

HALIFAX

Case 21703: Variance Hearing 12 Alderwood Drive, Halifax

Halifax and West Community Council

December 12, 2018

Background

Zone: R-1 (Single Family Dwelling)

Land Use Bylaw: Halifax Mainland, Mainland South Secondary Plan Area

Proposal: Construct addition to a single unit dwelling to create additional living space

- *No change in land use or alteration to the number of dwelling units is proposed*

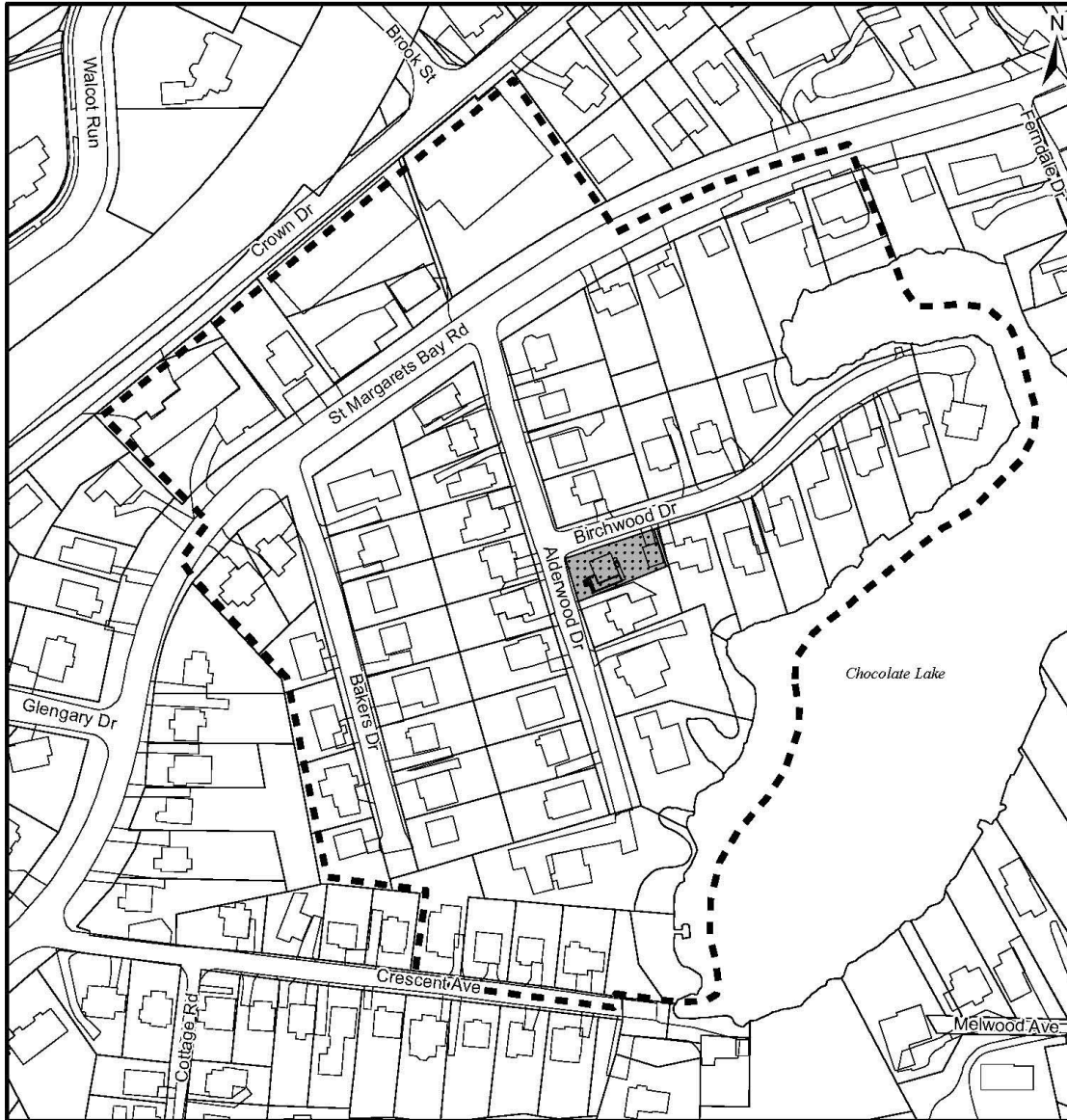
Request: Grant variance to relax the front yard and side yard setback requirements

