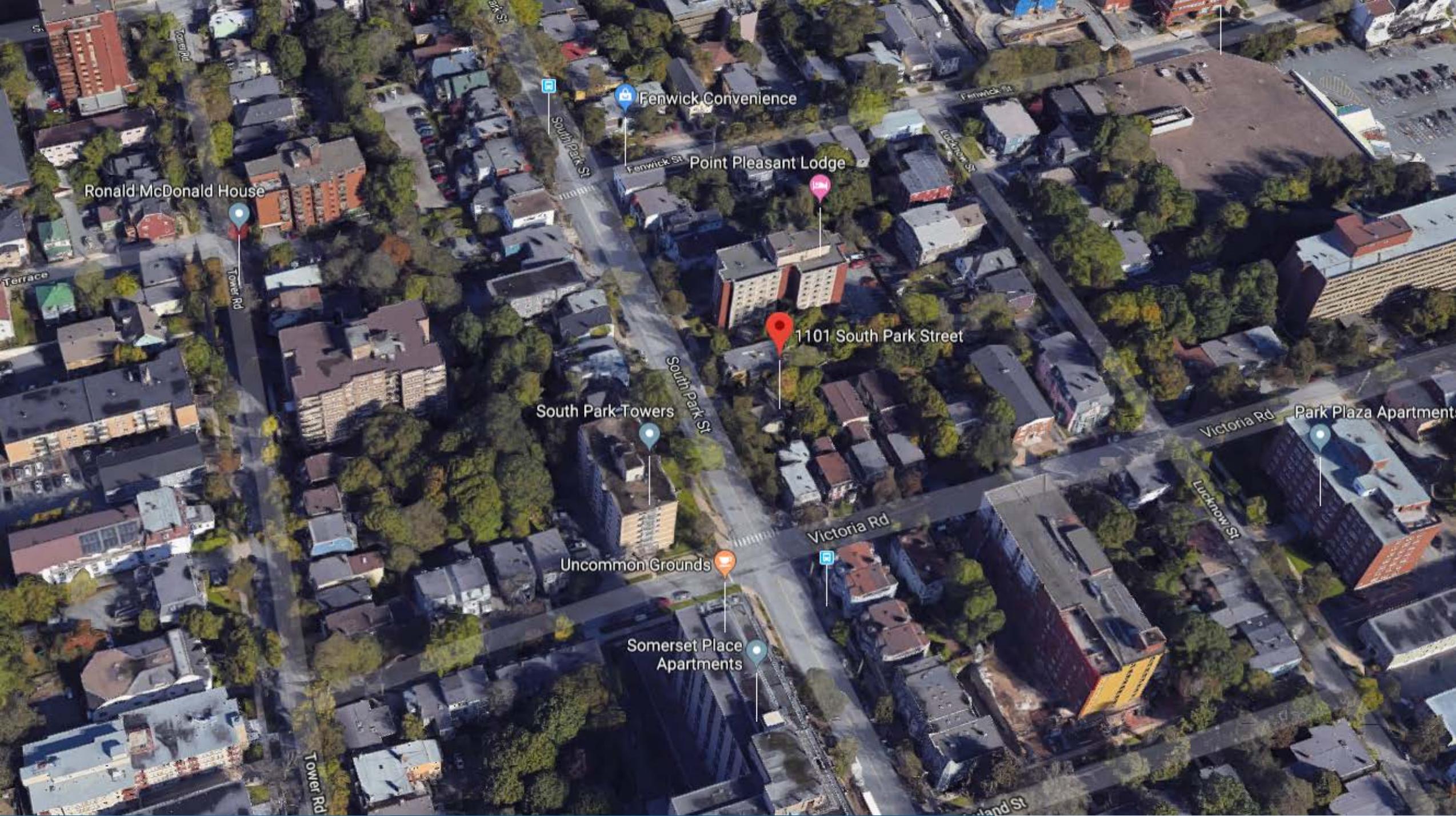


Case 21866
Variance Hearing
1101 South Park Street, Halifax

Halifax and West Community Council

June 11, 2019



Ronald McDonald House

Fenwick Convenience

Point Pleasant Lodge

1101 South Park Street

South Park Towers

Uncommon Grounds

Somerset Place
Apartments

Park Plaza Apartment

Tower Rd

South Park St

Fenwick St

Fenwick St

Lucknow St

South Park St

Victoria Rd

Victoria Rd

Lucknow St

Tower Rd

land St



Zoning

- Halifax Peninsula Land Use By-law
- R-2A (General Residential Conversion) Zone

HALIFAX

Proposal

- The property owners are proposing to construct an accessory building in the rear yard.
