

Item 10.2.1

HALIFAX

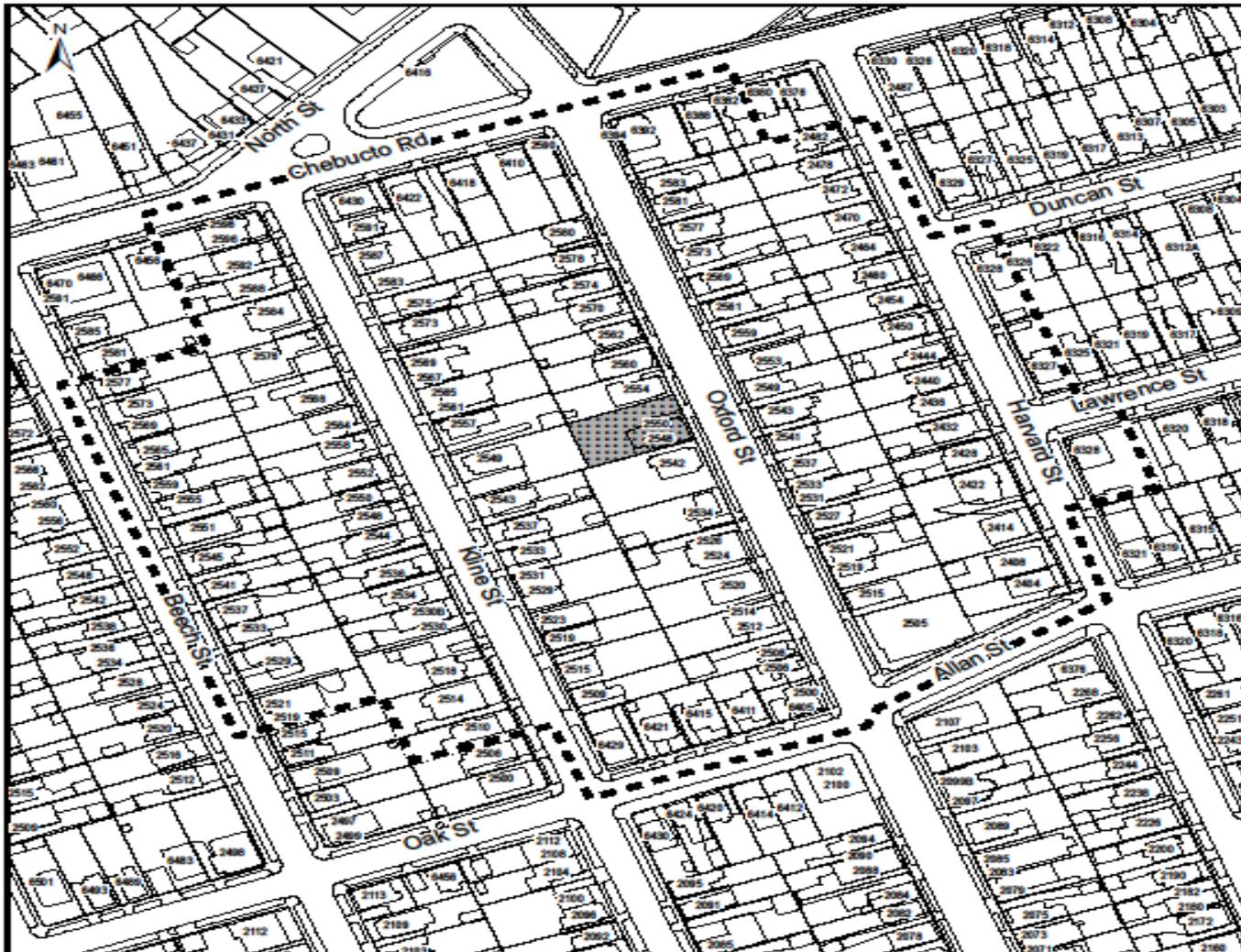
**Case 21249: Variance Hearing
2548 Oxford Street, Halifax**

Halifax and West Community Council

November 14, 2018

Background

- The subject property is zoned R-2 General Residential Zone under the Halifax Peninsula Land Use By-Law.
- There is an existing two unit dwelling on the property.
- A request was made to create a third storey and increase the total number of units to three.



