

Case 21855
Variance Hearing
1624/1626 Henry Street, Halifax

Halifax and West Community Council

June 11, 2019

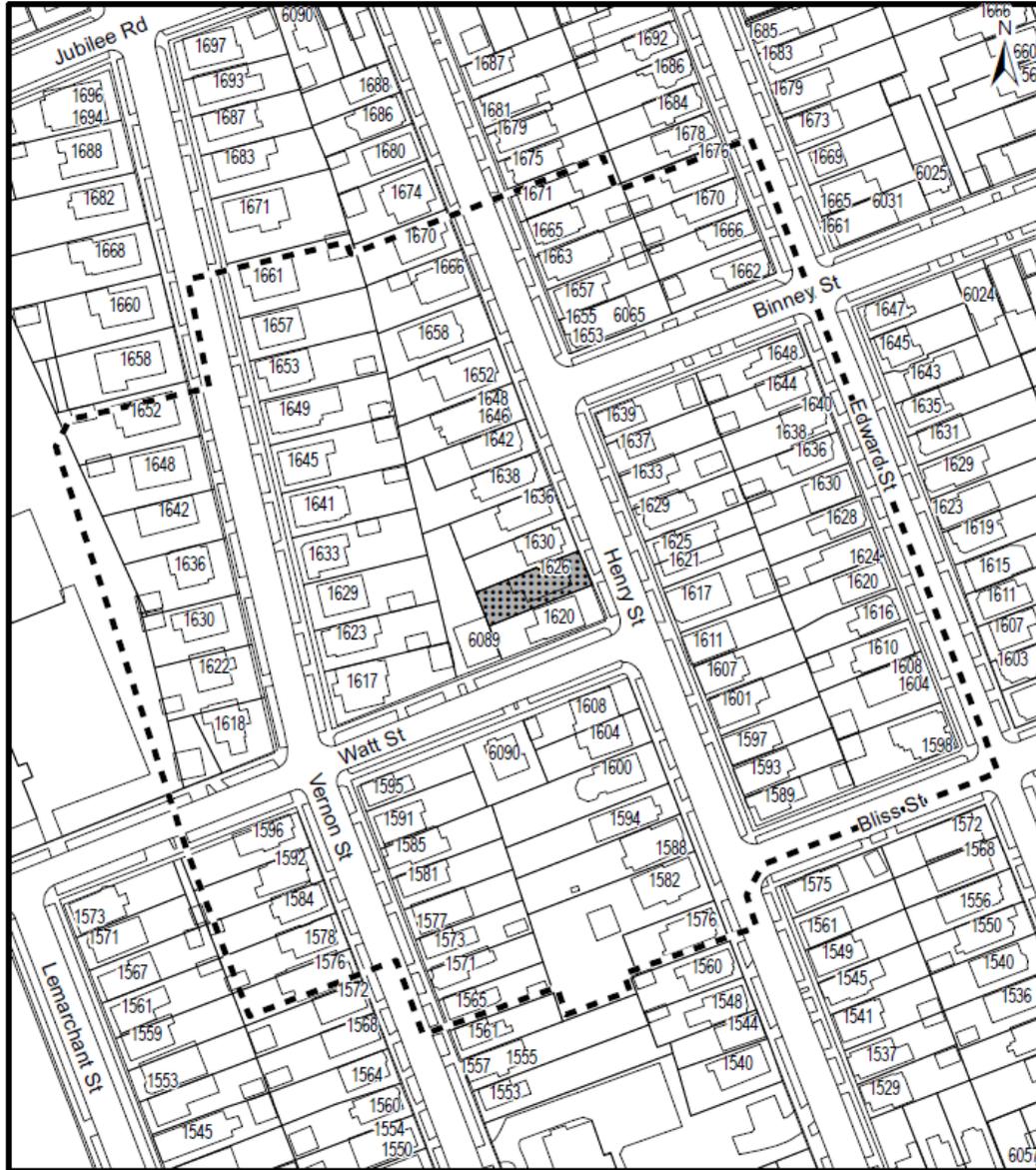


Scotiabank

Coburg Social Bar & Café

St. Andrew's United Church

Edm



Zoning

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

HALIFAX

Proposal

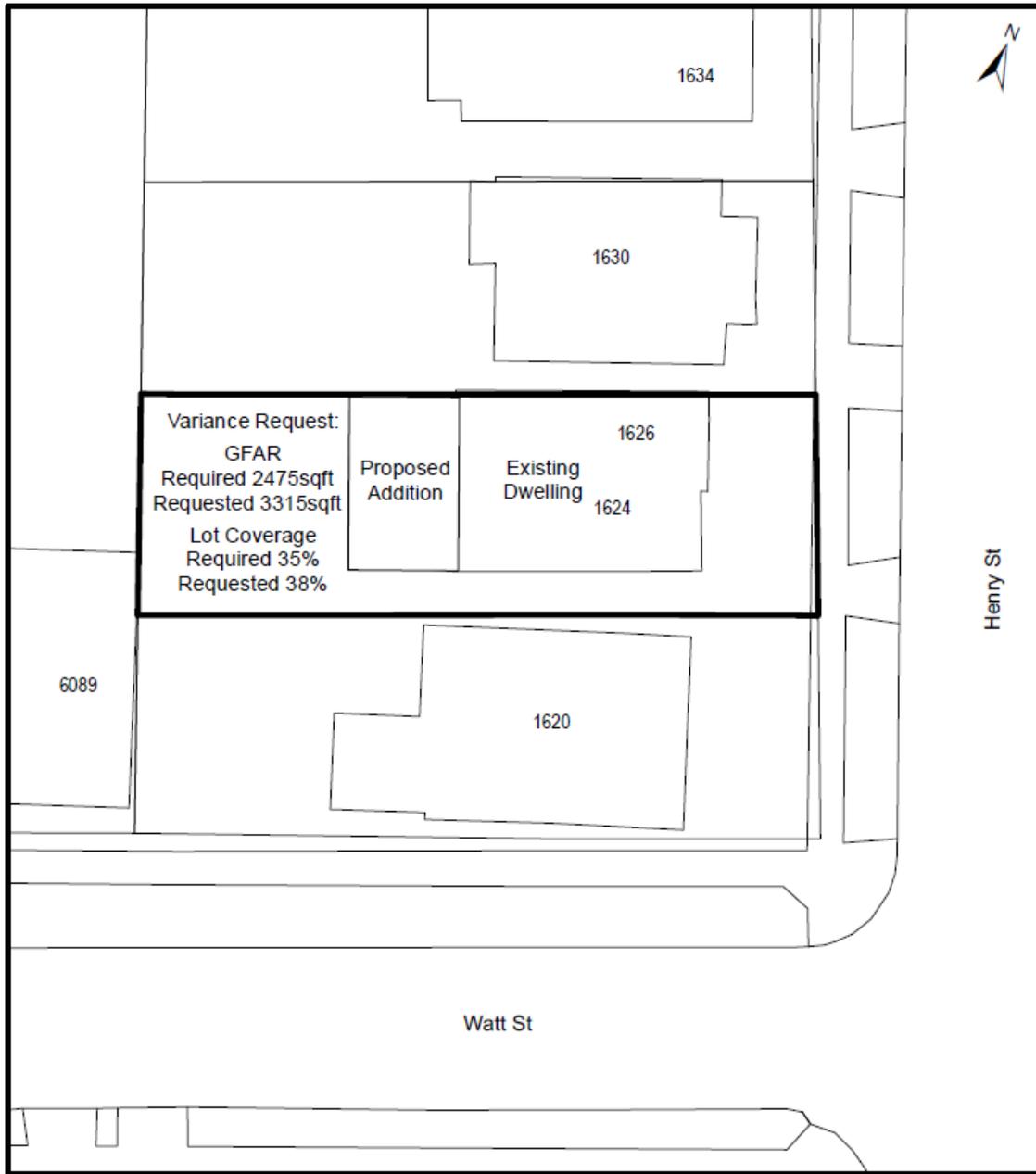
- The property owners are proposing to construct an addition to the rear of an existing two unit dwelling
- In order to facilitate this proposal, a variance has been requested for gross floor area and lot coverage

Background

- The lot size is smaller than other lots within the notification area. As a result any type of addition to the dwelling will exceed the gross floor area requirements and lot coverage.
- The current lot coverage exceeds the minimum requirements at 35.6%. This was approved in 2007 through a previous variance.

Variance Request

| | Requirement | Existing | Variance Requested |
|---------------------------------|--|---|--|
| Max. Lot Coverage | 35% | 35.6%* | 38% |
| Minimum Lot Area to Support GFA | 5000 square feet lot area (which would permit up to 3,000 square feet GFA) | 3,300 square feet lot area (non-conforming 2,783 square feet GFA) | 6,030 square feet lot area (to support the proposed 3,315 square feet GFA) |



Site Plan

HALIFAX



Site Photos

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Site Photos

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Site Photos

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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.