



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 10.2.1
Halifax and West Community Council
September 19, 2019

TO: Chair and Members of Halifax and West Community Council

SUBMITTED BY: *-Original Signed-*

Steve Higgins, Manager, Current Planning

DATE: September 5, 2019

SUBJECT: Case 22171: Appeal of Variance Refusal – 3681 Memorial Drive, Halifax

ORIGIN

Appeal of the Development Officer's decision to refuse a variance.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality (HRM) Charter; Part VIII, Planning and Development

- s. 250, a development officer may grant variances in specified land use by-law or development agreement requirements but under 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 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.
- s. 251, regarding variance requirements for notice, appeals and associated timeframes.
- s. 252, regarding requirements for appeal decisions and provisions for variance notice cost recovery.

RECOMMENDATION

In accordance with Administrative Order One, the following motion shall be placed on the floor:

That the appeal be allowed.

Community Council approval of the appeal will result in approval of the variance.

Community Council denial of the appeal will result in refusal of the variance.

Staff recommend that Halifax and West Community Council deny the appeal.

BACKGROUND

A variance request has been submitted for 3681 Memorial Drive in Halifax to permit an addition to the front of an existing single unit dwelling as shown on Map 2. To facilitate this project, a variance has been requested to relax the required front yard setback from a required minimum of 15 feet to 8 feet. All other requirements of the Land Use Bylaw are met.

The purpose of this addition is to create additional living space in the dwelling. The property slopes upwards from the sidewalk and the grade at the front of the dwelling is proposed to be altered to allow direct, at-grade access from the driveway into the current basement level (Attachment A). Retaining walls are proposed to be erected along the sides of the property and landscaped steps are proposed along the side of the dwelling.

Site Details:

Zoning

The property is located in the R-2 (General Residential) Zone of the Halifax Peninsula Land Use By-Law (LUB). The relevant requirements of the LUB and the related variance request is as identified below:

	Zone Requirement	Variance Requested
Minimum Front Yard	15 feet	8 feet

For the reasons detailed in the Discussion section of this report, the Development Officer has refused the requested variance (Attachment B) and the applicant subsequently appealed the refusal (Attachment C). Property owners within the notifications area (Map 1) have been notified of the appeal of the refusal and the matter is now before Halifax and West Community Council for decision.

Process for Hearing an Appeal

Administrative Order Number One, the *Procedures of the Council Administrative Order* requires that Council, in hearing any appeal, place a motion to “allow the appeal” on the floor, even if the motion is in opposition to the staff recommendation. The recommendation section of this report contains the required wording of the appeal motion as well as a staff recommendation.

For the reasons outlined in this report, staff recommend that Community Council deny the appeal and uphold the decision of the Development Officer to refuse the request for variances.

DISCUSSION

Development Officer’s Assessment of Variance Request:

In hearing a variance appeal, Council may make any decision that the Development Officer could have made, meaning their decision is limited to the criteria provided in the *Halifax Regional Municipality Charter*.

The *Charter* sets out the following criteria by which the Development Officer may not grant variances to requirements of the Land Use By-law:

“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 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.”

To be approved, any proposed variance must not conflict with any of the criteria. The Development Officer's assessment of the proposal relative to each criterion is as follows:

1. Does the proposed variance violate the intent of the land use by-law?

Building setbacks in the by-law help to ensure that structures maintain adequate separation from adjacent structures, streets and property lines for access, safety and aesthetics.

The relaxation of front yard setback from 15 feet to 8 feet is a significant reduction in the required separation from the streetline. As proposed, the bulk of the addition would be in the form of a cantilevered structure projecting an additional 10 feet from the existing front building wall. The nature of the addition would impact the sightline along Memorial Drive and would be inconsistent with the established conditions inherent in the surrounding development. It is the Development Officer's opinion that this proposal violates the intent of the Land Use By-Law.

2. Is the difficulty experienced general to properties in the area?

In evaluating variance requests, staff must determine if general application of the by-law creates a specific difficulty or hardship that is not broadly present in the area. If these circumstances exist, then consideration can be given to the requested variance. If the difficulty is general to properties in the area, then the variance should be refused.

Conditions on the property in question do not result in difficulties or challenges that are not broadly present in the area. Lot configurations, sizes and topographical conditions for detached housing are highly consistent in the area and the front building line is also well established and uniform in the vicinity.

The existing dwelling meets all requirements of the R-2 Zone, including the required front yard setback. The abutting dwellings along the same side of the street are setback at similar distance to the existing dwelling at approximately 18 feet to the front property line and 24.5 feet to the curb (Attachment D).

It is the Development Officer's opinion that the difficulty experienced in this case is general to properties in the area and the variance request was subsequently refused.

3. Is the difficulty experienced the result of an intentional disregard for the requirements of the land use by-law?

In reviewing a proposal for intentional disregard for the requirements of the Land Use By-law, there must be evidence that the applicant had knowledge of the requirements of the By-law relative to their proposal and then took deliberate action which was contrary to those requirements.

That is not the case in this request. The applicant has applied for a variance in good faith prior to commencing any work on the property. Intentional disregard of By-law requirements was not a consideration in this variance request.

Appellant's Submission:

While the criteria of the *HRM Charter* limits Council to making any decision that the Development Officer could have made, the appellants have raised certain points in their letters of appeal (Attachment C) for

Council's consideration. These points are summarized and staff's comments on each are provided in the following table:

Appellant's Appeal Comments	Staff Response
<i>"As the property line is recessed 6'7" from the sidewalk – meaning we don't actually own a substantial part of our front yard – the renovated house would still be about 15 feet from the sidewalk..."</i>	It is common that street boundary lines would extend beyond the sidewalk for maintenance and /or future sidewalk purposes. The measurement of the front yard is taken from the property boundary. The location of the front property line proximate to the location of the sidewalk is common to all properties within the neighbourhood.
<i>The elevation of the property means that accessing the entryways can be daunting-especially in winter.</i>	The elevation of the property relative to the driveway and the street is a common condition along this block of Memorial Drive. The existing design of the house is similar to adjacent homes.
<i>The distance from the entryway to the sidewalk makes it a very unfriendly house. The proposed design would put us in a more cordial relation to the street.</i>	The elevation of the property relative to the driveway and the street is a common condition along this block of Memorial Drive. The existing design of the house is similar to adjacent homes.

Conclusion:

Staff have reviewed all the relevant information in this variance proposal. As a result of that review, the variance request was refused as it was determined that the proposal conflicts with the statutory criteria provided by the *Charter*. The matter is now before Council to hear the appeal and render a decision.

FINANCIAL IMPLICATIONS

There are no financial implications related to this variance. The administration of the variance proposal can be carried out within the approved 2019-2020 budget with existing resources.

RISK CONSIDERATION

There are no significant risks associated with the recommendation contained within this report.

COMMUNITY ENGAGEMENT

Community Engagement, as described by the Community Engagement Strategy, is not applicable to this process. The procedure for public notification is mandated by the *HRM Charter*.

Where a variance **refusal is appealed**, a hearing is held by Council to provide the opportunity for the applicant, all assessed owners within 100 metres of the variance and anyone who can demonstrate that they are specifically affected by the matter, to speak.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

ALTERNATIVES

As noted throughout this report, Administrative Order One requires that Community Council consideration of this item must be in contact of a motion to allow the appeal. Council's options are limited to denial or approval of that motion.

1. Denial of the appeal motion would result in the denial of the variance. The would uphold the Development Officer's decision and this is staff's recommended alternative.
2. Approval of the appeal motion would result in the approval of the variance. This would overturn the decision of the Development Officer.

ATTACHMENTS

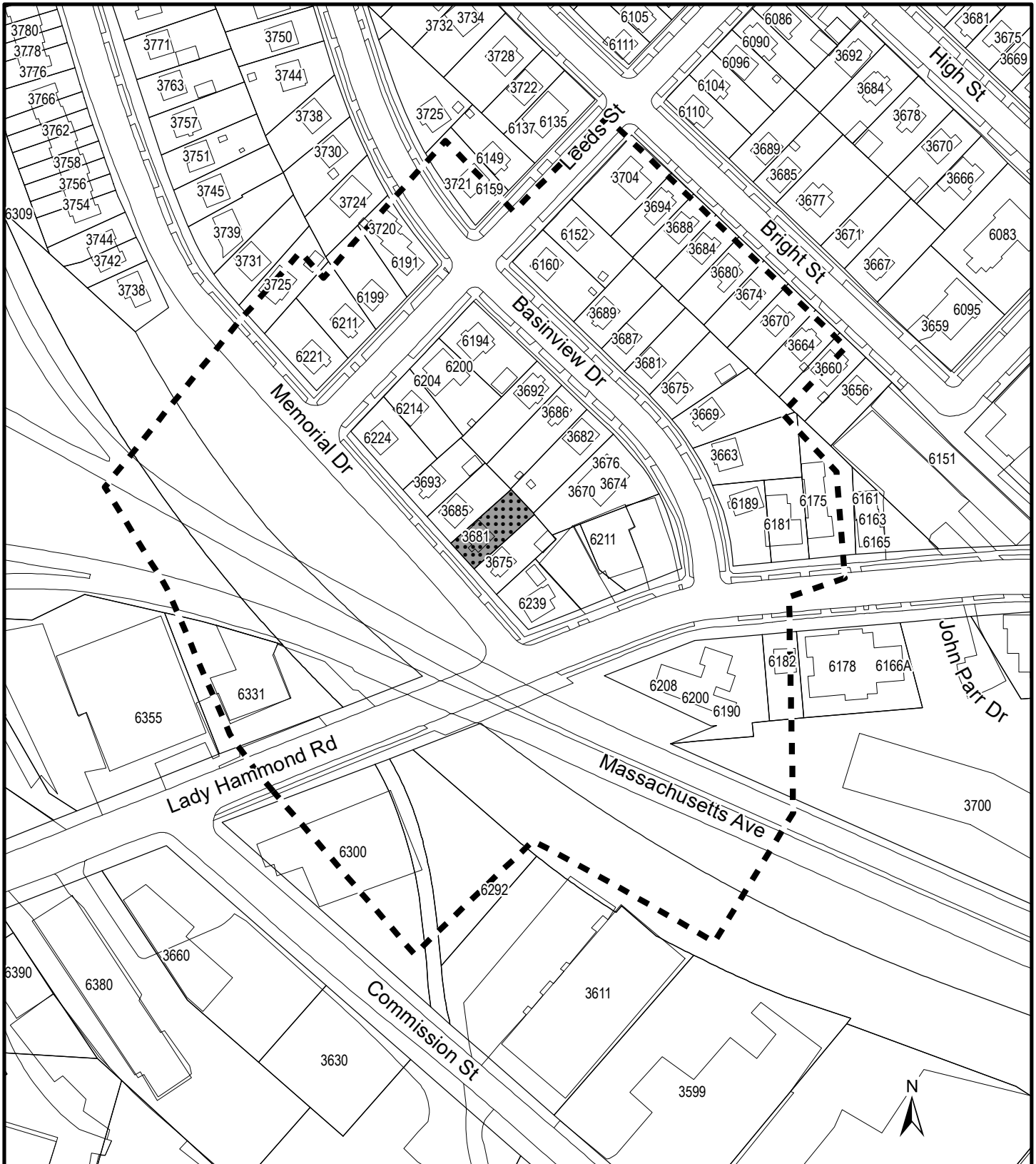
Map 1:	Notification Area
Map 2:	Site Plan
Attachment A:	Building Elevations
Attachment B:	Variance Refusal Letter
Attachment C:	Letter of Appeal from Applicant
Attachment D:	Site Photo

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Ruth Treasure, Planner 1, 902.490.7455
Trevor Creaser, Development Officer | Principal Planner, 902.490.4416

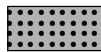
-Original Signed-

Report Approved by: Erin MacIntyre, Manager, Land Development & Subdivision, 902.490.1210

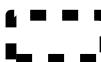


Map 1 - Notification Area

3681 Memorial Drive,
Halifax

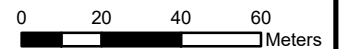


Subject Property



Notification Area

HALIFAX



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

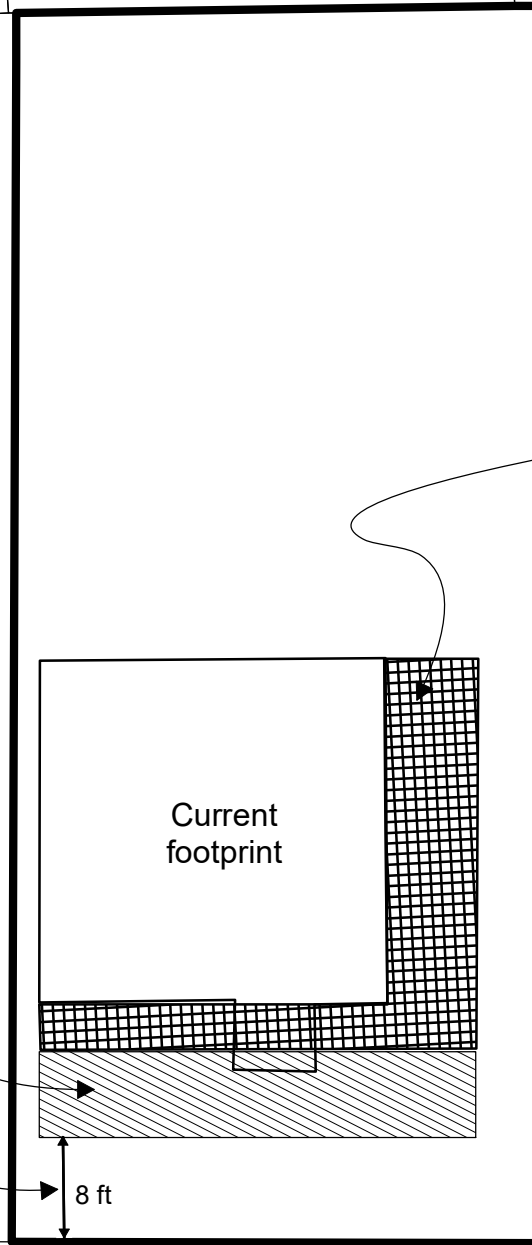


Request for Front Yard Setback
and Area to be Varied
Required: 15 Ft
Requested: 8 ft

Area Currently allowed
Under policy

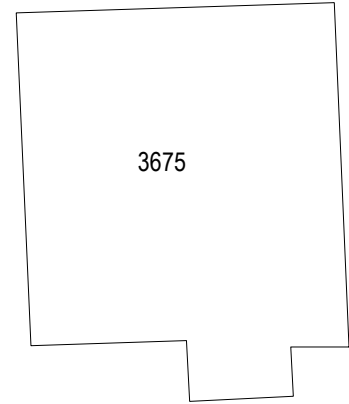


3685



Current
footprint

8 ft



3675

Memorial Drive

Map 2 - Site Plan

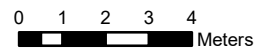
3681 Memorial Drive,
Halifax

HALIFAX



Subject Property

Halifax Plan Area,
Regional Centre Plan Area

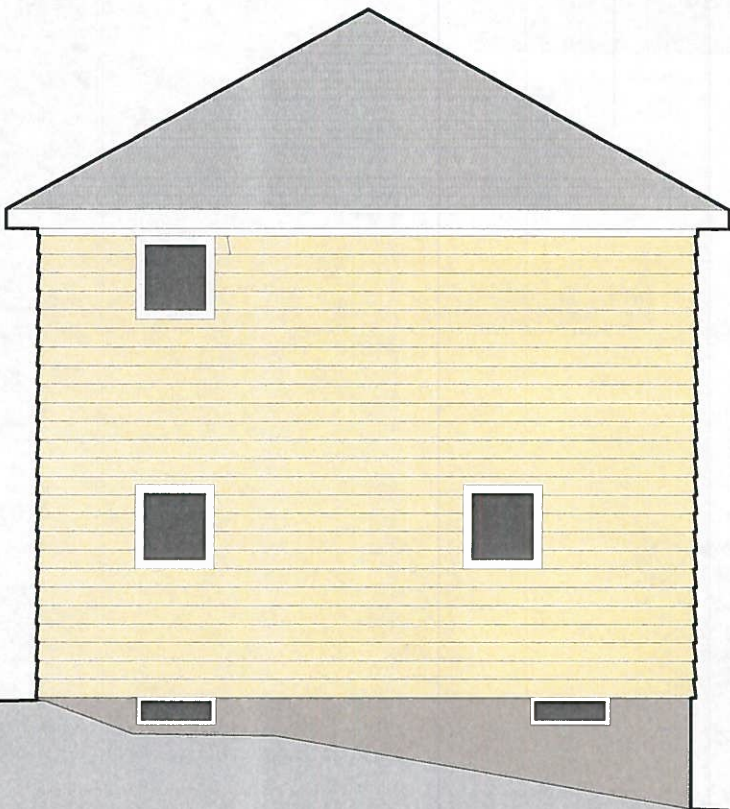


The accuracy of any representation on this plan is not guaranteed.

