

# **Case 21833: Variance Hearing 1423 Henry St, Halifax**

Halifax and West Community Council

December 11, 2019

# Background

- Subject property is zoned R-2 (General Residential) under the Halifax Peninsula Land Use By-Law, Peninsula Centre Secondary Area
- Variance request to convert a single unit dwelling to a four-unit apartment building by constructing a third storey and rear addition



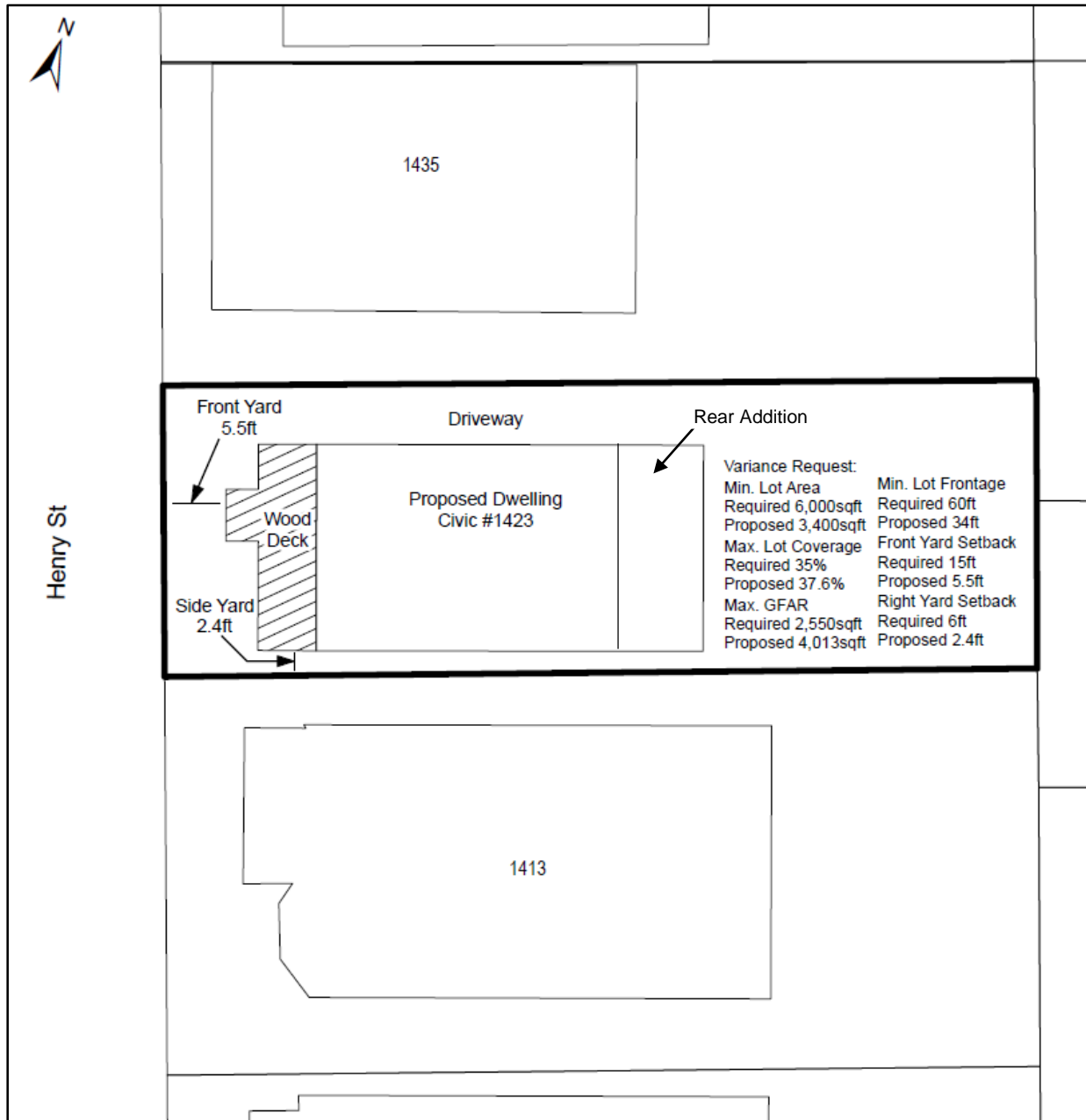
# Location Map

1423 Henry St

**HALIFAX**

# Variance Request

LUB Regulation	Requirement	Refused Variance
Minimum lot area	6,000 square feet	3,400 square feet
