16 feet

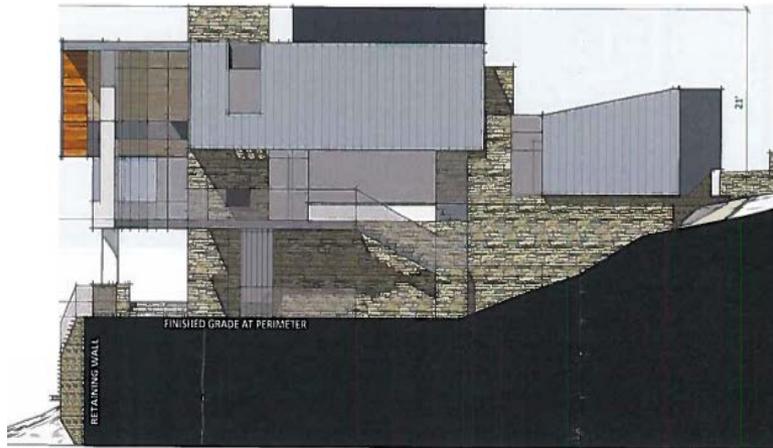
Site Plan



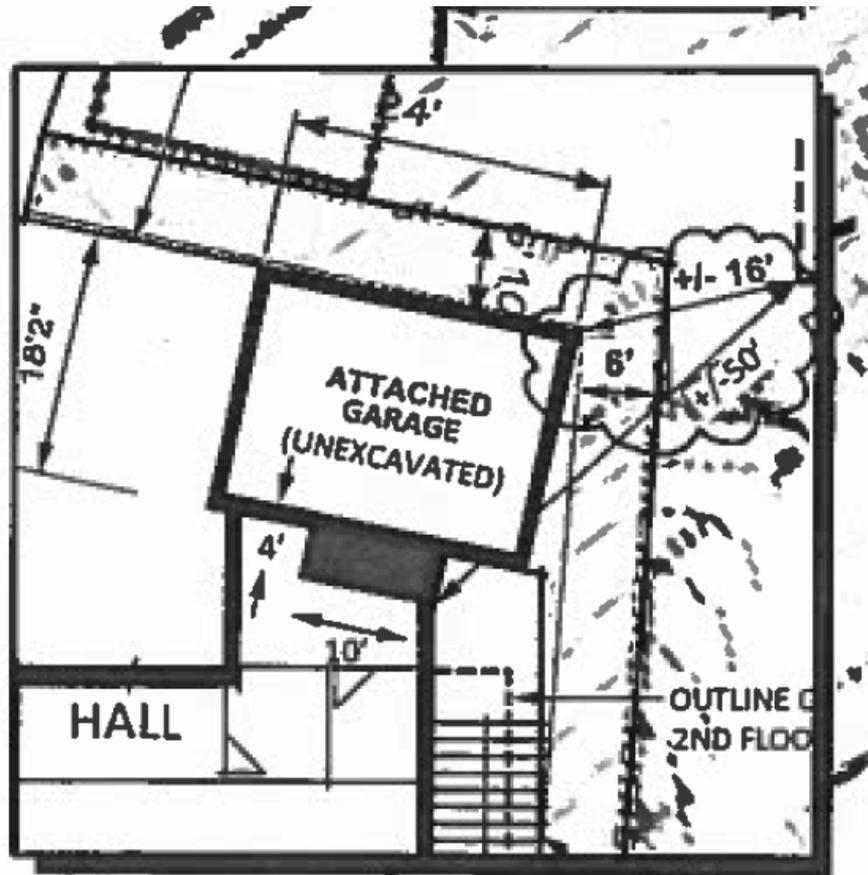
HALIFAX

Photos of Site

- The proposed single unit dwelling



Photos of Site



INSET: REQUESTED VARIANCE
INFILL BREEZEWAY/STAIR (+/- 40SF)
ON LOWER AND MAIN LEVELS (80 SF TOTAL)

HALIFAX

Photos of Site



HALIFAX

Photos of Site



HALIFAX

Consideration of Proposal

250 (3) A variance may **not** be granted where

- (a) the variance **violates the intent** of the development agreement or land use by-law;
- (b) the difficulty experienced is **general to properties in the area**;
- (c) the difficulty experienced results from an **intentional disregard** for the requirements of the development agreement or land use by-law.

Alternatives

Council may uphold the Development Officers decision and deny the appeal.

Or

Council may overturn the decision of the Development Officer and allow the appeal.