Attachment A: Building Elevations



Existing Front View



Existing North (side) Elevation



Attachment A: Building Elevations



Proposed Front View



Proposed South (side) Elevation

Attachment A: Building Elevations



Proposed Front View



Proposed North (side) Elevation

Attachment B: Variance Refusal Notice



May 21, 2019

██████████
3552 Veith Street
Halifax, NS
B3K 3H2

Dear ██████████

RE: VARIANCE APPLICATION 22171: 3681 MEMORIAL DRIVE, HALIFAX NS. PID: 00019703

This will advise that I have refused your request for a variance from the requirements of the Halifax Peninsula Land Use Bylaw as follows:

Location: 3681 Memorial Drive, Halifax NS. PID: 00019703
Project Proposal: Request to vary front yard setback for addition to a single family dwelling

LUB Regulation	Requirement	Proposed
Minimum Front Yard Setback	15 feet	8 feet

Section 250(3) of the Halifax Regional Municipality Charter states that a variance may not be granted if:

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

It is the opinion of the Development Officer that this variance application does not merit approval because:

- (a) the variance violates the intent of the land use bylaw;
- (b) the difficulty experienced is general to properties in the area;

Pursuant to Section 251 of the Halifax Regional Municipality Charter you have the right to appeal the decision of the Development Officer to the Municipal Council. The appeal must be in writing, stating the grounds of the appeal, and be directed to:

**Municipal Clerk
Halifax Regional Municipality
Development Services - Western Region
P.O. Box 1749
Halifax, NS B3J 3A5
clerks@halifax.ca**

Your appeal must be filed on or before **May 31, 2019**.

Attachment B: Variance Refusal Notice

If filing an appeal, be advised that your submission and appeal documents will form part of the public record, and will be posted on-line at www.halifax.ca. If you feel that information you consider to be personal is necessary for your appeal, please attach that as a separate document, clearly marked "PERSONAL". It will be provided to the committee and/or council members and staff, and will form part of the public record, but it will not be posted on-line. You will be contacted if there are any concerns.

If you have any questions or require clarification of any of the above, please contact Ruth Treasure at 902-490-7455.

Sincerely,



Trevor Creaser, Principal Planner / Development Officer
Halifax Regional Municipality

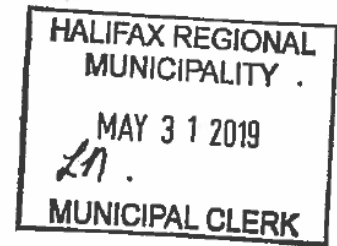
cc. Kevin Arjoon, Municipal Clerk
Councillor Lindell Smith

Attachment C: Letter of Appeal from Applicant

3681 Memorial Dr.
Halifax, NS B3K 5A3

31 May 2019

Kevin Arjoon
Municipal Clerk
Halifax Regional Municipality



Dear Mr. Arjoon,

Please accept this letter and accompanying documents as our appeal to council of the decision mentioned in the May 21, 2019 letter from Planner Trevor Creaser regarding variance application 22171. We are attaching that letter of decision, a letter sent by email to members of council, the architect's drawings, and some neighbourhood photos for context. We are comfortable making all the submitted information public. We hope council will consider the aesthetic and practical reasons why this variance would be in the best interests of both us and our neighbours, and is reasonable.

The variance - specifically, a reduction of the front yard setback - would enable a significant renovation of our home at 3681 Memorial Dr. After living in the home as a family for 11 years, with inadequate entryways accessed by significant exterior stairs, we propose to extend the house at the basement and first floor levels. This extension would allow some new living space including a second bathroom, south-west facing windows and solar panels on an extended 1st floor roof, and - all importantly for the function of the home - a basement level entry with no stairs.

These changes require a variance as we would extend forward 10 feet, meaning the construction would end eight feet from the property line, instead of 15 feet as normally required. As the property line is recessed 6'7" from the sidewalk - meaning we don't actually own a substantial part of our front yard - the renovated house would still be about 15 feet from the sidewalk and the excavated, permeable driveway would be adequate for a vehicle to be parked fully on our property, and at a right angle to the street (as required).

We appreciate that this is a significant variance. However, we hope council will consider it on its merits and in the context of our location. As you may appreciate from the photo of our home, the elevation of the property means that accessing the entryways can be daunting - especially in the winter. Also, the distance from the entryway to the sidewalk makes it a very unfriendly house. The proposed design would put us in more cordial relation to the street.

As we walk down Memorial Drive, on Leeds St. and Basinview, we see quite a bit of variation in terms of setbacks (please see some photos for illustration). It isn't at all remarkable until one is

Attachment C: Letter of Appeal from Applicant

our position of contemplating the rules and the limitation they seem to place on us. We could extend back with little constraint from the municipality, but we truly value our backyard, where our children play and we have several different garden beds and a rhubarb patch. Extending to the back would not allow us to get more south-west sunlight into the house, and it would not address the crucial entry issue. (We currently use the side entry, accessed via 8 exterior stairs. One enters on a 4ft x 4ft landing which is at the top of an interior set of stairs from the basement and at the bottom of more stairs to the first floor, with no room for footwear except on the stairs themselves.) The front yard, however, is extensive and completely unused.

Our small block of Memorial, between Lady Hammond and Leeds, is an unusual one: we're really on the verge of an industrial zone, with the view from our living room window currently being of a bright billboard and a chain link fence. There are no neighbours across the street. Many cars zip by on their way to Leeds St. and the NSCC-IT campus. While planning is important for establishing the fabric of a neighbourhood, we honestly don't feel like we're quite in a neighbourhood. Certainly, the proposed design would be an improvement to the appearance of our house and our little block.

If our appeal is unsuccessful, we will likely move. We'd be sad to leave the garden that we've developed over the past 10 years. I can't quite imagine how future owners might make the house work better, as the entry issue will be vexing for anyone.

Thank you for your consideration.

Warm regards,





May 21, 2019

██████████
3552 Veith Street
Halifax, NS
B3K 3H2

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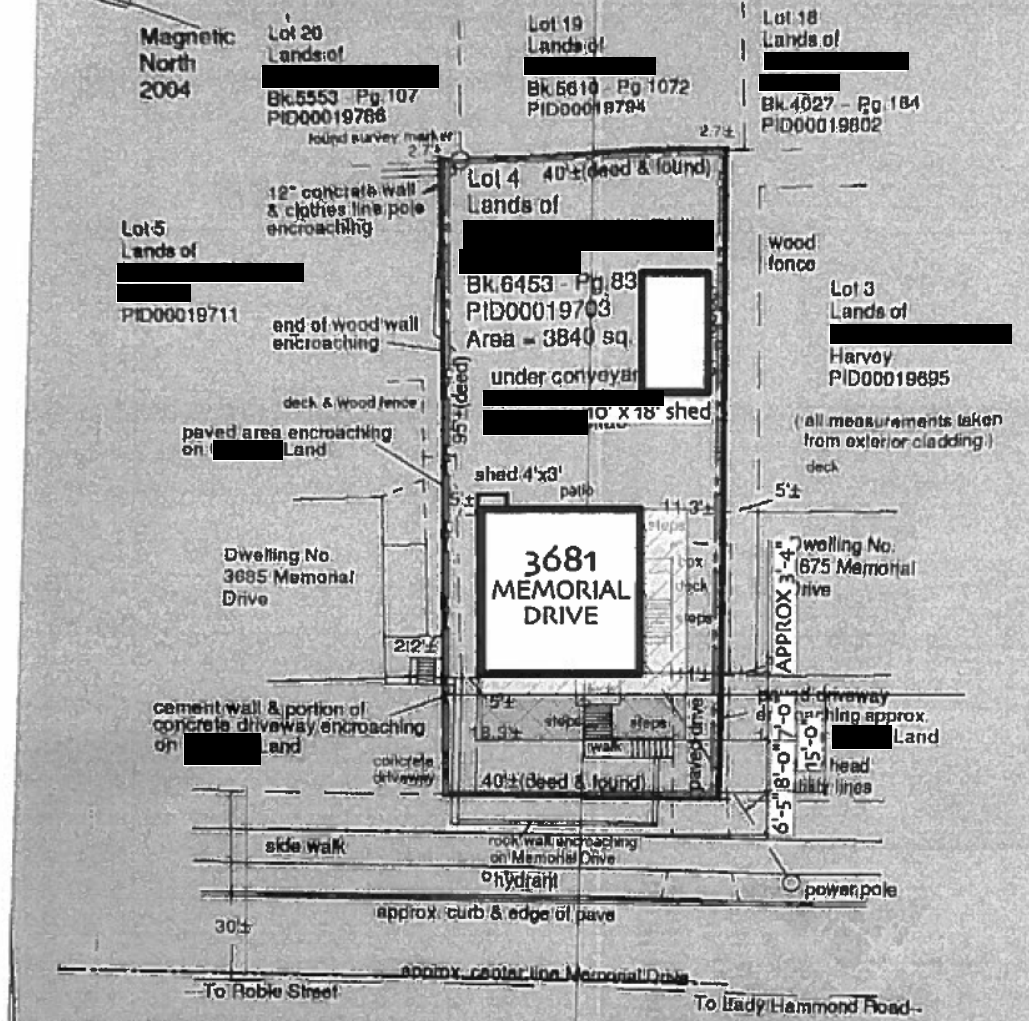
Sincerely,



Trevor Creaser, Principal Planner / Development Officer
Halifax Regional Municipality

cc. Kevin Arjoon, Municipal Clerk
Councillor Lindell Smith

SURVEYOR'S LOCATION CERTIFICATE



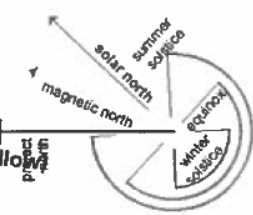
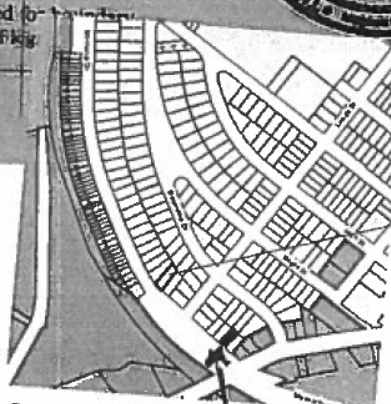
Location: Lands of [redacted], Drive, Halifax, Halifax County, Nova Scotia, 3681 Memorial Drive

Certified To: [redacted]
 Subdivision: Lot 4 on Plan of Subdivision by H. J. Renham, P.C.S., dated May 4, 1951 & filed as Plan No. 1288 in the Halifax Registry of Deeds.
 Registry of Deeds at Halifax, N. S.: Book No. 6453, Page No. 839; Document No. 31598.
 Date of Field Survey: August 18 & 29, 2004.
 Scale: 1" = 20'.
 Encroachments: As shown above encroachments are concrete walls, paved driveway, paved area, clothes line pole, end of wood wall, rock wall & concrete driveway.
 Reserves: None.

I, **John R. Logan**, Nova Scotia Land Surveyor, hereby certify that this Surveyor's Location Certificate was prepared under my supervision and in accordance with Part VII of the Nova Scotia Land Surveyors Regulations made pursuant to Section 8 of the Land Surveyors Act.
 Dated: August 29, 2004, [redacted] N. S. L. S.
 John R. Logan



Note: This Surveyor's Location Certificate shall not be used for definition or as a reference document for the preparation of any other plan.