- In order to facilitate this proposal, a variance has been requested to increase the lot coverage to 46%.

Background

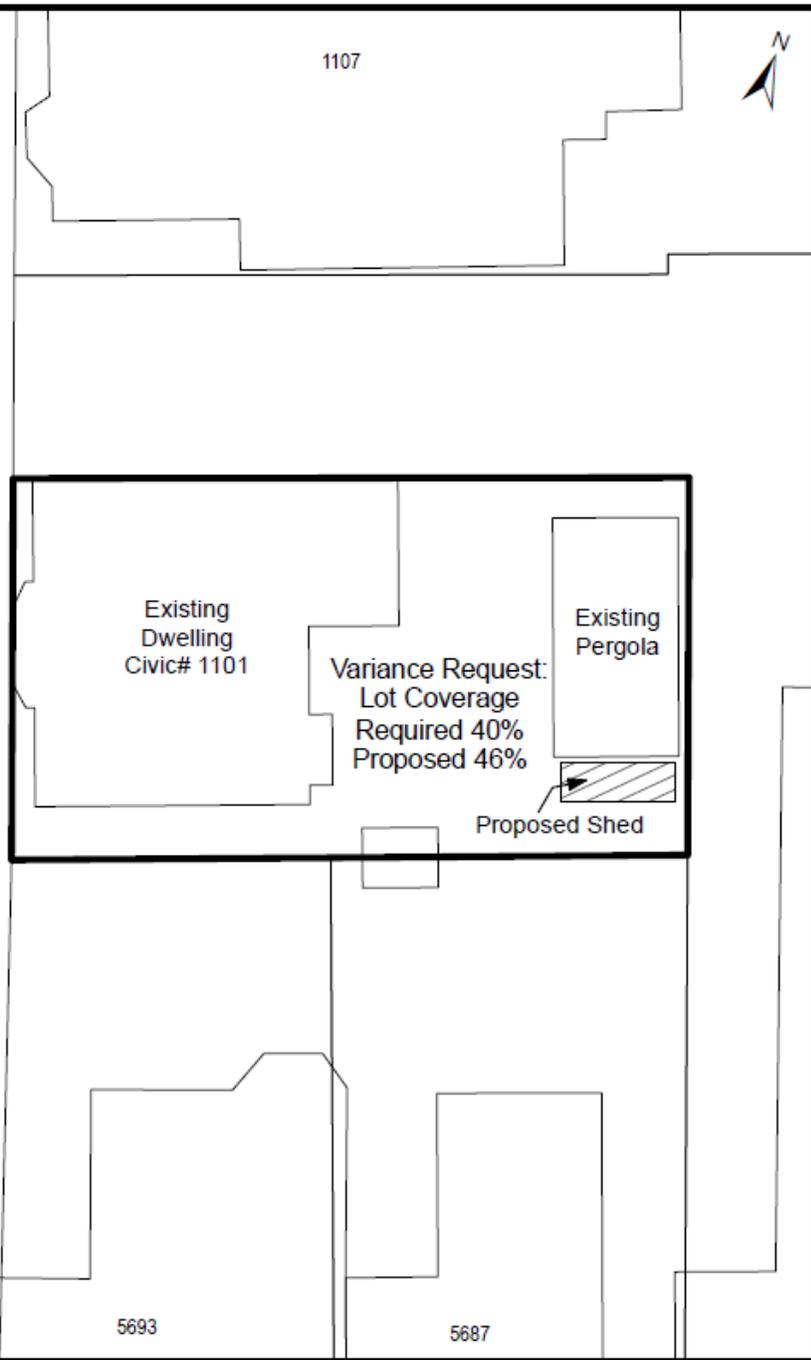
- 2014- A previous variance was approved in 2014 to increase the lot coverage from 40% to 43% in order to allow for an addition to the rear of the dwelling
- June 2018 - Permit received to construct an accessory building 13 feet 8 inches long by 4 feet 2 inches wide and 56.83 sqft in area
- This variance incorporates an encroaching portion of an accessory building on a neighbouring property
- A civil agreement applies to a four foot strip of land at the southern boundary with respect to the location and maintenance of a fence

