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Case 21057: Variance Hearing 3310 Micmac Street, Halifax

Halifax and West Community Council

July 10, 2018

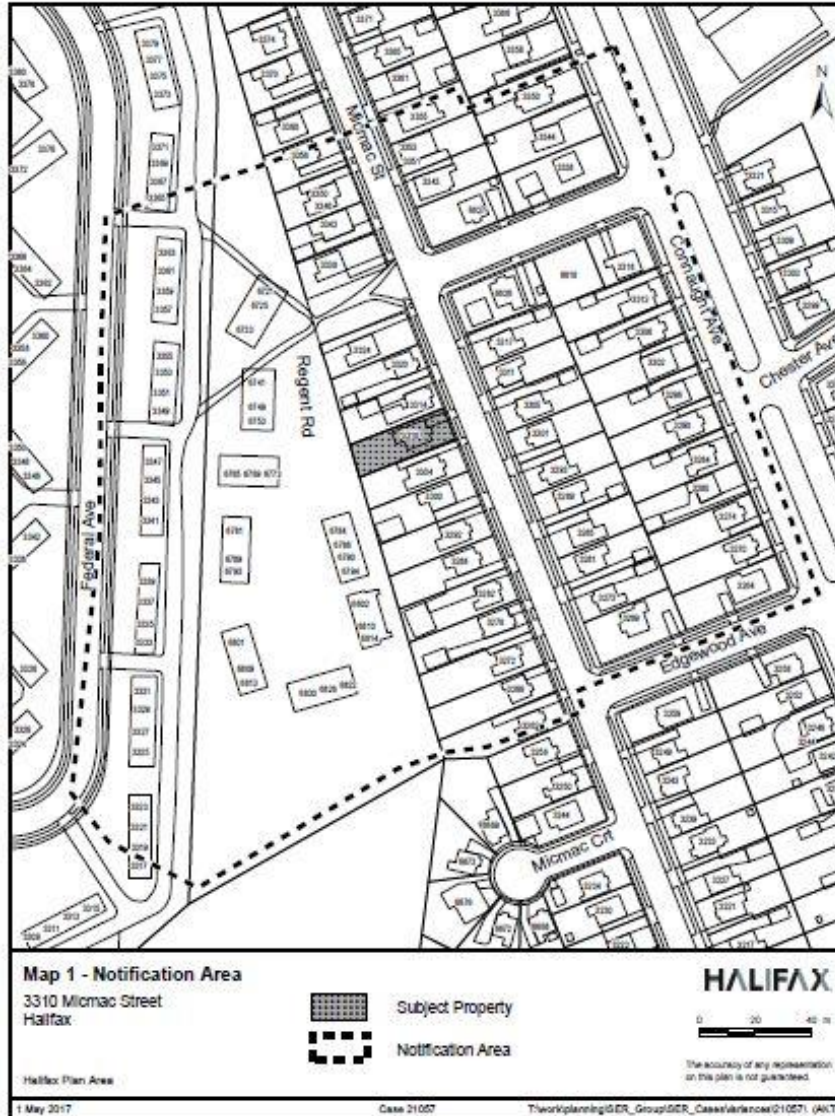
Background

- The subject property is zoned R-2 (General Residential) Zone under the Halifax Peninsula Land Use By-Law.
- Properties fronting on this portion of Micmac Street are subject to the front yard requirements of the Building Line Plan (Plan TT-18-20486) which shows a required 10-foot front yard
- A permit was issued for the construction of a garage attached to the front of an existing single unit dwelling.
- In order to facilitate this proposal, a variance has been requested

Background - continued

- During the permitting process it was identified that the garage was constructed closer than the approved setback
- We are now in a position where the addition does not meet the required setback and a Variance is necessary for final sign off on the project.
- For the reasons outlined in the staff report, the Development Officer approved the requested variance

Location Map



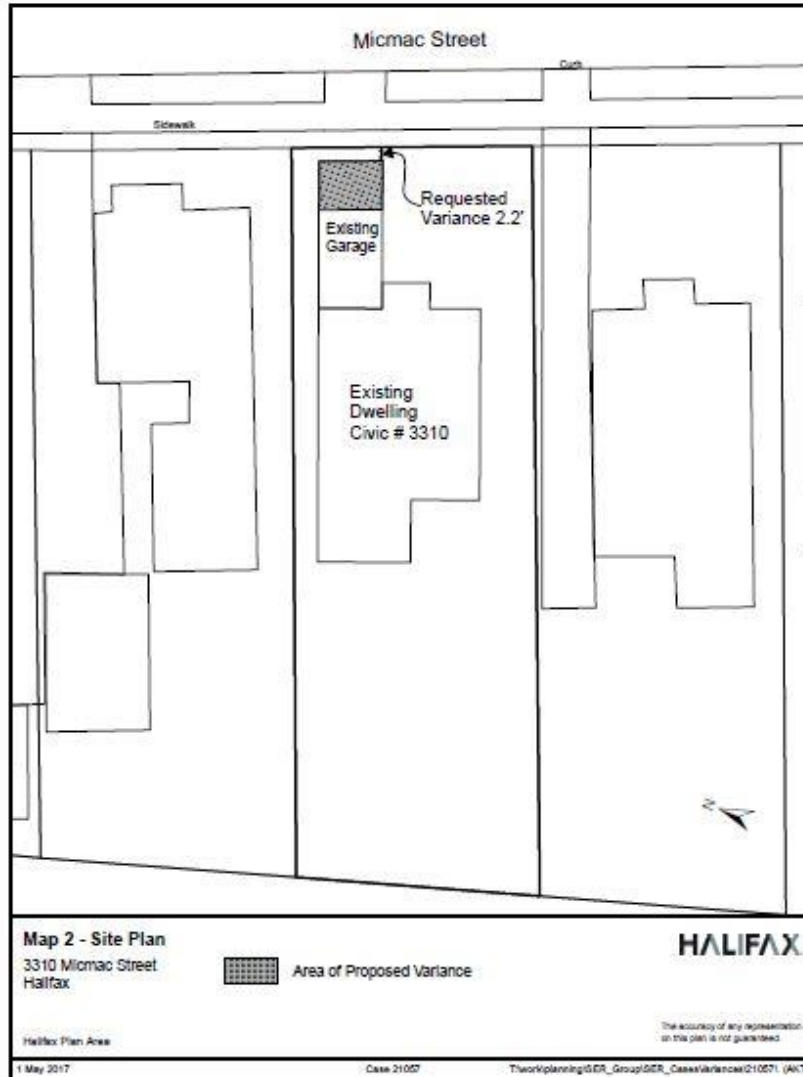
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Variance Request

Required Front Yard 10 feet

Proposed 2.2 feet

Site Plan



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Photos of Site



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Photos of Site



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Photos of Site



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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

- The alternatives before Community Council are:
- If Halifax and West Community Council approves the appeal the Variance will be refused.
- Should Halifax and West Community Council deny the appeal this would result in the Variance being granted. This is the recommended alternative.