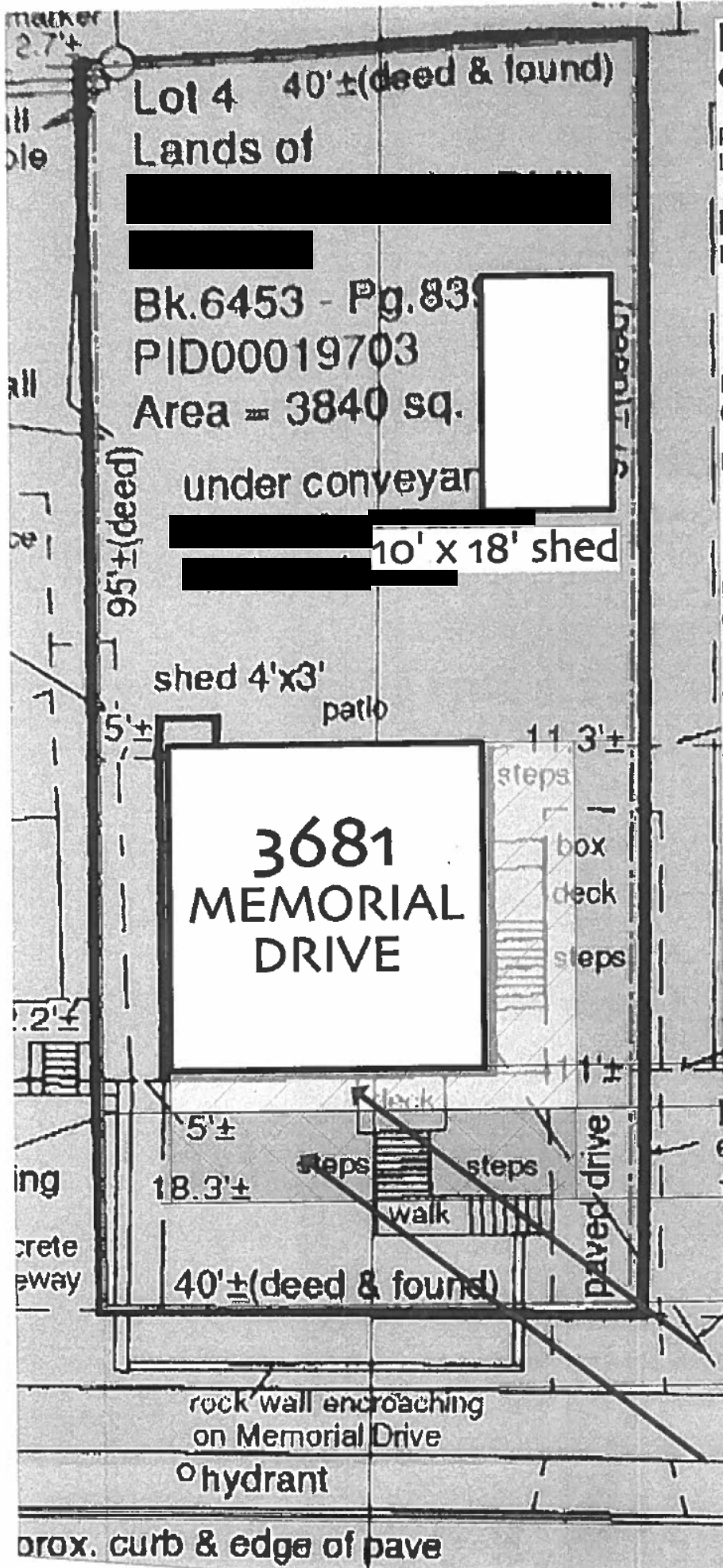
LR
LEITAO ROBERTS HOUSE
 3681 Memorial Drive
 Halifax NS B3H 5A3
Peter Henry ARCHITECTS
 2124 Kings Street
 Halifax NS B3H 3T3 Canada
 Fax: 155 9884 vision
 p@architects-leitao.com

Date (ymd) Issued for: 20180428 [redacted]
 List of Revisions:
 .1 remove curb cut expansion
 .2 reduce driveway width from sidewalk to the property line
 .3 illustrate 8ft x 16ft parking space
 .4 final review for appeal to community council

NOT FOR CONSTRUCTION
 unless seal is signed

 design: ph
 drawn: ph
 winter 2019

SURVEY PLAN (extant)
 drawing count/designation
A.01.VAR.EXT



Land Use Calculations

Present Zoning: R2 Peninsula
 Lot Area : 3840 sf

FLOOR AREA

PRESENT GFA = 558 sf
 573 sf
 573 sf

 1,704 sf
 PRESENT GFAR = .44
 (1704/3840)
 PROPOSED GFA = 917 SF
 1037 sf
 573 sf

 2,527 SF
 PROPOSED GFAR = .66
 (2527/3840)

REQUIREMENT: The lesser of GFA of 2625 sf or GFAR of .70

COVERAGE

House coverage extant = 597 sf + 180 shed = 777 sf (20.2%)
 House coverage proposed = 488 + 777 = 1265 sf (32.9%)
 35% is allowed.

YARDS

Allowable front yard: 15 ft
 Proposed Front Yard: 8 ft
 Allowable side yard: 4 ft
 Proposed side yard: no change
 Allowable rear yard: 20 ft
 Proposed rear yard: no change requested

AREA IN WHICH BUILDING IS PRESENTLY ALLOWED

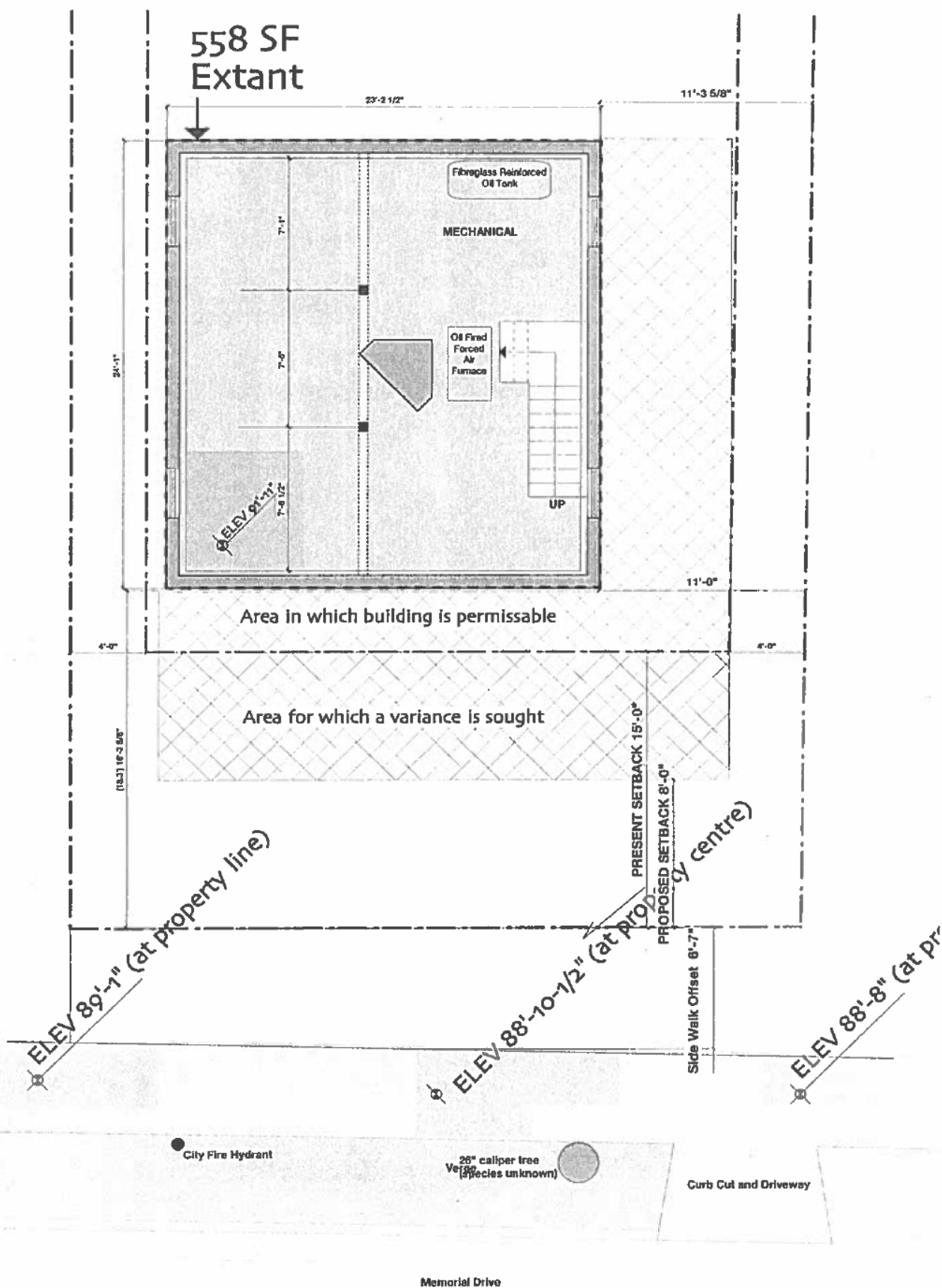
AREA FOR WHICH A VARIANCE IS REQUESTED



LEITAO ROBERTS HOUSE
 Peter Henry ARCHITECTS
 2702 N. 45 Street
 FALMOUTH ME 04545
 207 495 9884

Date (y/m/d) issued for: 2019/04/28
 List of Revisions:
 1. improve curb cut expansion
 2. reduce driveway width from sidewalk to the property line
 3. provide 8ft x 16ft parking space
 4. final review for appeal to community council

NOT FOR CONSTRUCTION
 SURVEY PLAN DETAIL
 drawing count: A.02.VAI



LR

LEITAO ROBERTS HOUSE
 3084 ALEXANDER DRIVE
 HALIFAX NS B3K 5A3

Peter Henry ARCHITECTS
 222 North Street
 HALIFAX NS B3K 3H2 Canada
 902-453-9884 voice
 peterhenry@peterhenryarchitects.ca

Date (y/m/d) Issued for: 2019/04/26

List of Revisions

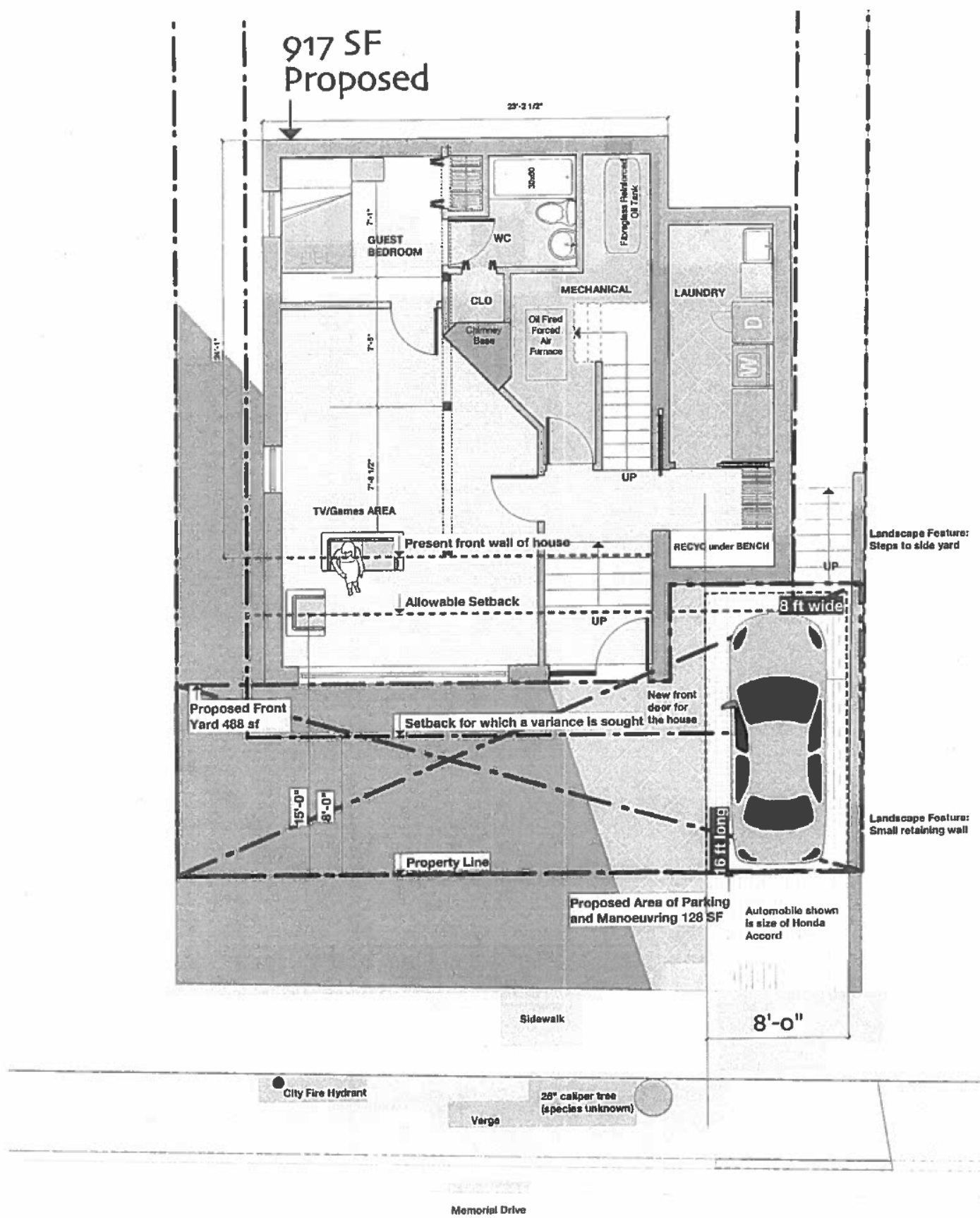
- .1 remove curb cut expansion
- .2 reduce driveway width from sidewalk to the property line
- .3 illustrate BR x 18ft parking space
- .4 final review for appeal to community council

NOT FOR CONSTRUCTION unless seal is signed

design: ph
 drawing: ph
 winter: zosp

scale: 3/16" = 1'-0"

EXTANT LOWER FLOOR PLAN
 drawing count designation: A.11.VAR.EXT
 x of xx



LR

LEITAO ROBERTS HOUSE
 2401 14th Street Drive
 HALIFAX NS B3A 5A3

Peter Henry ARCHITECTS
 3252 Varsity Street
 HALIFAX NS B3H 4P6 Canada
 902.855.9853 voice
 902.855.1474 fax

Date (ymd) Issued for
 2018/04/28

List of Revisions

- .1 remove curb cut expansion
- .2 reduce driveway width from sidewalk to the property line
- .3 illustrate 8ft x 16ft parking space
- .4 final review for appeal to community council