Variance Request

	Requirement	Proposed
Lot Coverage	40%	46%

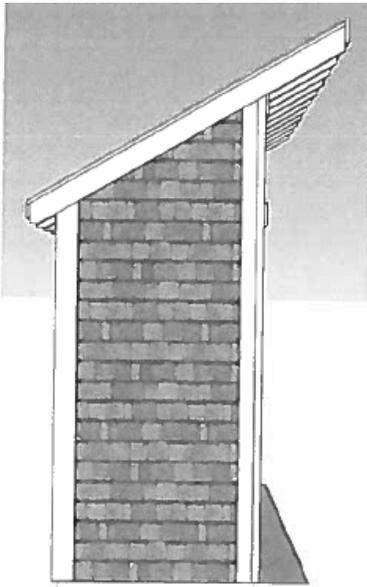
(Approved Variance from 2014 permits - 43%)

South Park St

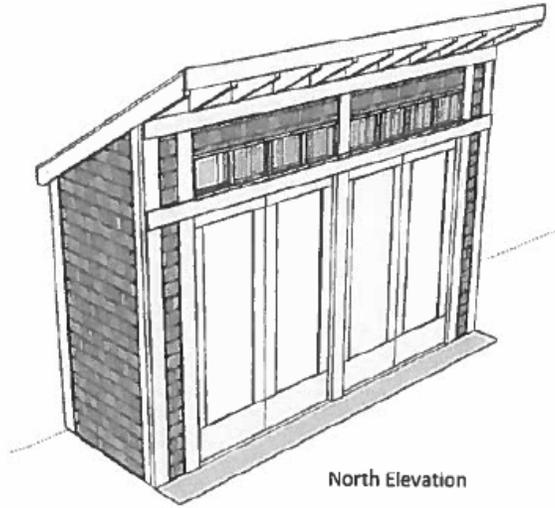


Site Plan

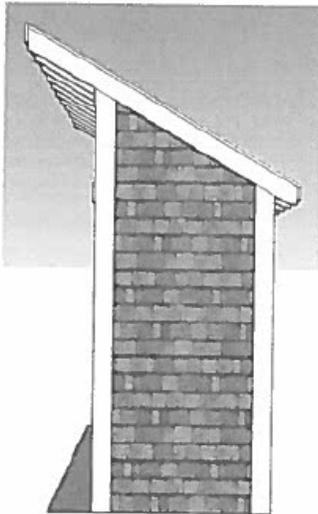
HALIFAX



East Elevation