- *The proposed addition meets all other requirements of the Land Use By-law, including height, flankage yard setback and lot coverage*

Decision: The Development Officer approved the variance request

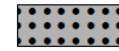
Appeal: Two property owners appealed the approval

Location Map

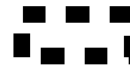


Map 1 - Notification Area

12 Alderwood Drive
Halifax



Subject Property



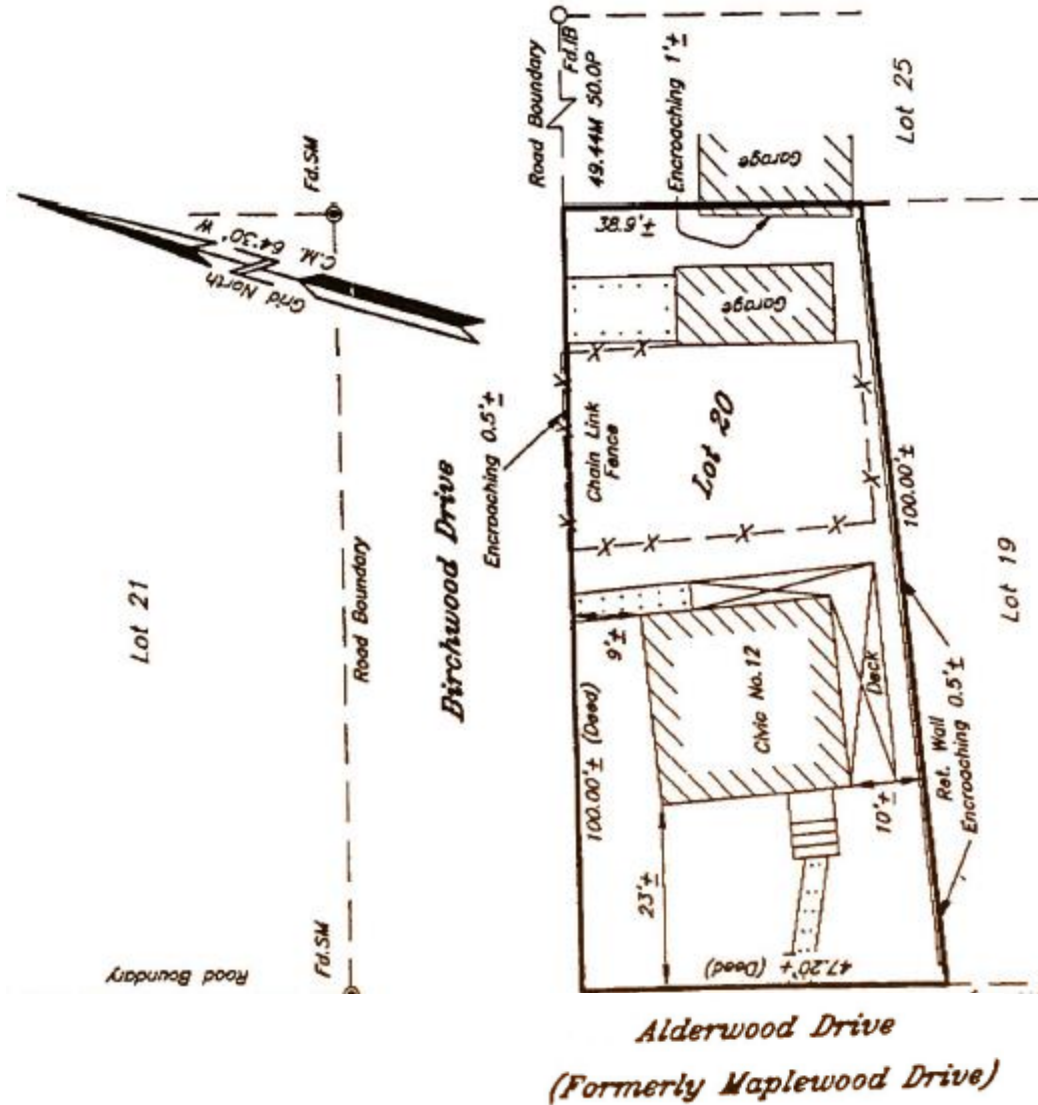
Notification Area



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

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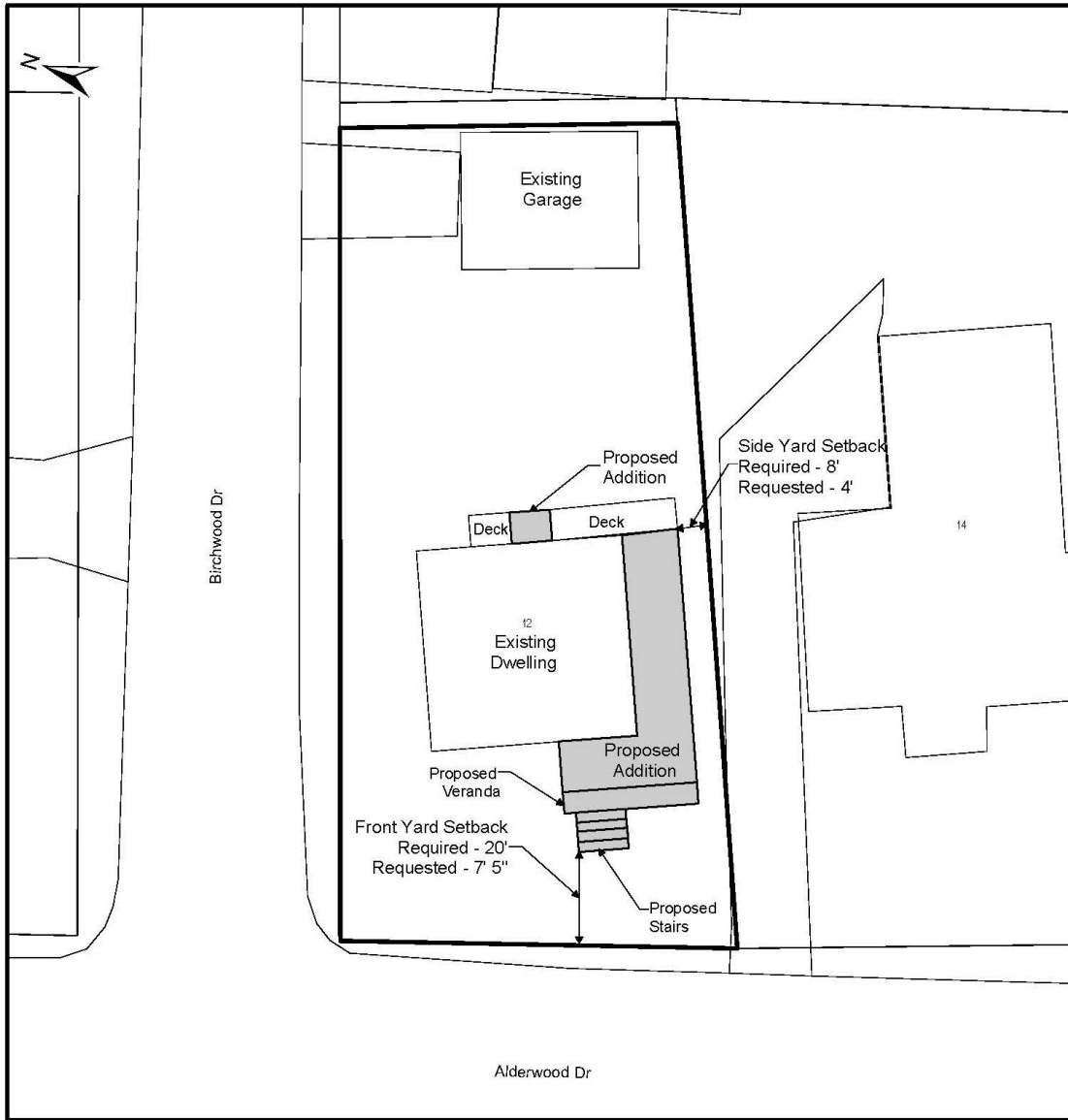
Site Plan – Existing Footprint