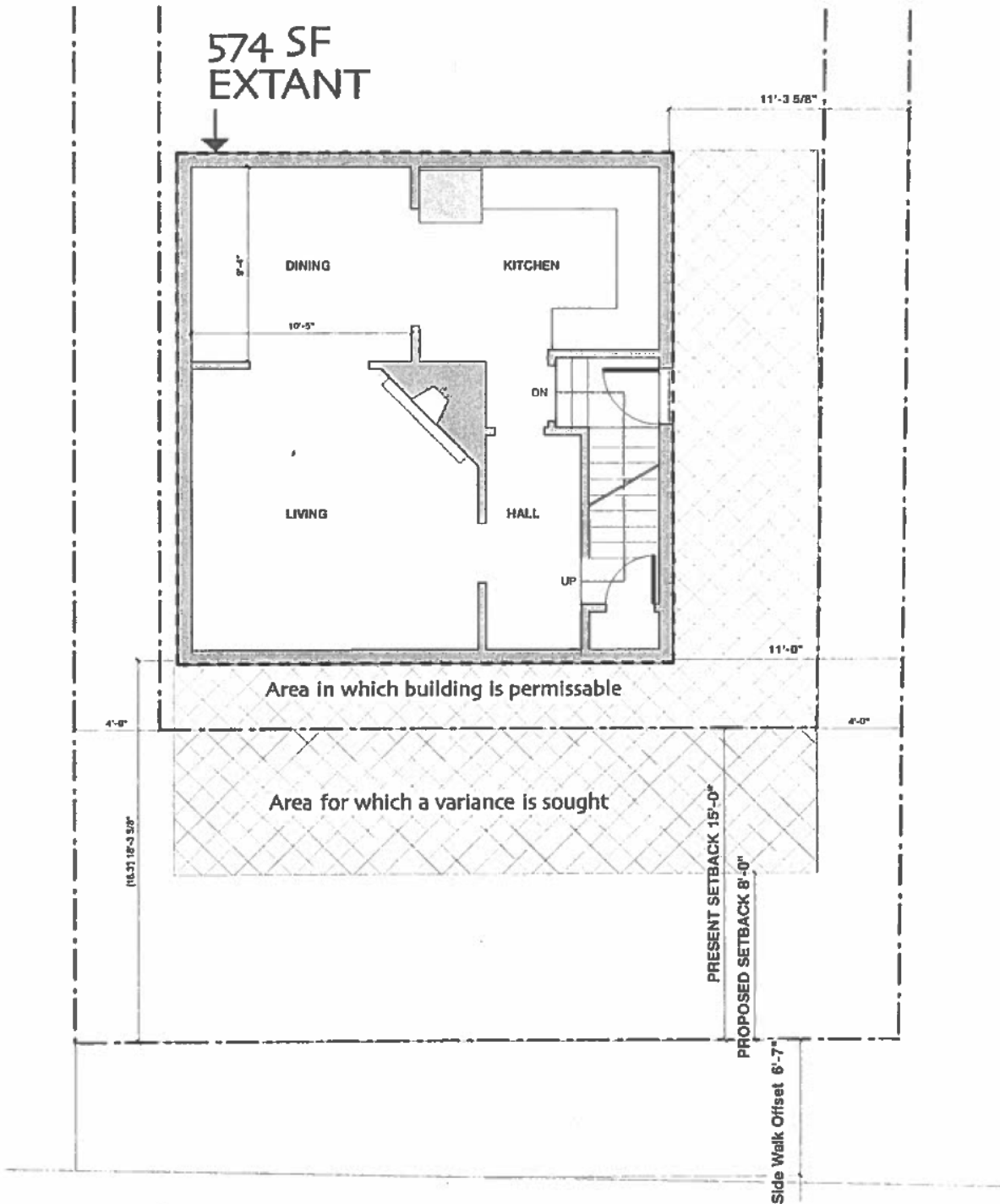


NOT FOR CONSTRUCTION unless seal is signed

scale 3/16" = 1'-0"

design: ph
 drawn: ph
 winter 2018

PROPOSED LOWER FLOOR PLAN
 drawing count/designation
 x of xx **A.11.VAR.NEV**

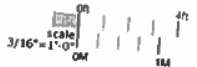


LEITAO ROBERTS HOUSE
 3081 Alameda Drive
 Halifax NS B3K 3P3

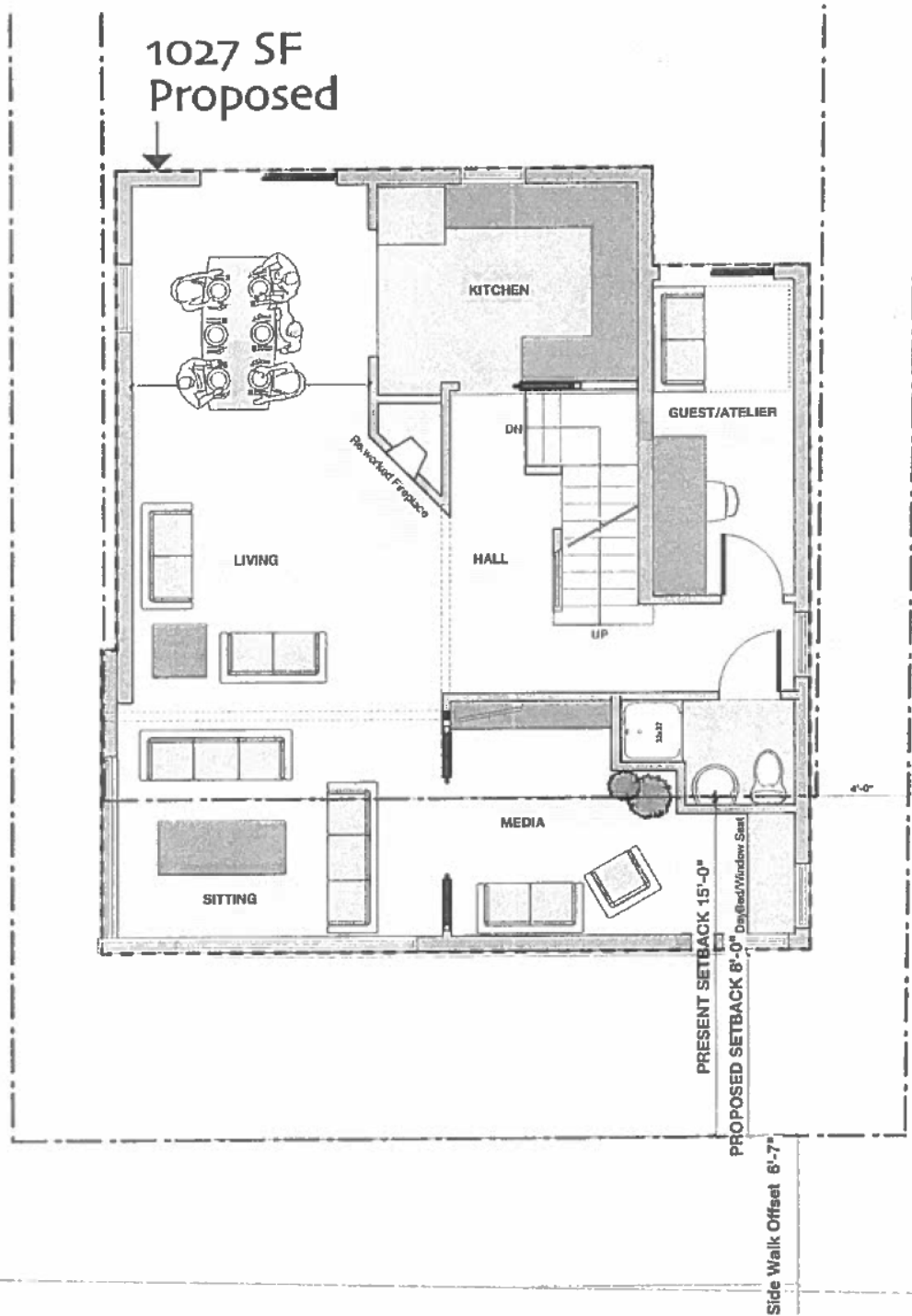
Peter Henry ARCHITECTS
 3052 Smith Street
 Halifax NS B3K 3J2 Canada
 902.455.0884
 peterhenryarchitects.com

Date (yrd) Issued for
 2019/04/28

- List of Revisions
- .1 remove curb cut expansion
 - .2 reduce driveway width from sidewalk to the property line
 - .3 illustrate 8ft x 16ft parking space
 - .4 final review for appeal to community council



EXTANT MIDDLE FLOOR PLAN
 drawing count 1/1
 A.12.VAR.EXT



LR
LEITAO ROBERTS HOUSE
 3027 Newmarket Drive
 Halifax NS B3H 5G9
Peter Henry ARCHITECTS
 2152 York Street
 Halifax NS B3H 3R2 Canada
 902.455.9824 phone
 peterhenryarchitects.ca

Date (y/m/d) issued for
 2019/04/28

- List of Revisions
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 - .3 illustrate 8ft x 16ft parking space
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NOT FOR CONSTRUCTION unless seal is signed

3/16" = 1'-0"

scale

0M 1M 2M

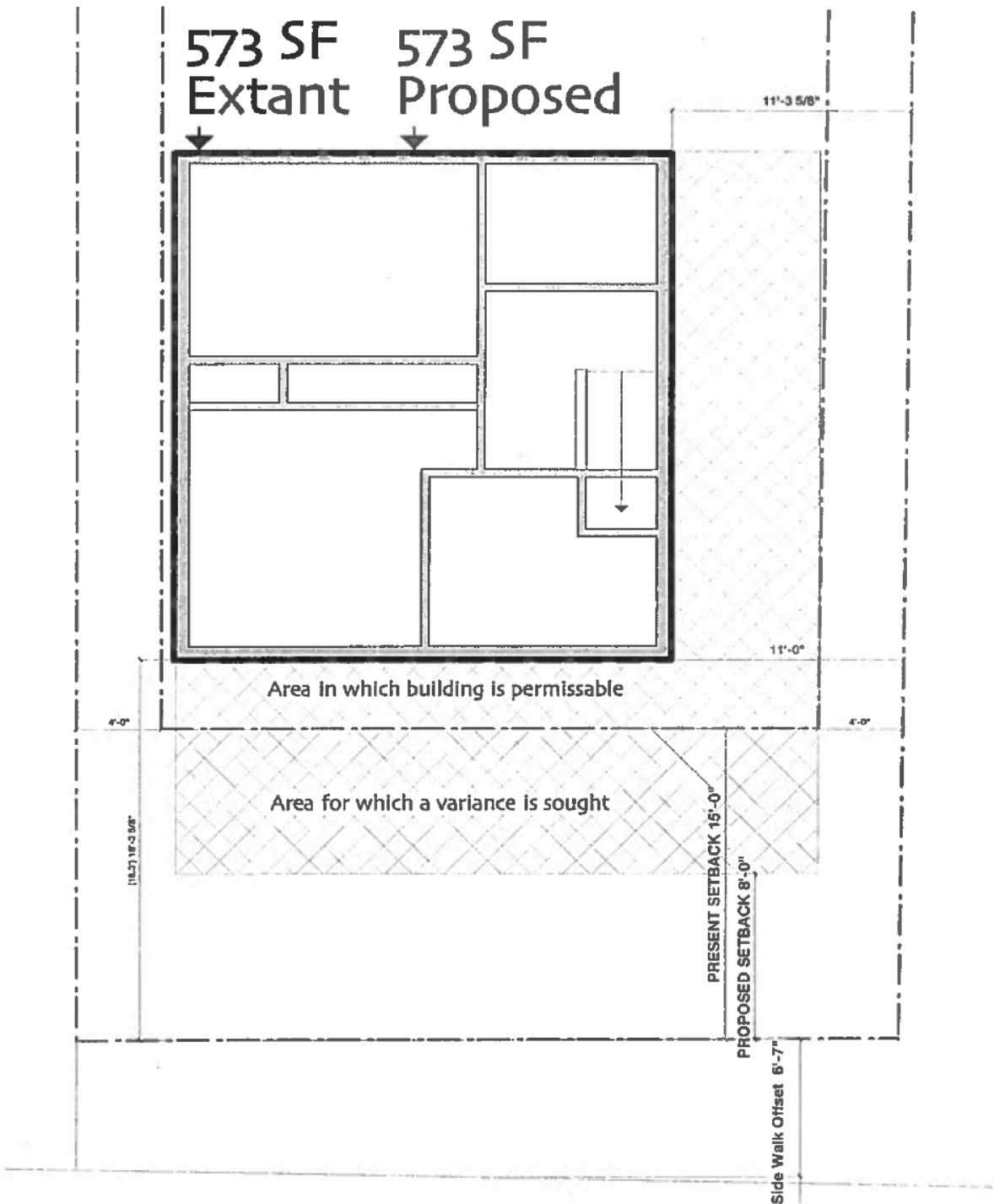
4th

PROPOSED MIDDLE FLOOR PLAN

drawing count/designation

x of xx **A.12.VAR.NEV**

design: ph
 drawn: ph
 winter 2019



LEITAO ROBERTS HOUSE

Peter Henry ARCHITECTS

2681 Alexander Drive
Halifax NS B3K 5A3
902-155-9888
peterhenryarchitects.com

Date (y/m/d) issued for
2019/04/28

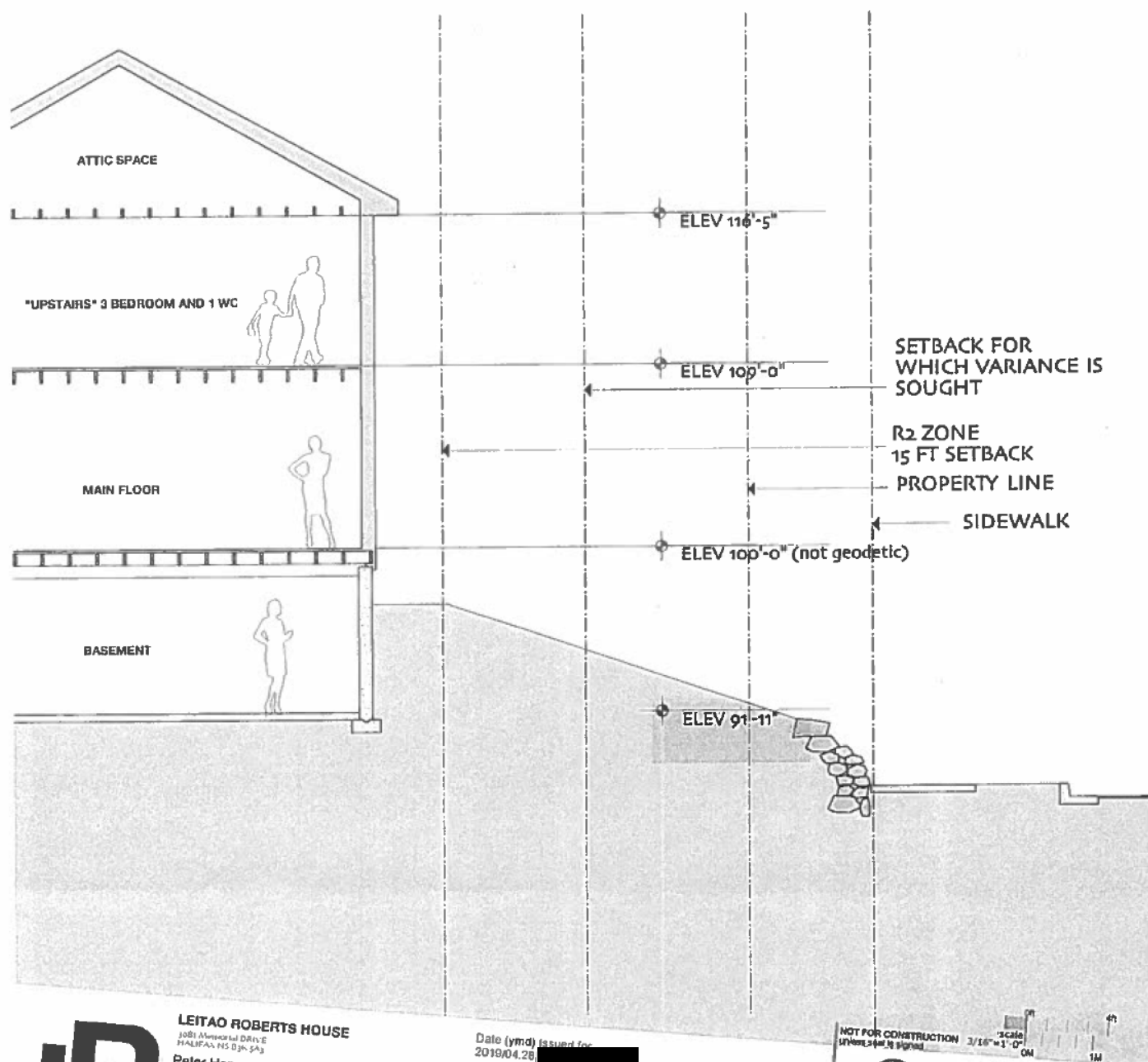
List of Revisions

- .1 remove curb cut expansion
- .2 reduce driveway width from sidewalk to the property line
- .3 illustrate 8R x 16R parking space
- .4 final review for appeal to community council

