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Case 22182
Variance Hearing
2424 Armcrescent East Dr.
Halifax

Halifax and West Community Council

August 6, 2019

2424
Armcresent
East

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Zoning

- Halifax Peninsula Land Use By-law
- R-1 (Single Family Dwelling) Zone

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Proposal

- The property owners are proposing to construct a single family dwelling with a Gross Floor Area greater than that permitted by the by-law.

- In order to facilitate this proposal, a variance has been requested to increase the minimum lot area required to accommodate the additional gross floor area.

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Background

- The variance is required to allow permanent access to the top floor, thereby adding habitable space and increasing the Gross Floor Area (GFA) beyond that permitted by the by-law.
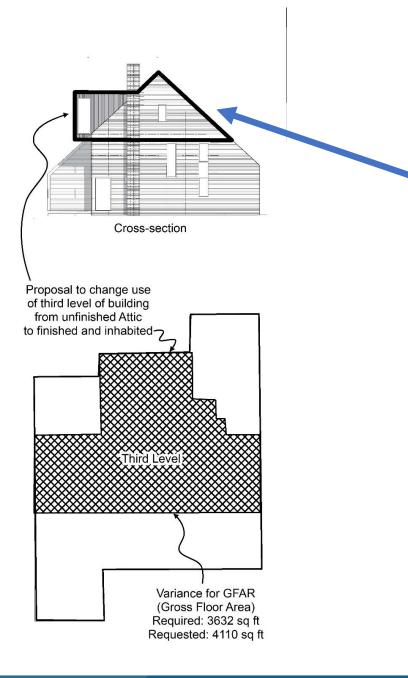
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Variance Request

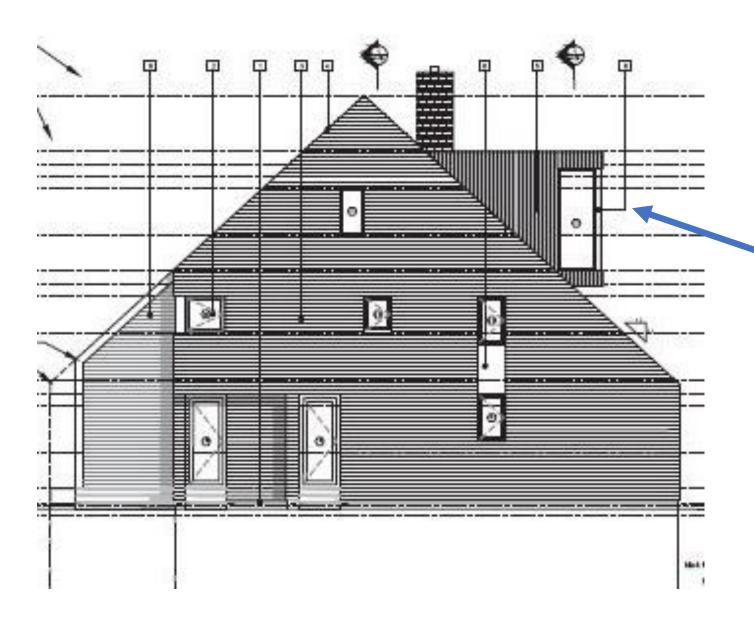|	Requirement	Variance Requested
Minimum lot area to support GFA (gross floor area)	**Existing:** 6,604 square feet lot area (allowing 3,632 square feet GFA)	8,220 square feet lot area (to support the proposed 4,100 square feet GFA)

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Site Plan

The variance is required to allow permanent access to the top floor

Cross-section

Proposal to change use of third level of building from unfinished Attic to finished and inhabited

Third Level

Variance for GFAR (Gross Floor Area)
Required: 3632 sq ft
Requested: 4110 sq ft

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Side elevation

To allow permanent access to this area

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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.

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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.

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