Variance Request

	Zone Requirement	Variance Requested
Minimum Front Yard	20 feet	7 feet, 5 inches
Minimum Side Yard	8 feet	4 feet

Site Plan – New Footprint

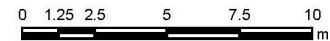


Map 2 - Site Plan

12 Alderwood Drive
Halifax



Subject Site



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

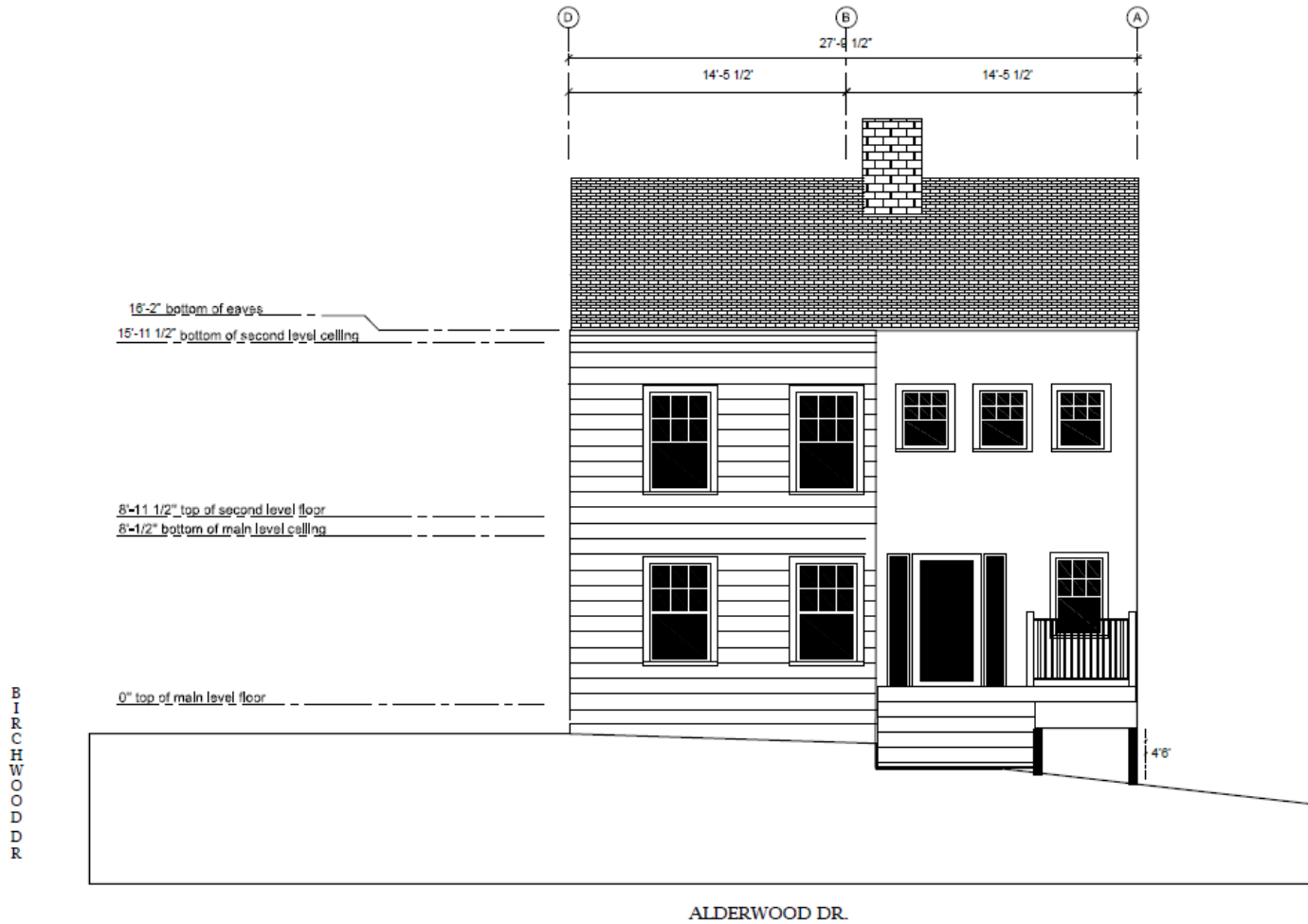
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Existing Front Elevation (West)