NOT FOR CONSTRUCTION
unless seal is signed



**EXTANT & PROPOSED
UPPER FLOOR PLAN**
drawing count designation
x of xx **A.13.VAR.EXT**



LR

LEITAO ROBERTS HOUSE
 1081 Memorial Drive
 Halifax NS B3H 2A3

Peter Henry ARCHITECTS
 2252 Vettel Street
 Halifax NS B3H 3H2 Canada
 902-455-0824 phone
 ph@architectsconsultants.ca

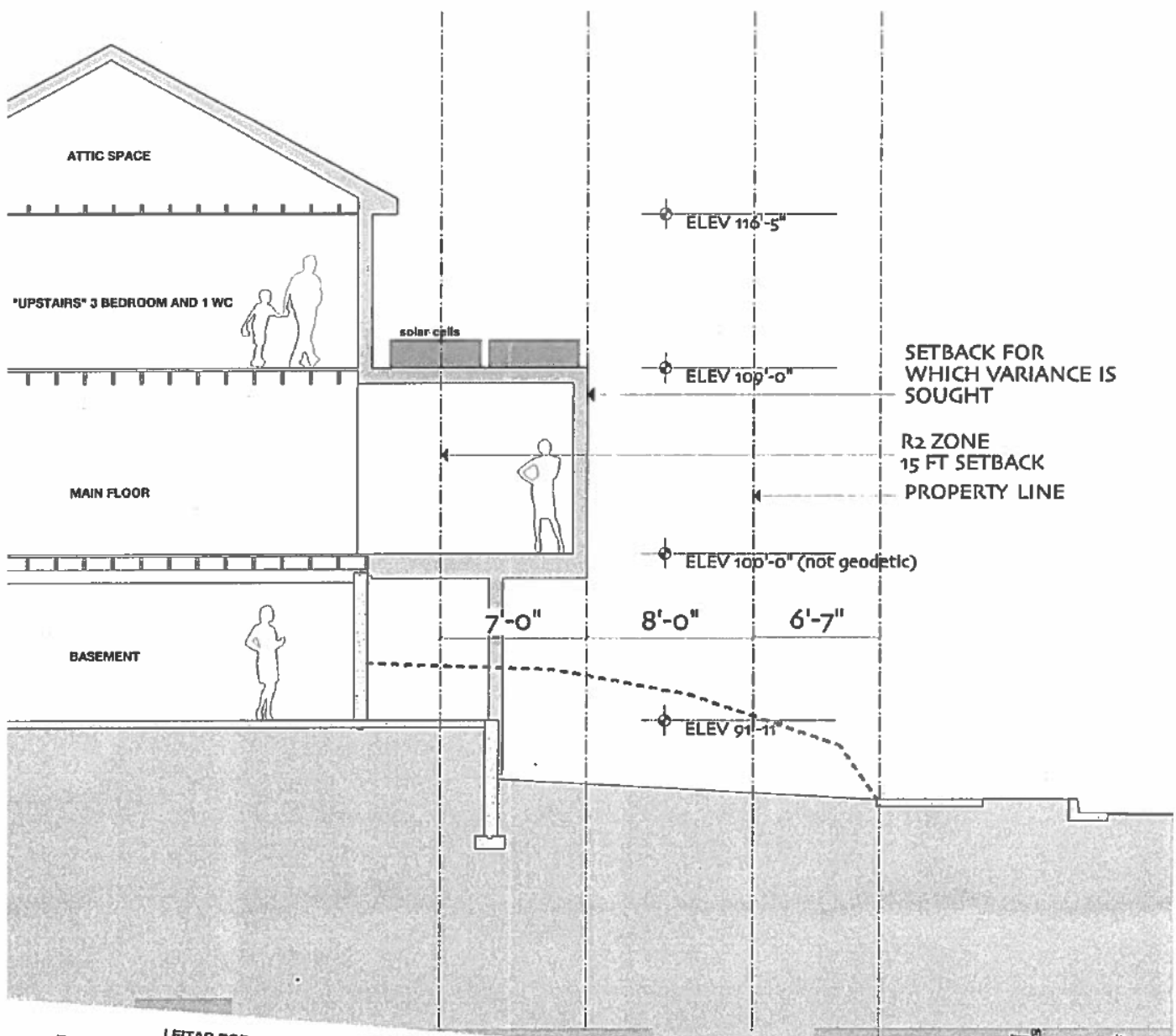
Date (y/m/d) issued for
 2019/04/28

List of Revisions
 .1 remove curb cut expansion
 .2 reduce driveway width from sidewalk to the property line
 .3 illustrate 8ft x 16ft parking space
 .4 final review for appeal to community council

NOT FOR CONSTRUCTION
 (This drawing is not to be used for construction)

Scale: 1/16" = 1'-0"

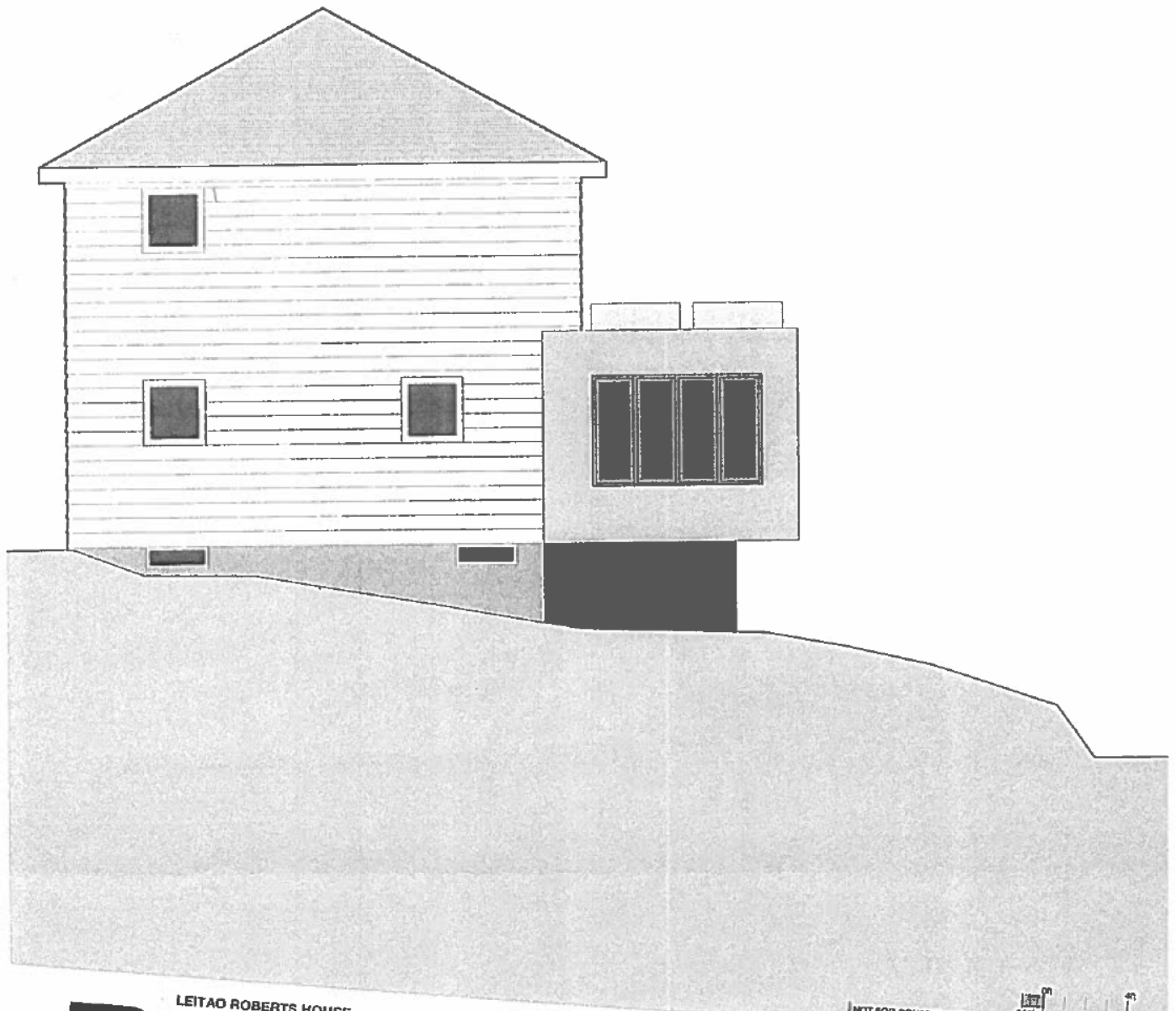
BUILDING SECTION EXTANT
 drawing count/designatic
 x of xx **A.21.EX**



LR
LEITAO ROBERTS HOUSE
 1081 Abinewick Drive
 HALIFAX NS B3K 5A3
Peter Henry ARCHITECTS
 2351 North Street
 HALIFAX NS B3K 2M2 Canada
 902 455-0026 phone
 902-455-0026 fax

Date (y/m/d) issued for
 2019/04/28
 Peter Henry [REDACTED]
List of Revisions
 .1 remove curb cut expansion
 .2 reduce driveway width from sidewalk to the property line
 .3 illustrate 8ft x 16ft parking spaces
 .4 final review for appeal to community council

NOT FOR CONSTRUCTION
 (unless seal is signed)
 Scale 3/16" = 1'-0"
 DM
 1M
**BUILDING SECTION
 EXTANT**
 drawing count/designation
 x of xx **A.22.VAR.NEW**



LEITAO ROBERTS HOUSE
 2081 ALEXANDER DRIVE
 HALIFAX NS B3K 3A3
Peter Henry ARCHITECTS
 2352 North Street
 HALIFAX NS B3K 3M2 Canada
 902-453-9386 phone
 phArchitects@peterhenry.ca

Date (y/m/d) issued for
 2019/04/28

- List of Revisions**
- .1 remove curb cut expansion
 - .2 reduce driveway width from sidewalk to the property line
 - .3 illustrate 8ft x 16ft parking space
 - .4 final review for appeal to community council

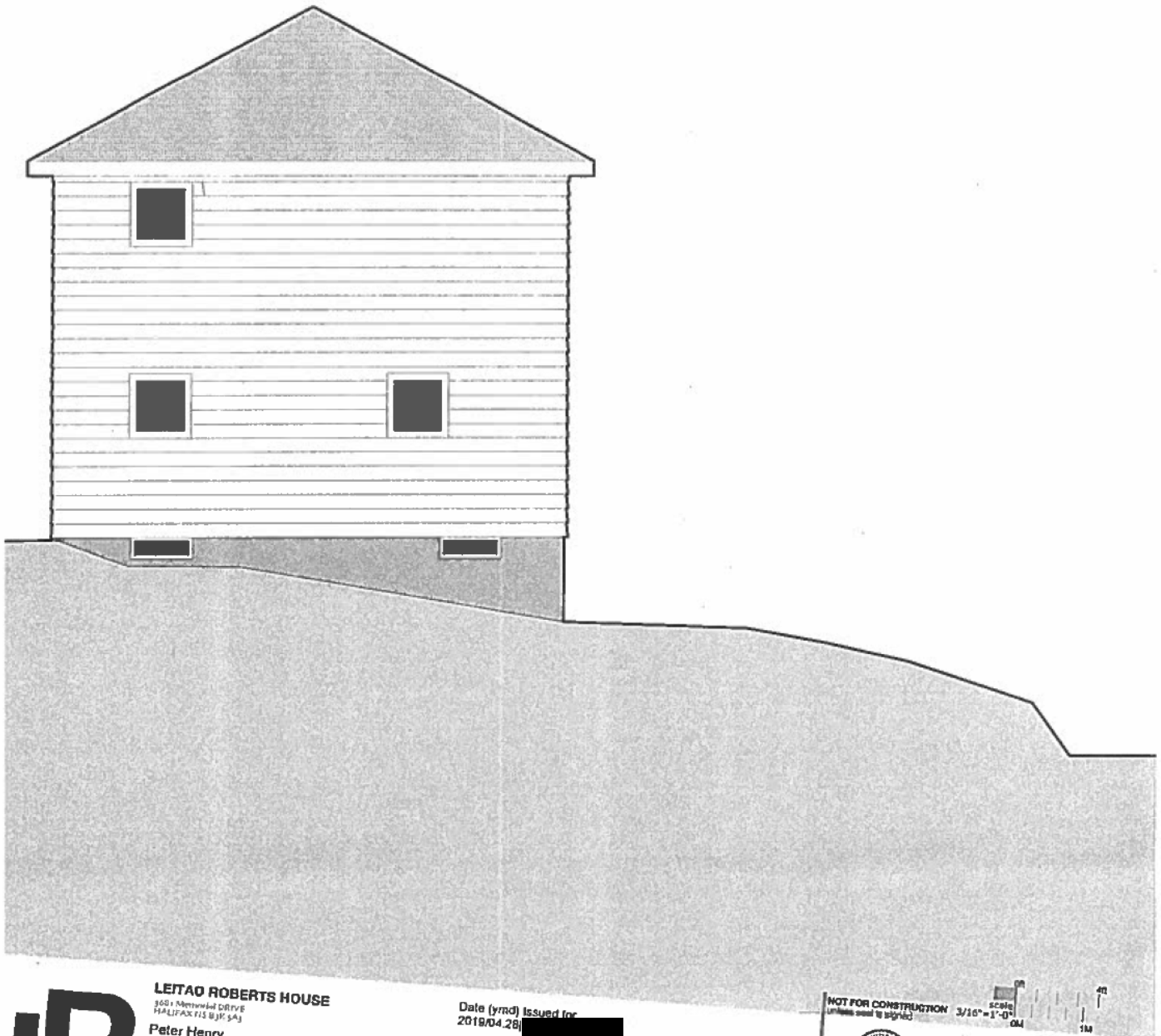
NOT FOR CONSTRUCTION
 Unless sealed & signed



design: ph
 drawn: ph
 writer: shsp

3/16" = 1'-0"
 scale
 ON
 1M

PROPOSED ELEVATION
NORTH SIDE
 drawing count/designation
 x of xx **A.31.VAR.NE**



LEITAO ROBERTS HOUSE
368 Memorial Drive
Halifax NS B3K 5A3

Peter Henry ARCHITECTS

215a North Street
Halifax NS B3K 3H2 Canada
902.455.2031 www.pha.ca
ph@chrt-ct.ca