North Elevation



West Elevation



South Elevation

Proposed accessory building

HALIFAX



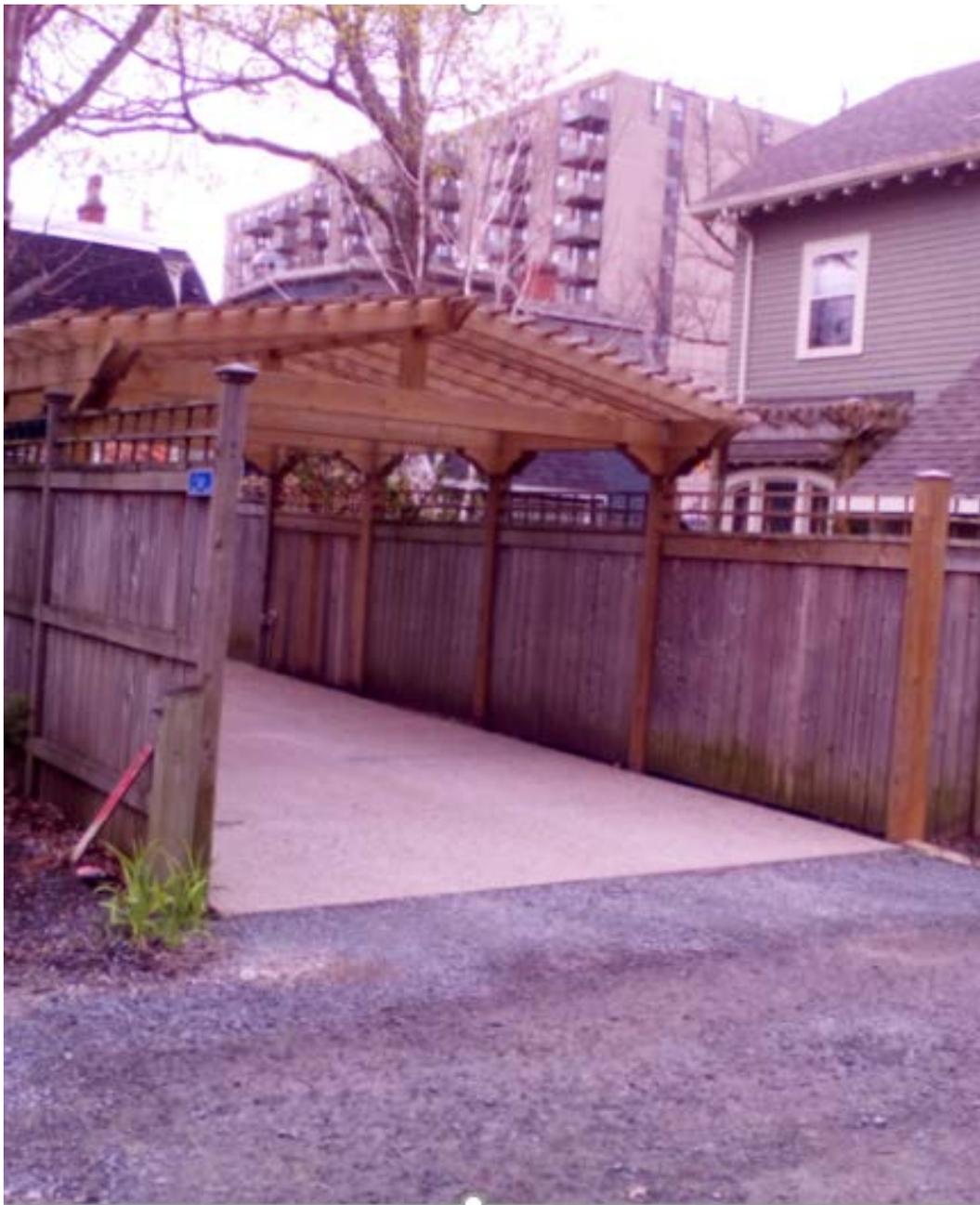
Site Photos

HALIFAX



Site Photos

HALIFAX



Site Photos

HALIFAX



Site Photos

HALIFAX

Variance Criteria

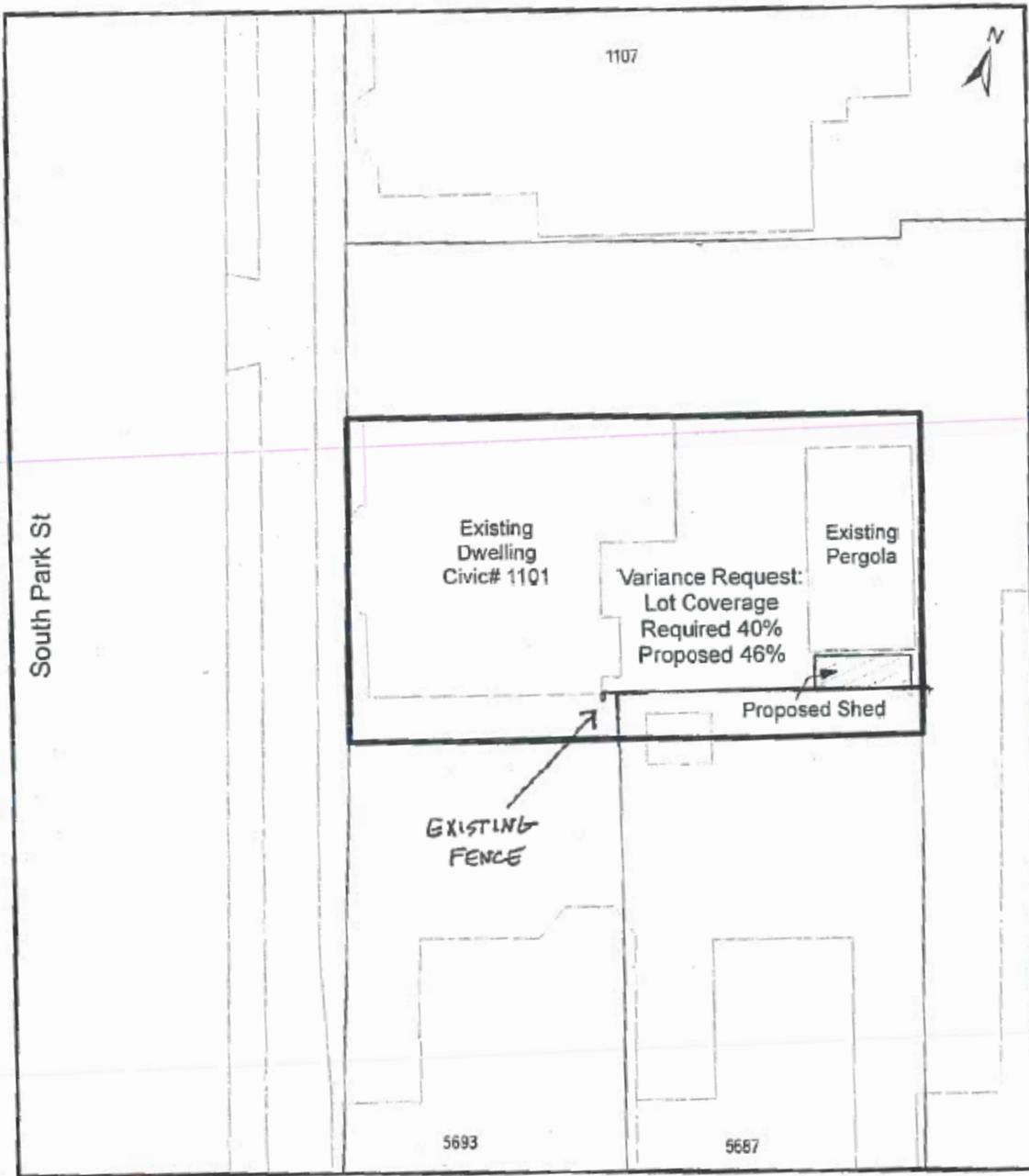
250 (3) A variance may **not** be granted where

- (a) the variance **violates the intent** of the 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 land use by-law.

Alternatives

The alternatives before Community Council are:

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



Fence location

HALIFAX