Minimum lot frontage	60 feet	34 feet
Maximum lot coverage	35%	37.6%
Minimum front yard setback	15 feet	5.5 feet
Minimum right sideyard setback	6 feet	2.4 feet
Maximum GFAR	6,000 square feet, which would allow up to 2,550 square feet gross floor area	8,026 square feet, which would allow 4,013 square feet of Gross Floor Area



# Site Plan

1423 Henry St

**HALIFAX**



## Site Photos

**HALIFAX**





## Site Photos

**HALIFAX**



## Site Photos

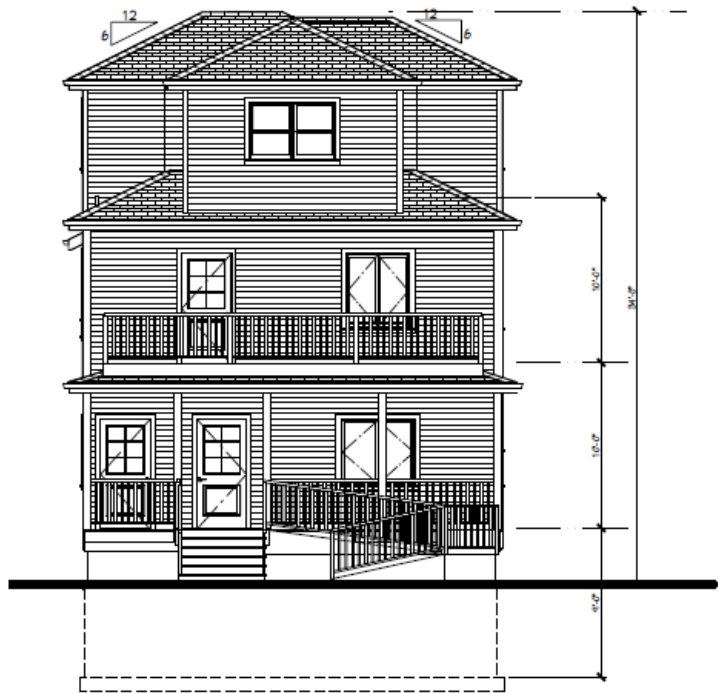
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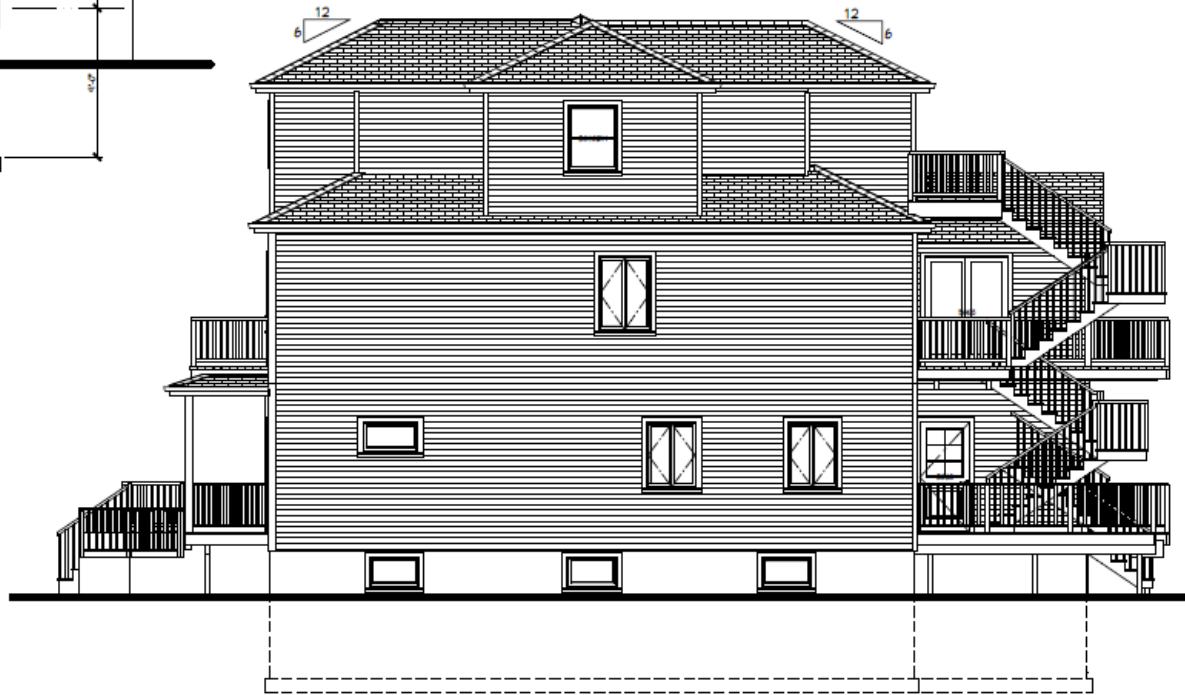
## Site Photos