Date (y/m/d) Issued for
2019/04/28

- List of Revisions
- .1 remove curb cut expansion
 - .2 reduce driveway width from sidewalk to the property line
 - .3 illustrate 8ft x 16ft parking space
 - .4 final review for appeal to community council

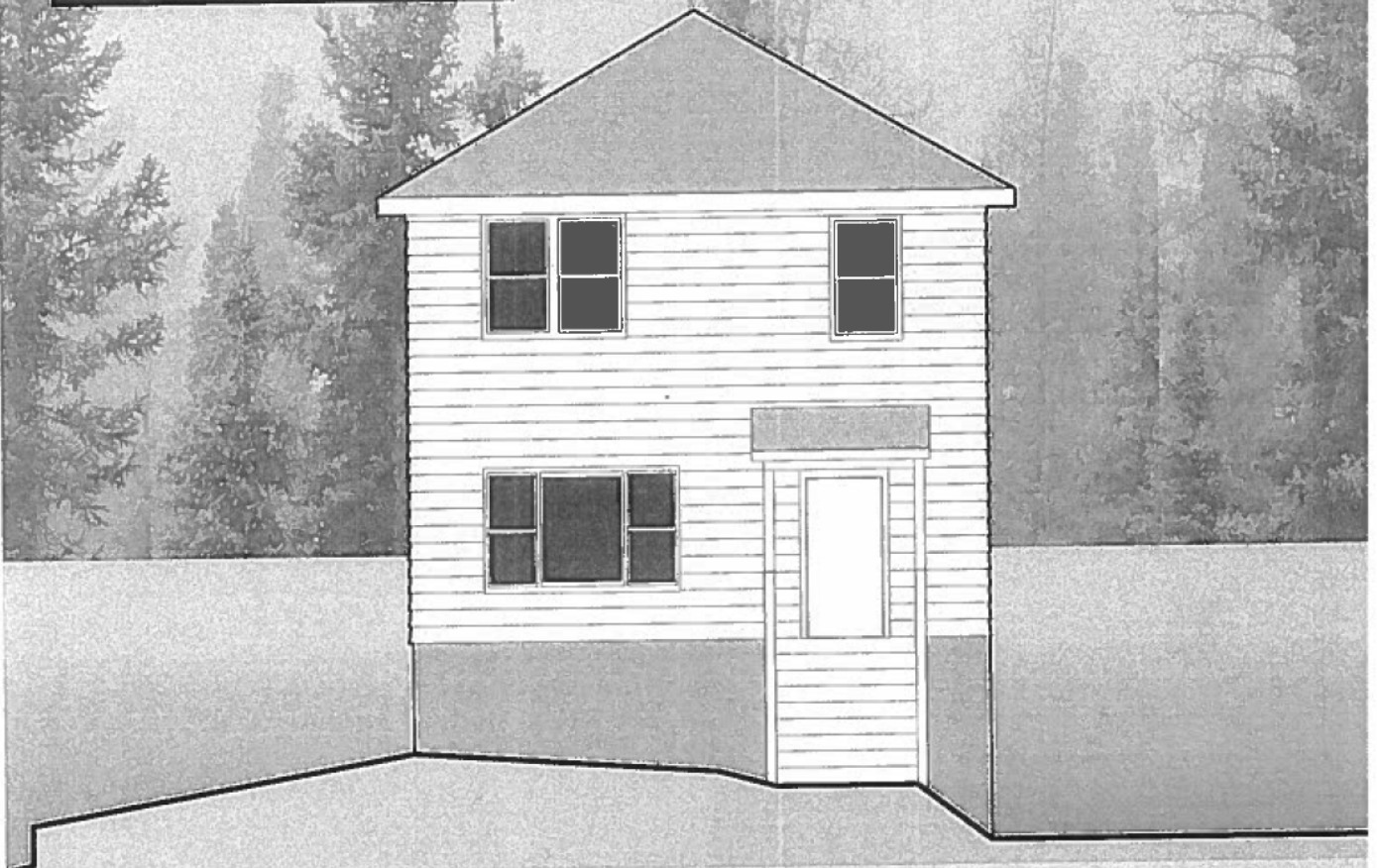
NOT FOR CONSTRUCTION
(unless noted to signed)



Design by
Peter Henry
Printer 2019

scale
3/16" = 1'-0"
0M 1M 2M

**EXTANT ELEVATION
NORTH SIDE**
drawing count: Designations
x of xx **A.31.VAR.EXT**



LEITAO ROBERTS HOUSE

3481 ANIMATED DRIVE
HALIFAX NS B3K 5Z3

Peter Henry ARCHITECTS

3352 VERTIS STREET
HALIFAX NS B3K 3H3 CANADA
902-435-0653 voice
ph@architectspeterhenry.ca

Date (y/m/d) issued for
2019/04/26

List of Revisions

- .1 remove curb cut expansion
- .2 reduce driveway width from sidewalk to the property line
- .3 illustrate 8ft x 16ft parking space
- .4 final review for appeal to community council

NOT FOR CONSTRUCTION
UNLESS SEAL & SIGNED

scale 3/16"=1'-0"
0M 1M 4ft



design ph
drawn ph
writer sasp

**EXTANT ELEVATION
WEST SIDE**

drawing count/Designs
x of xx **A.32.VAR.E)**



LEITAO ROBERTS HOUSE
 2027 PINEHURST DRIVE
 RIMMINGTON BAY SA3

Peter Henry ARCHITECTS

2352 VIVANT DRIVE
 RIMMINGTON BAY SA3
 902.855.9824
 peterhenryarchitects.com

Date (y/m/d) Issued for
 2019/04/26

- List of Revisions
- .1 remove curb cut expansion
 - .2 reduce driveway width from sidewalk to the property line
 - .3 illustrate 8ft x 18ft parking space
 - .4 final review for appeal to community council

NOT FOR CONSTRUCTION (unless sealed & signed)

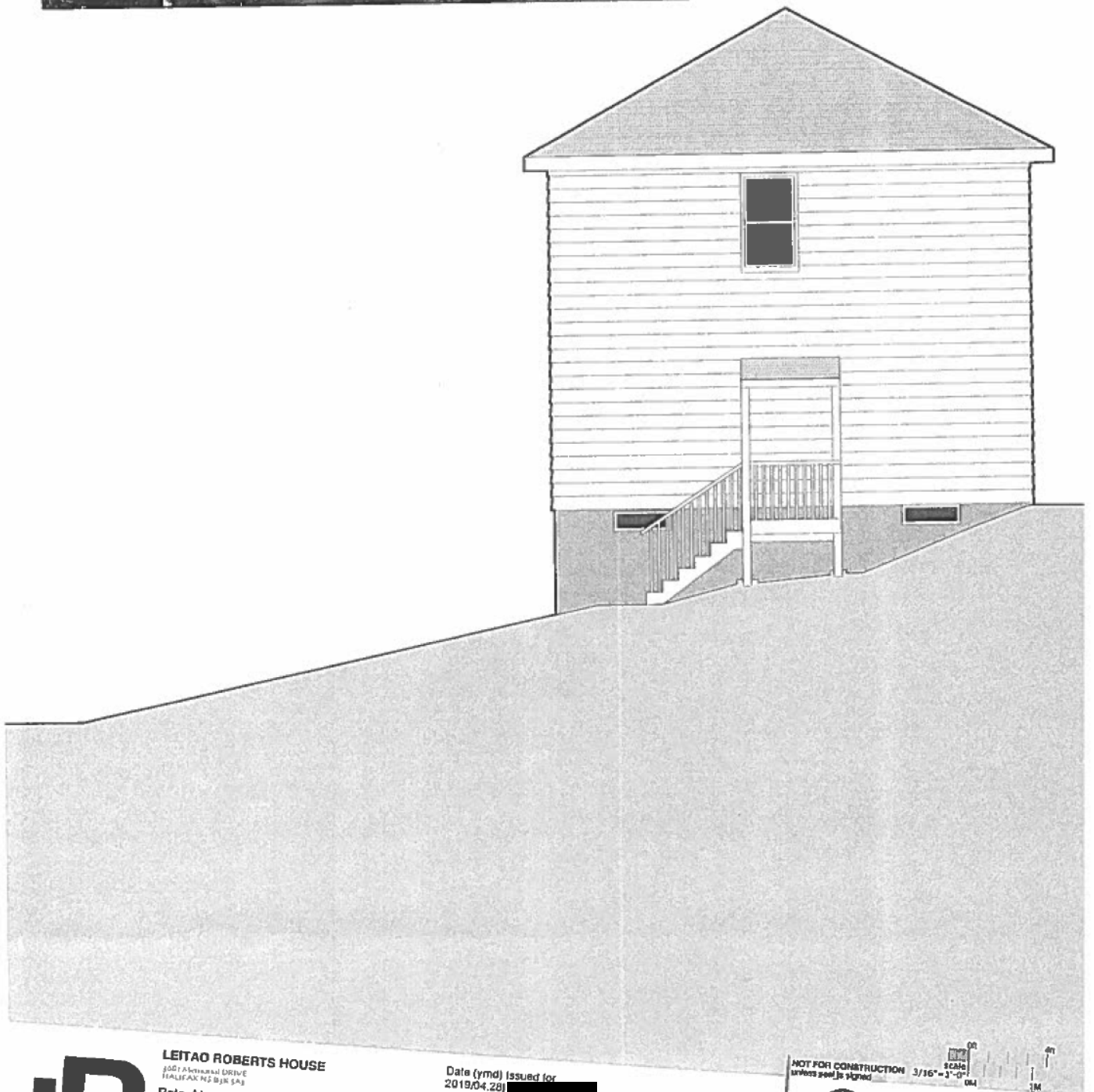
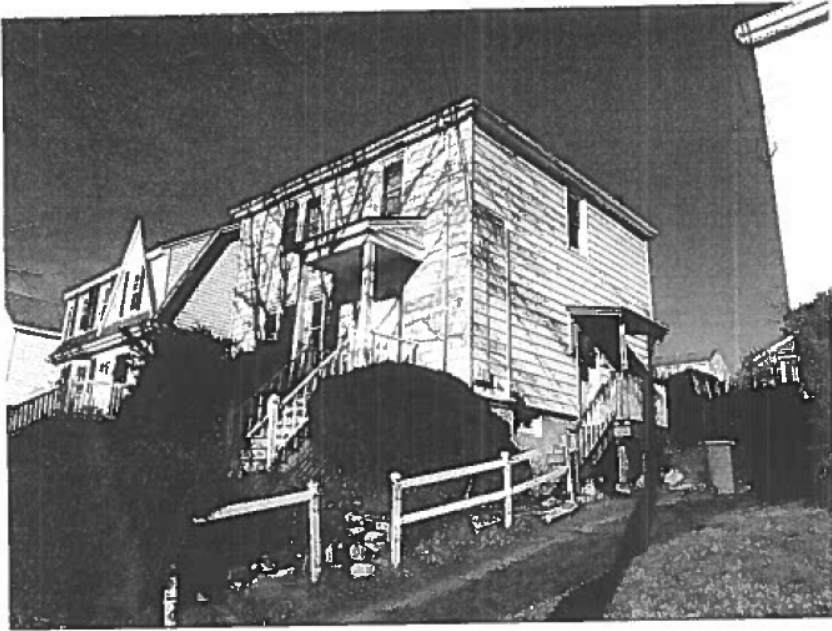
scale 3/16" = 1'-0"

DATE 04/26/19

PROPOSED ELEVATION WEST SIDE

drawing count/designation
 X of XX **A.32.VAR.NEW**

design: ph
 team: ph
 enter: 2019



LEITAO ROBERTS HOUSE
3001A HUNTERS DRIVE
HALIFAX NS B3K 5A9
Peter Henry ARCHITECTS
2522 North Street
HALIFAX NS B3K 3H2 Canada
902-455-9004 voice
902-455-1111 fax
peter@pharchitects.com

Date (yrd) issued for
2019/04/28

- List of Revisions
- .1 remove curb cut expansion
 - .2 reduce driveway width from sidewalk to the property line
 - .3 illustrate 8ft x 16ft parking space
 - .4 final review for appeal to community council