Map 1 - Notification Area

2548 Oxford Street
Halifax

-  Subject Property
-  Notification Area

Halifax Plan Area

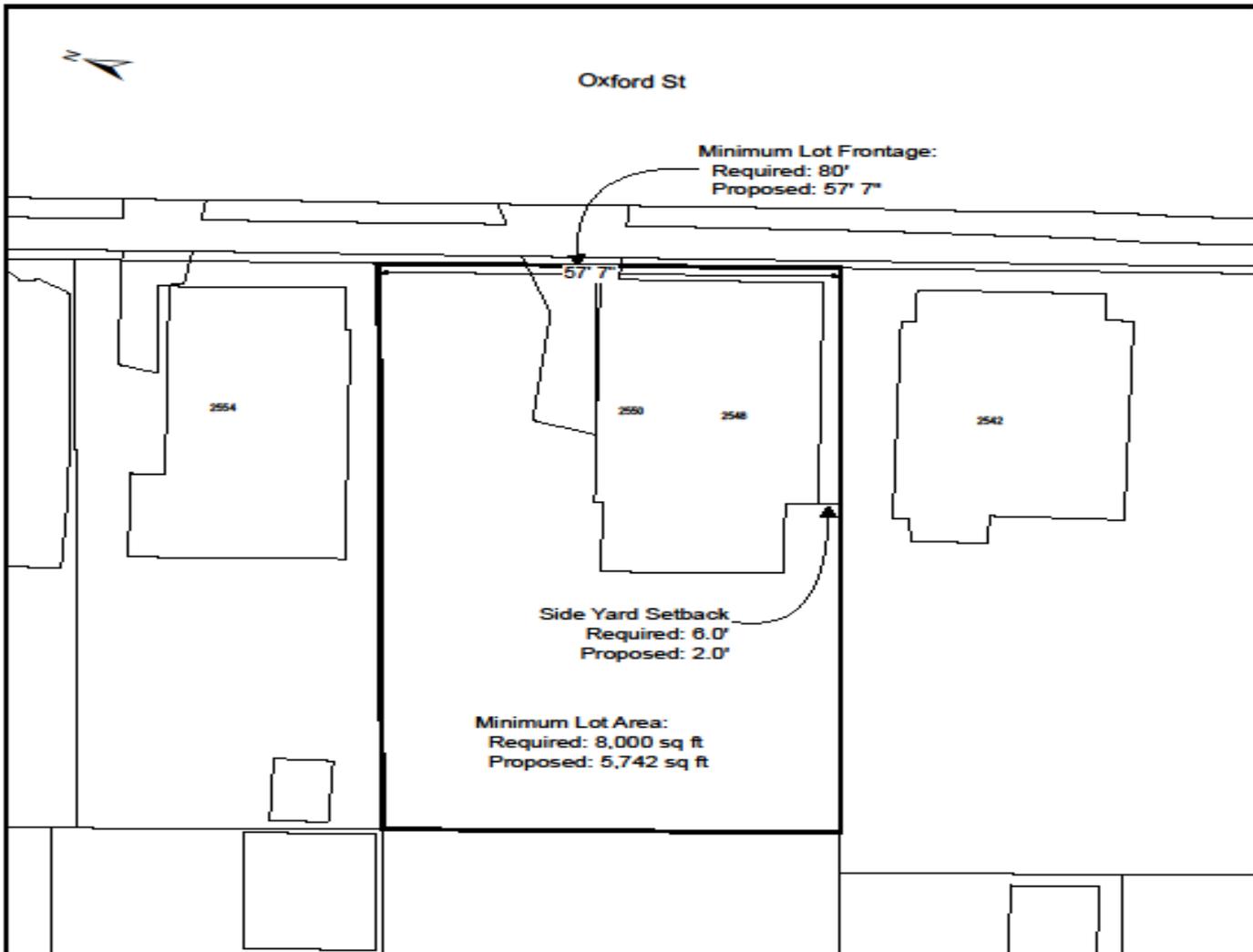
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The accuracy of any representation on this plan is not guaranteed.

Variance Request

	Requirement	Proposed
Lot Area	8000 sq feet	5742 sq feet
Lot Frontage	80 feet	57 feet 7 inches
Side Yard(left)	6 feet	2 feet



Map 2 - Site Plan

2548 Oxford Street
Halifax

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Halifax Plan Area



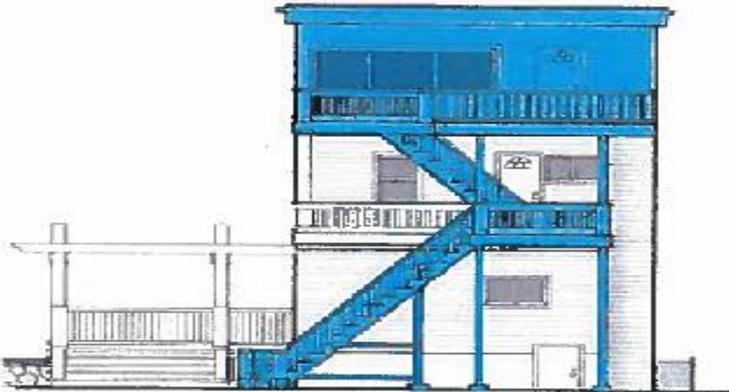
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Attachment A
Proposed Elevations

Front



Back







IFAX



FAX



FAX



FAX

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 approved.
- Should Halifax and West Community Council deny the appeal this would result in the Variance being denied. This is the recommended alternative.