**HALIFAX**



**FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**

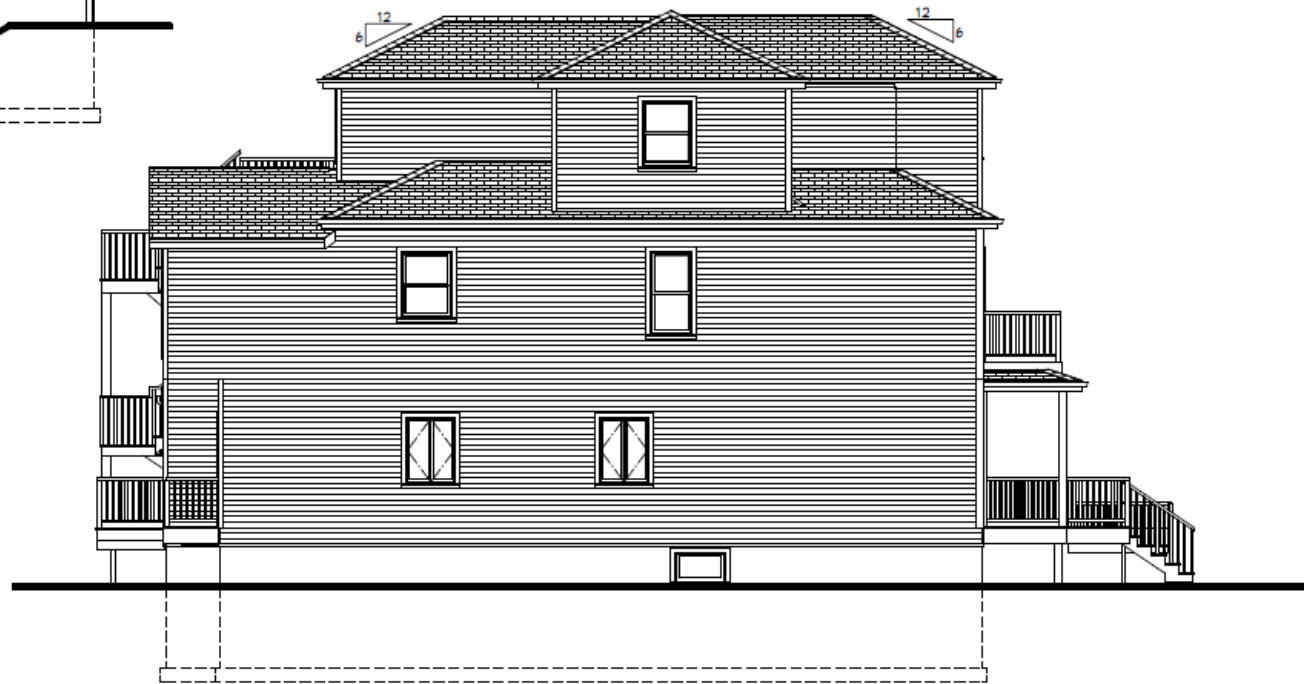
SCALE: 1/8" = 1'-0"

# Proposed Elevations

**HALIFAX**



**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"

# Proposed Elevations

**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

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

OR

Council may uphold the decision of the Development Officer to refuse the variance and deny the appeal. **This is the recommended alternative.**

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