NOT FOR CONSTRUCTION
unless seal is signed



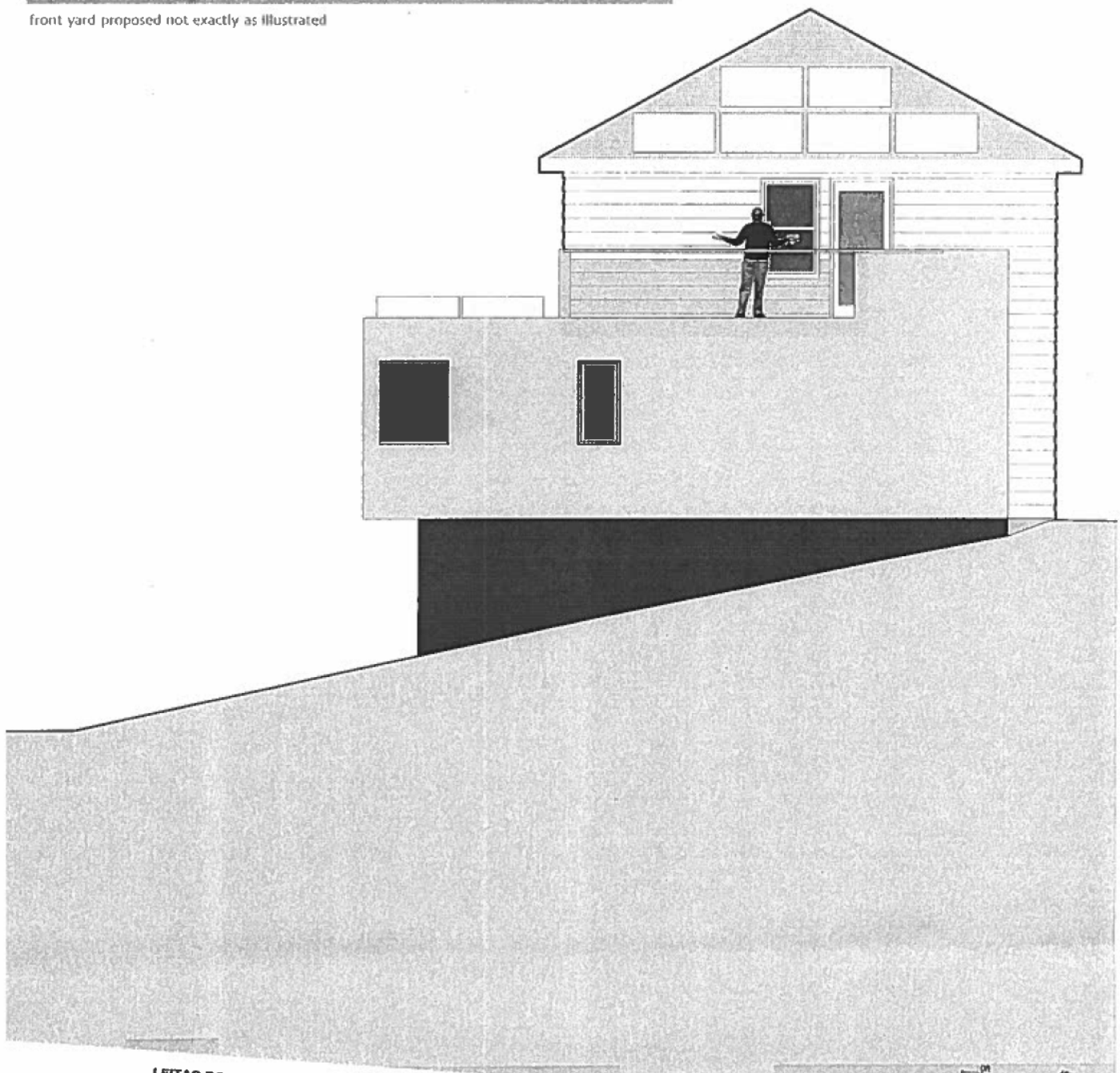
design ph
draw ph
winter 2019

scale
3/16" = 1'-0"
0ft 1ft 2ft 3ft 4ft 5ft 6ft 7ft 8ft 9ft 10ft 11ft 12ft

EXTANT ELEVATION SOUTH SIDE
drawing count/designation
x of xx **A.33.VAR.EX**



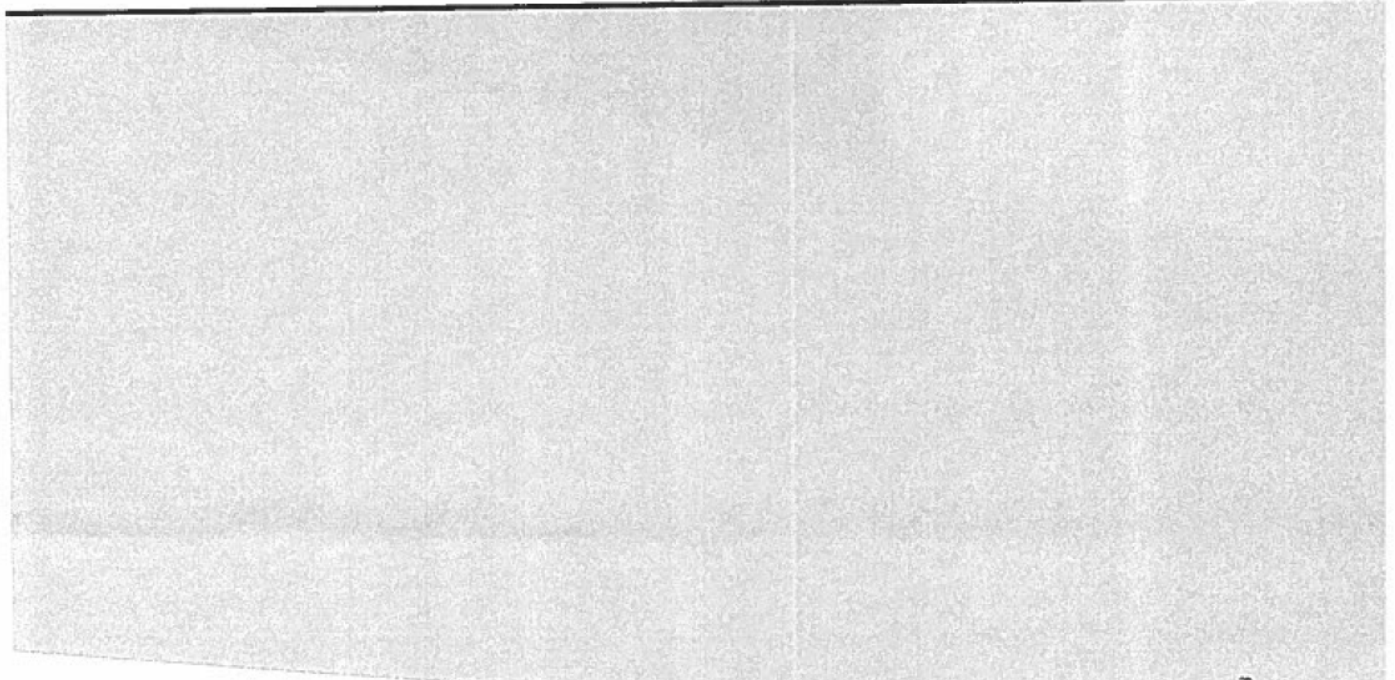
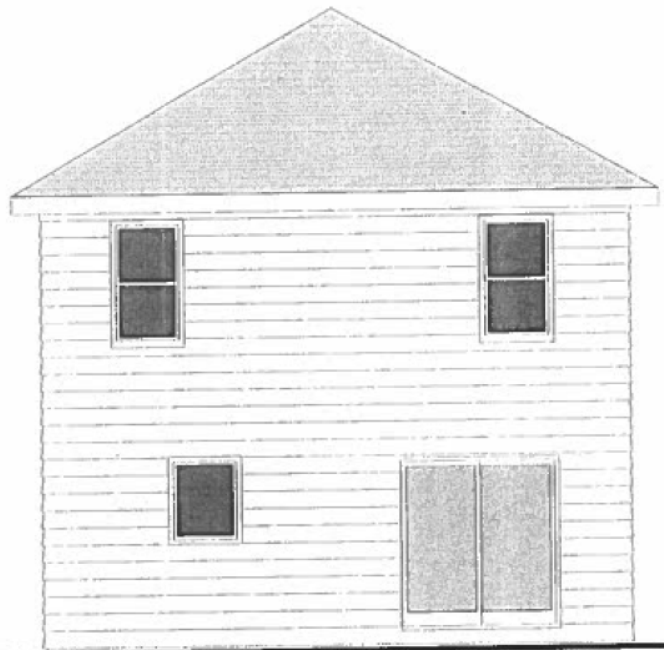
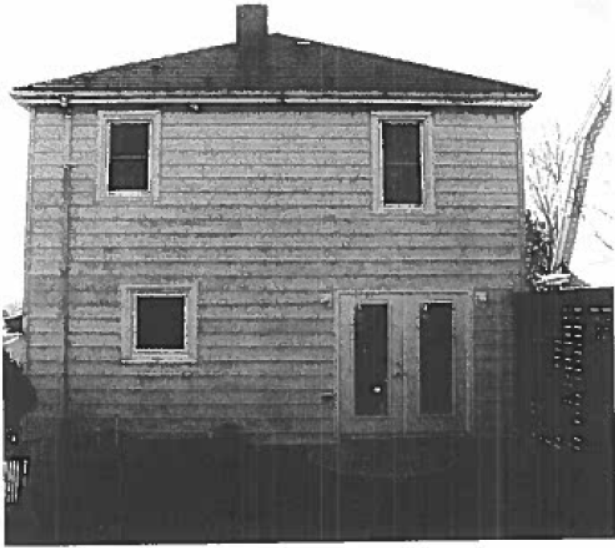
front yard proposed not exactly as illustrated



LR
LEITAO ROBERTS HOUSE
 30 BURNHAMTHORPE AVENUE
 HALIFAX NS B3J 3A9
Peter Henry ARCHITECTS
 2852 Avonbridge Drive
 Halifax NS B3C 2H2 Canada
 709.435.5828
 peterhenry@pharchitects.com

Date (y/m/d) issued for
 2019/04/28
List of Revisions
 .1 remove curb cut expansion
 .2 reduce driveway width from sidewalk to the property line
 .3 illustrate 8ft x 16ft parking space
 .4 final review for appeal to community council

NOT FOR CONSTRUCTION
 Unless seal is signed
 scale 3/16" = 1'-0"
 DM: IM: 4ft
PROPOSED ELEVATION SOUTH SIDE
 drawing count/designation
 x of xx **A.33.VAR.NEW**
 Design: ph
 Drawn: ph
 Winter 2019



LEITAO ROBERTS HOUSE
11251 ARTHUR DRIVE
HALIFAX NS B3K 3A3
Peter Henry ARCHITECTS
2751 South Street
HALIFAX NS B3K 3K3 Canada
709-455-5281 mobile
360-451-1010 fax

Date (yrd) issued for
2019/04/28

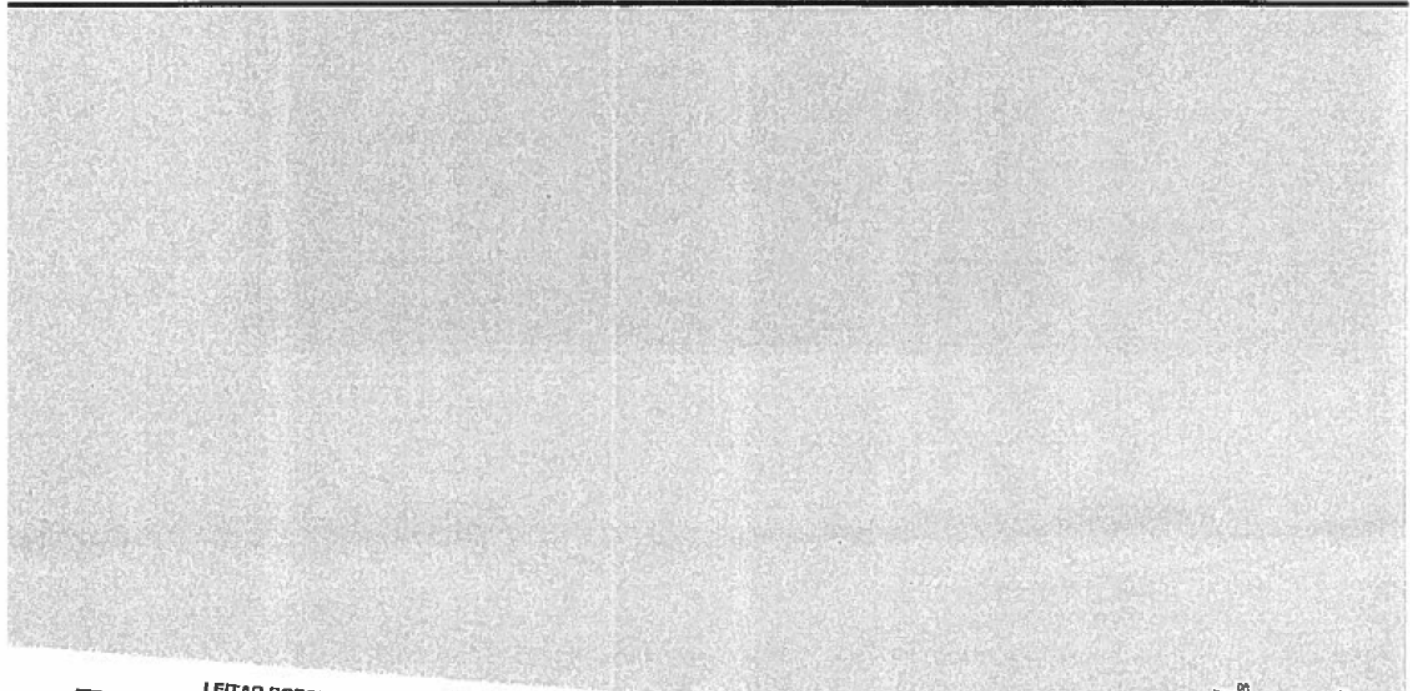
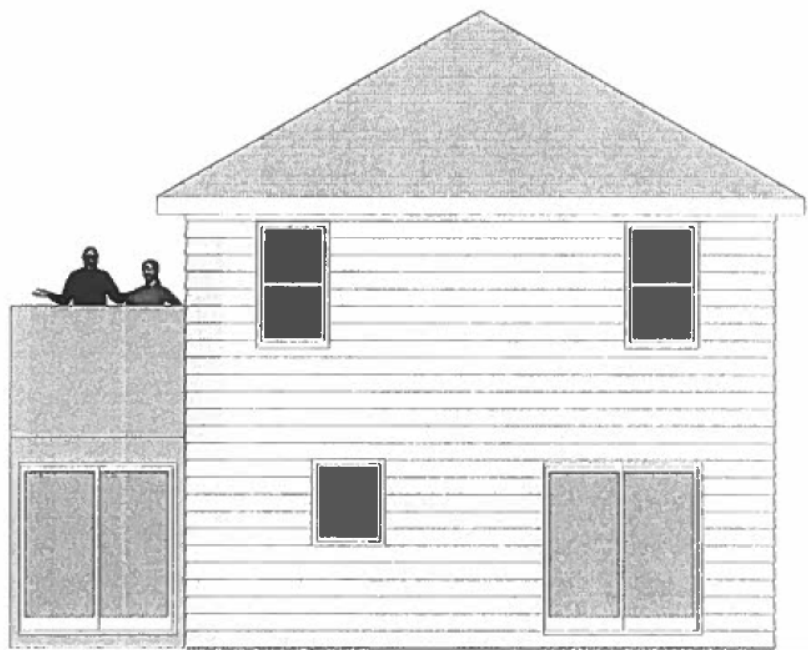
- List of Revisions
- .1 remove curb cut expansion
 - .2 reduce driveway width from sidewalk to the property line
 - .3 illustrate 8ft x 15ft parking space
 - .4 final review for appeal to community council

NOT FOR CONSTRUCTION
unless seal is signed



scale
3/16" = 1'-0"

**EXTANT ELEVATION
EAST SID.**
drawing count/designer
x of xx **A.34.VAR.EX**



LEITAO ROBERTS HOUSE
 3051 Altonwood Drive
 Halifax NS B3K 5A3
Peter Henry ARCHITECTS
 2152 North Street
 Halifax NS B3K 2M8 Canada
 902-455-9884 voice
 ph@architectshenry.com

Date (ymd) issued for
 2019/04/28/ [redacted]
List of Revisions
 .1 remove curb cut expansion
 .2 reduce driveway width from sidewalk to the property line
 .3 illustrate 8ft x 16ft parking space
 .4 final review for appeal to community council

NOT FOR CONSTRUCTION
 unless seal is signed
 scale 3/16" = 1'-0"
 0M 1M
 [redacted]
 design ph
 drawn ph
 winter 2019
PROPOSED ELEVATION EAST SIDE
 Drawing Count/Designation
 x of xx **A.34.VAR.NEW**



front yard proposed not exactly as illustrated



LR

LEITAO ROBERTS HOUSE
 3258 Alexander Drive
 Halifax NS B3H 5A3

Peter Henry ARCHITECTS
 3252 Veitch Street
 Halifax NS B3H 3P1 Canada
 902.455.9282 voice
 peter@peterhenryarch.ca

Date (y/m/d) Issued for
2019/04/28

- List of Revisions
- .1 remove curb cut expansion
 - .2 reduce driveway width from sidewalk to the property line
 - .3 Illustrate 8ft x 16ft parking space
 - .4 final review for appeal to community council