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Proposed Front Elevation (West)

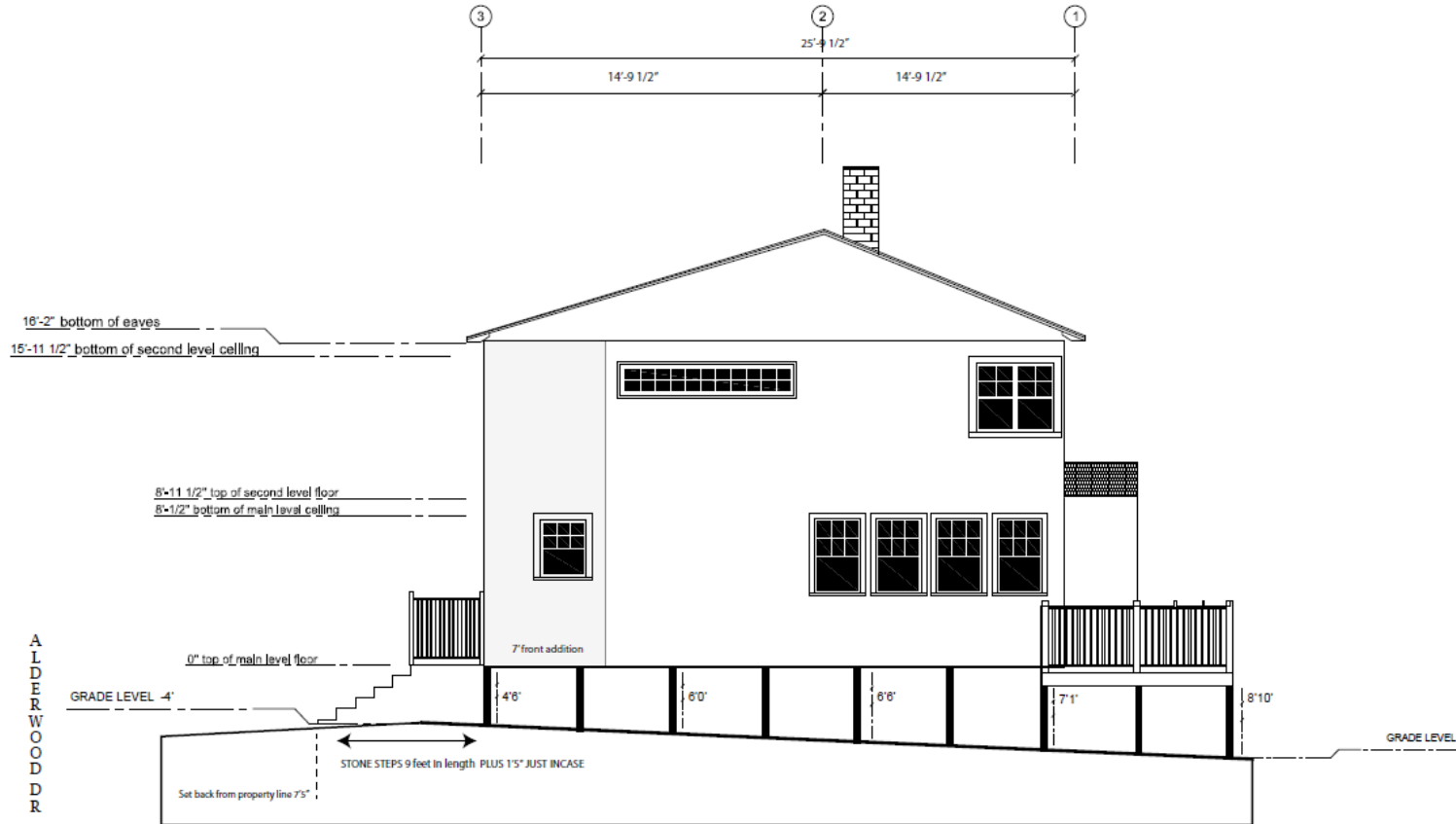


Existing Side Elevation (South)



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Proposed Side Elevation (South)

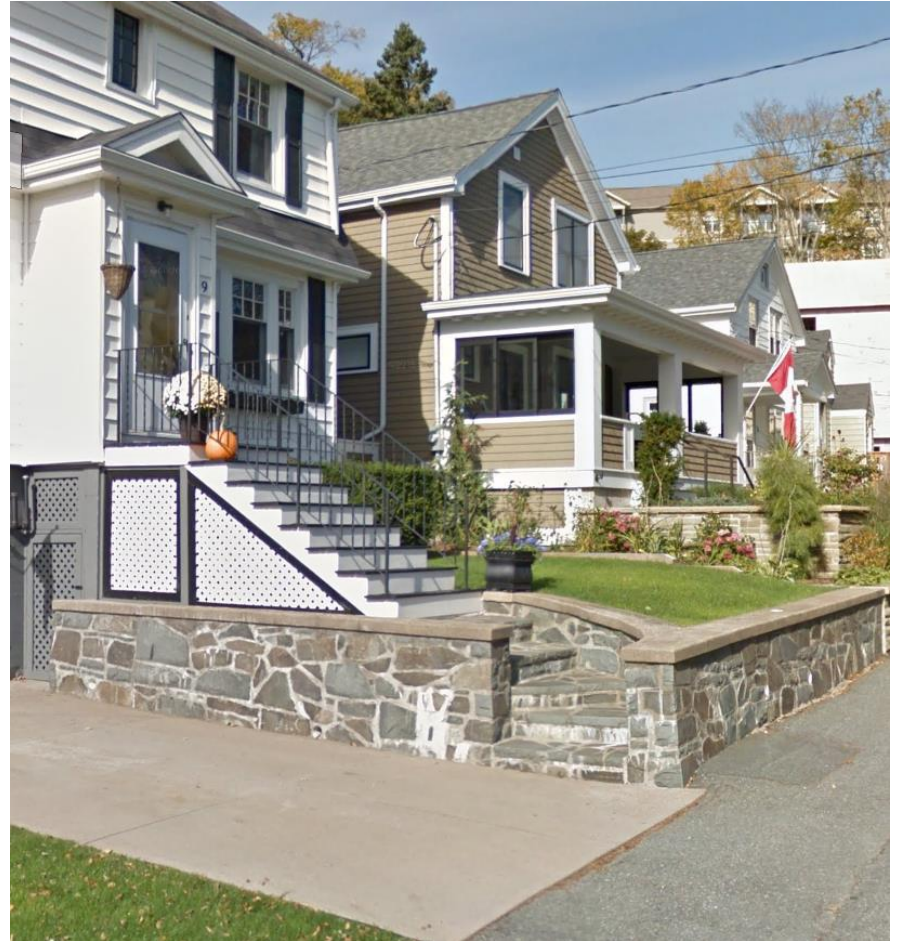


Consideration of Proposal

Section 250(3) A variance may not be granted if

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

Neighbourhood Character



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Alternatives

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

Or

Council may uphold the Development Officer's decision and deny the appeal. **This is the recommended alternative.**