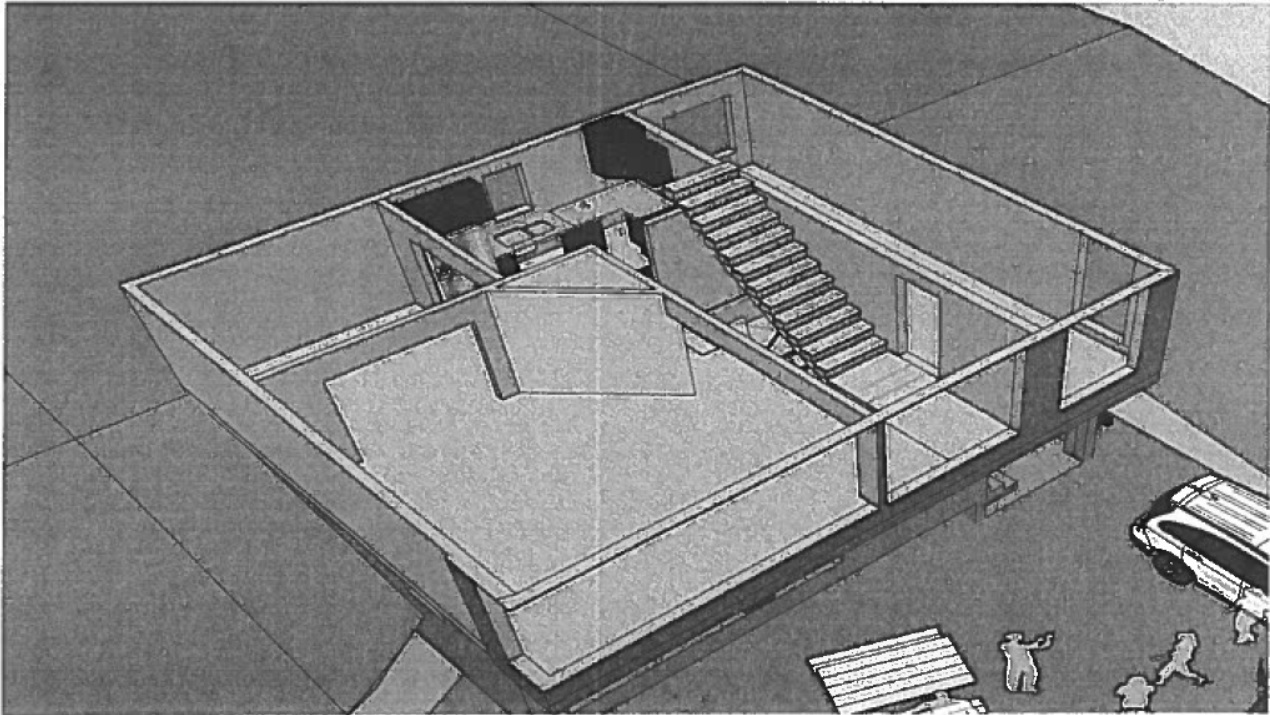
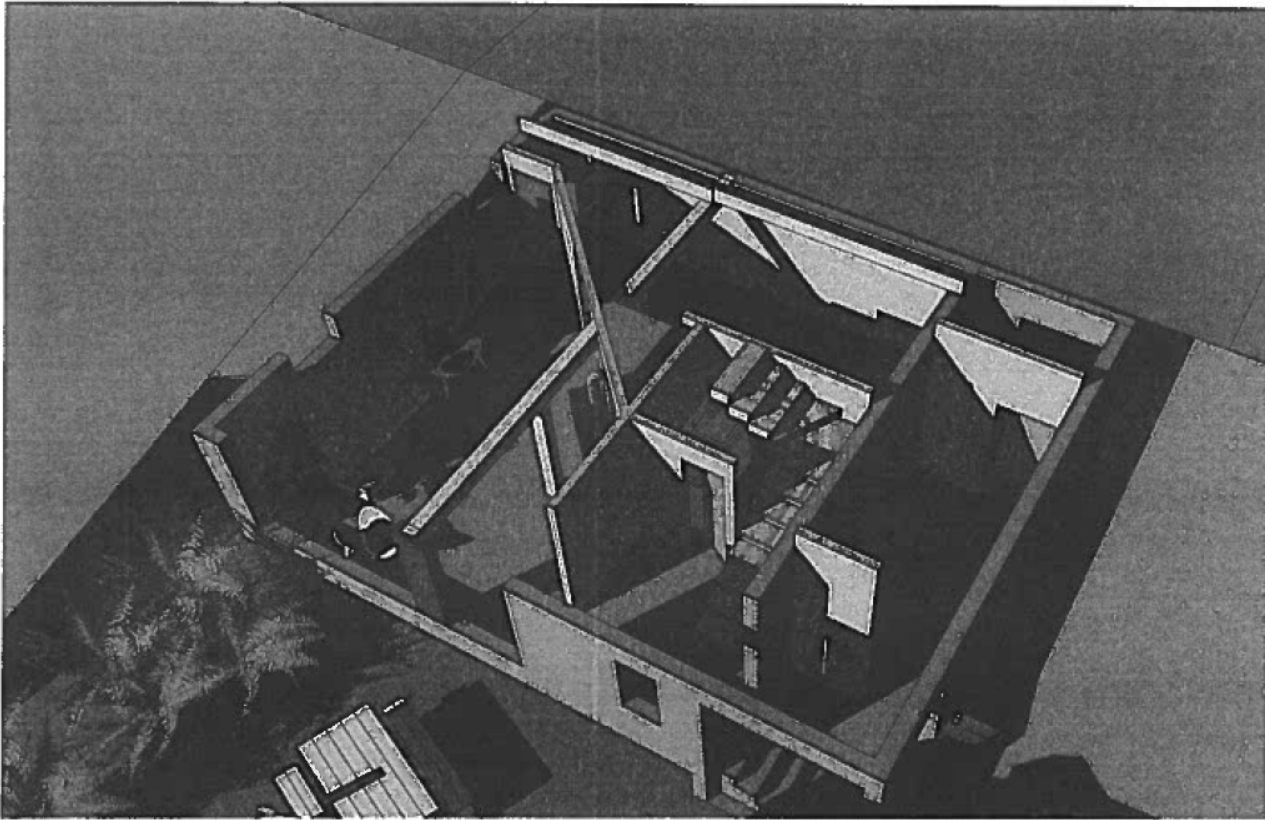
NOT FOR CONSTRUCTION
unless seal is signed



design: ph
drawn: ph
winter 2019

SKETCH

drawing count/designate
x of xx A.91.N



front yard proposed not exactly as illustrated

LR
LEITAO ROBERTS HOUSE
1083 Alameda DRIVE
HALIFAX NS B3K 5A3
Peter Henry ARCHITECTS
3152 North Street
HALIFAX NS B3K 3H1 Canada
902.455.9803 ext 101
peterhenry@peterhenry.ca

Date (y/m/d) issued for
2019/04/28 [REDACTED]

- List of Revisions
- .1 remove curb cut expansion
 - .2 reduce driveway width from sidewalk to the property line
 - .3 illustrate 8R x 16ft parking space
 - .4 final review for appeal to community council

NOT FOR CONSTRUCTION
unless seal is signed

[REDACTED]
design: ph
drawn: ph
print: scap

SKETCH
Drawing count/revision
x of xx **A.92.NW**

Here are examples of variations that we are similar to our variance request with lesser setback

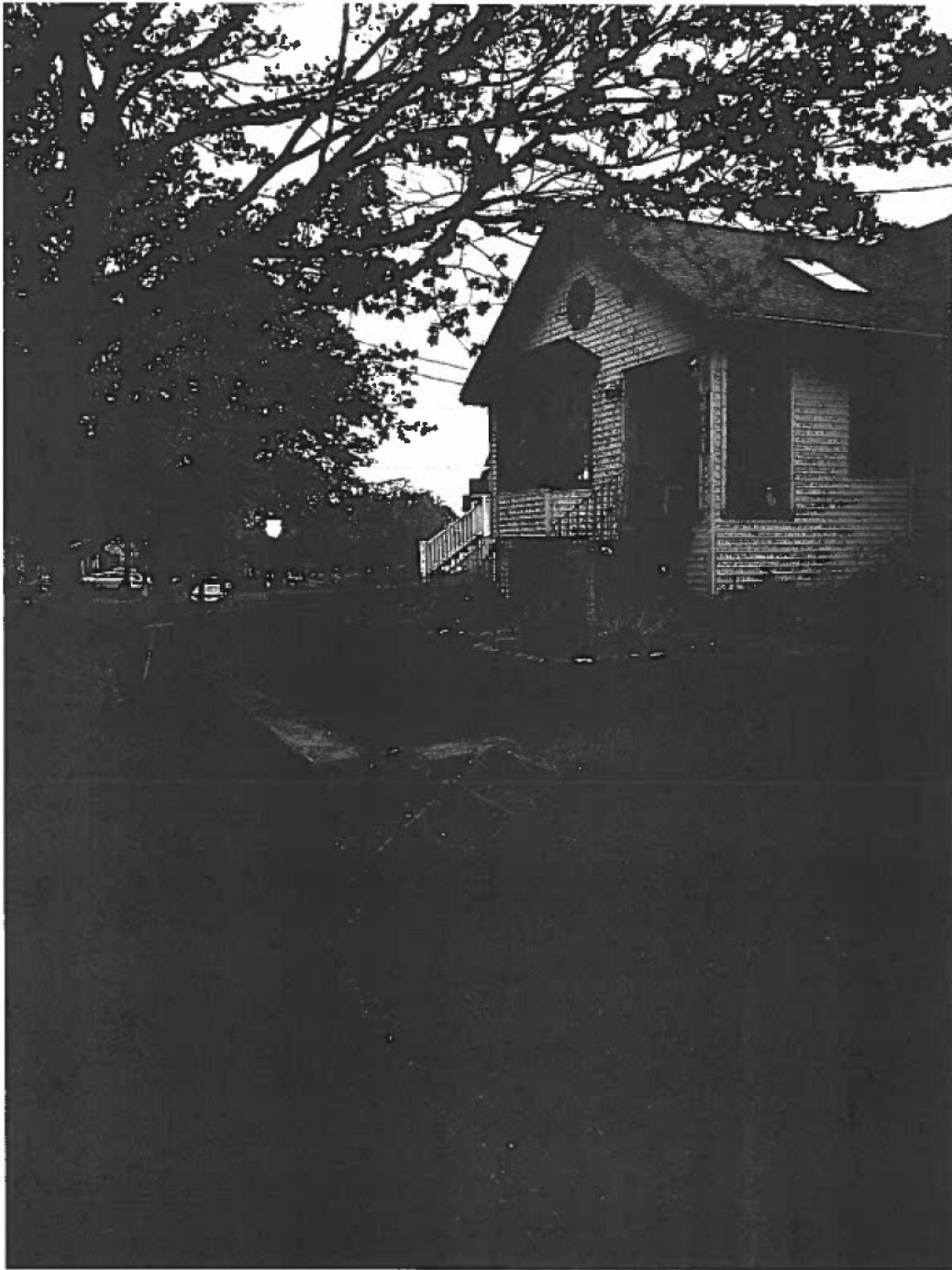


Fig. 1 - Memorial Dr.



Fig. 2 - Memorial Dr.



Fig. 3 - Basinview Leeds

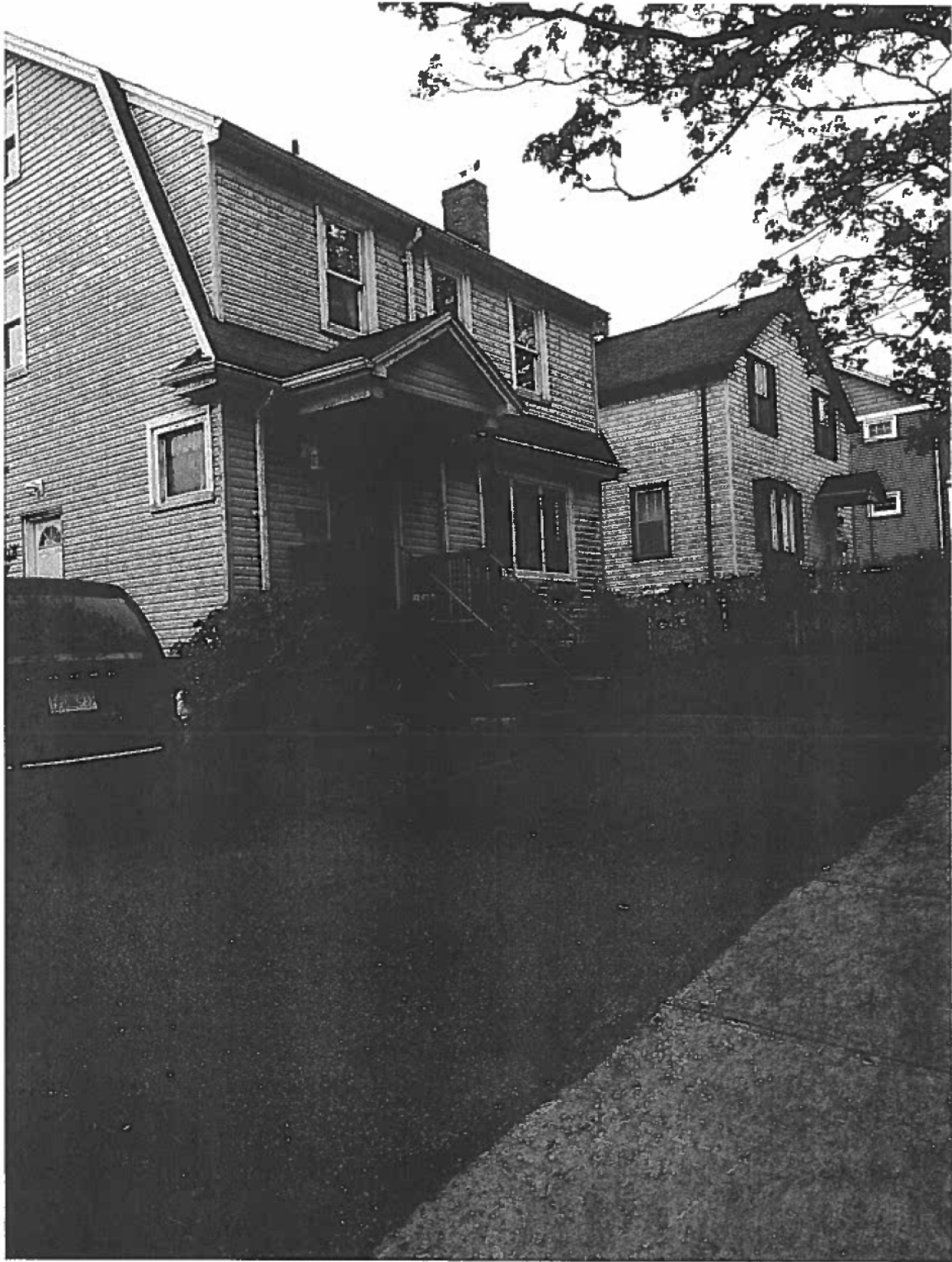


Fig. 4 - Leeds



Fig. 5 - Leeds