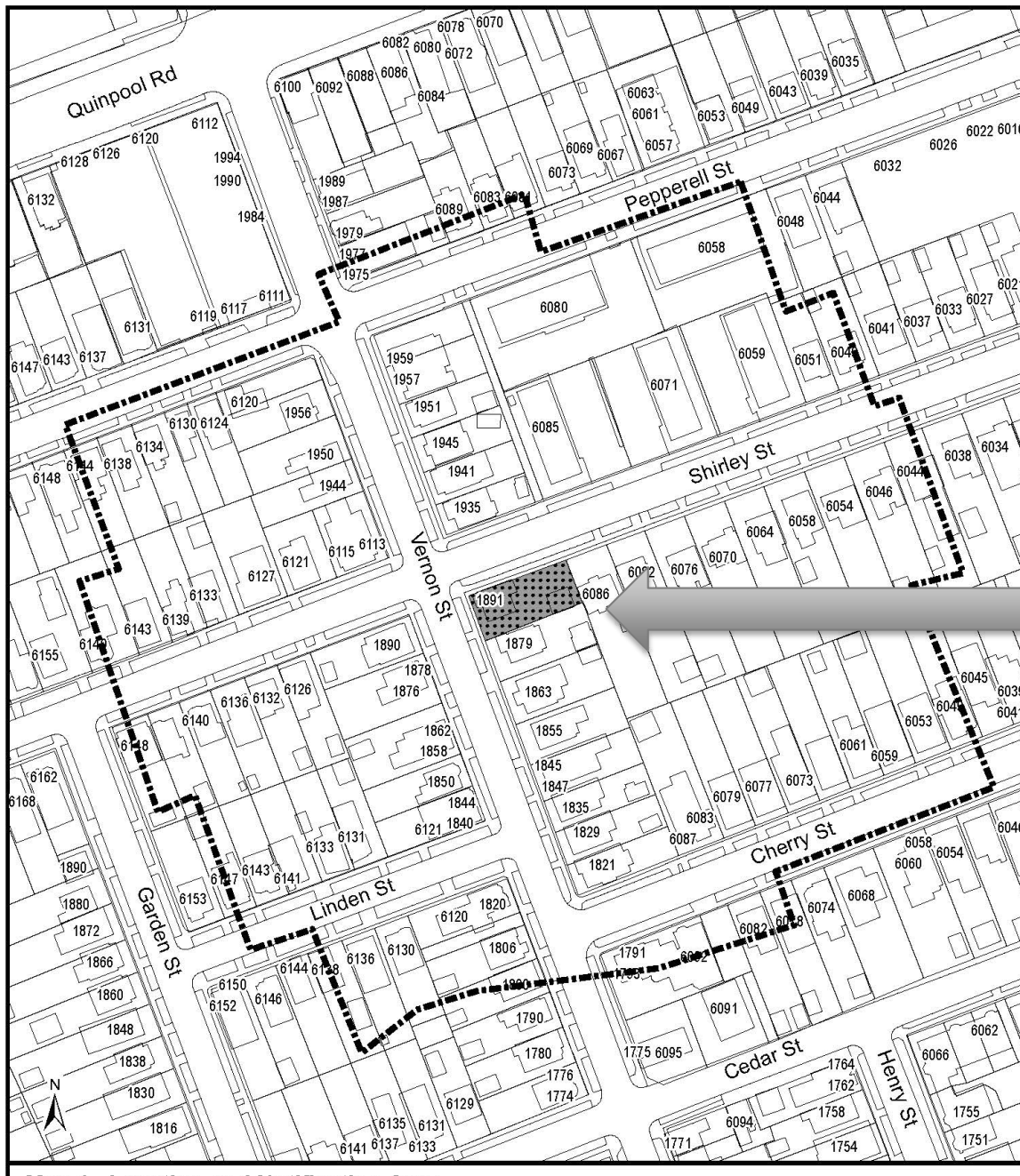


# HALIFAX

## Case 23102

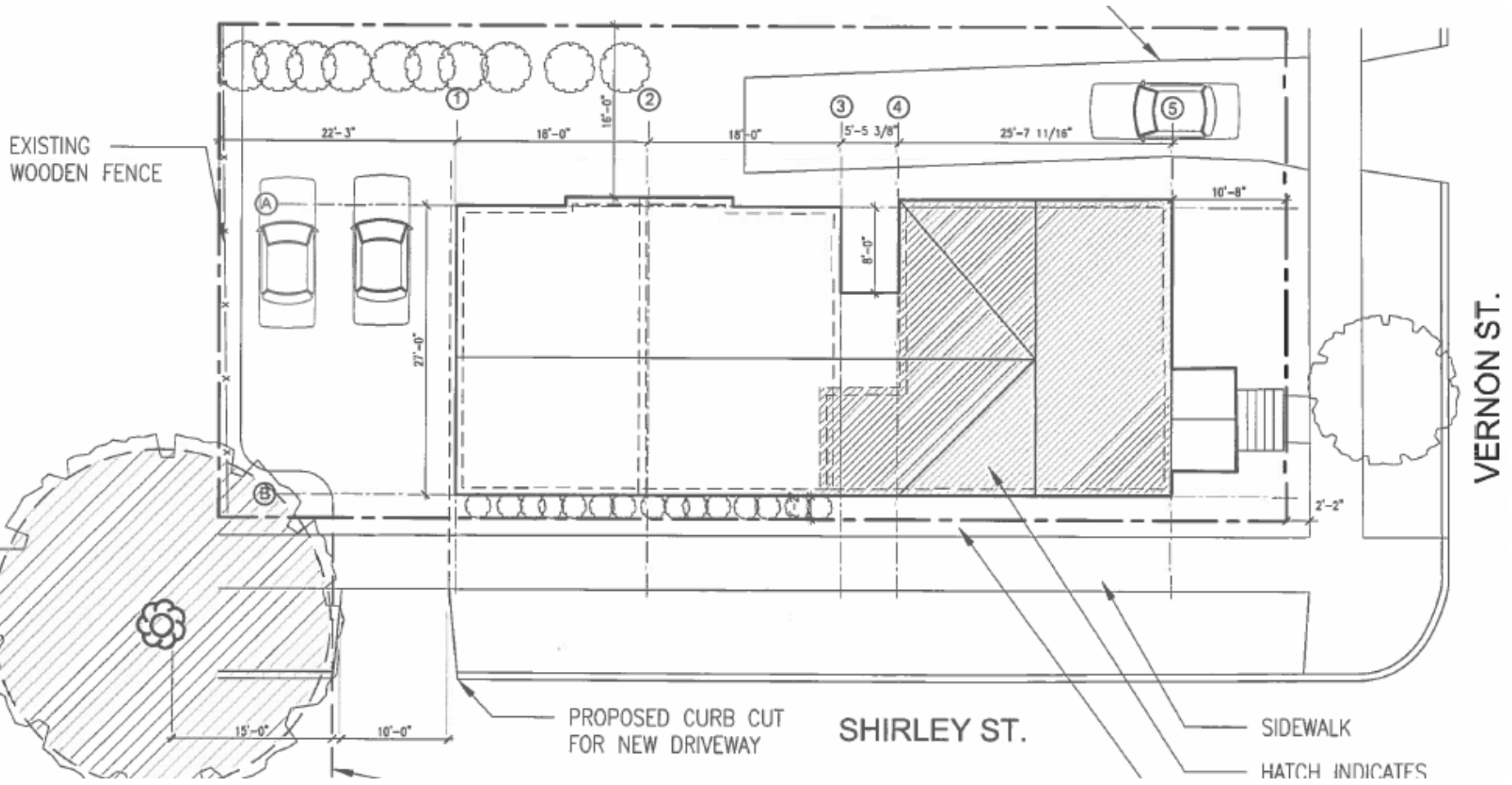
Variance Appeal  
1891 Vernon St.,  
Halifax

Halifax & West Community Council- March 30, 2021



# Location

**HALIFAX**



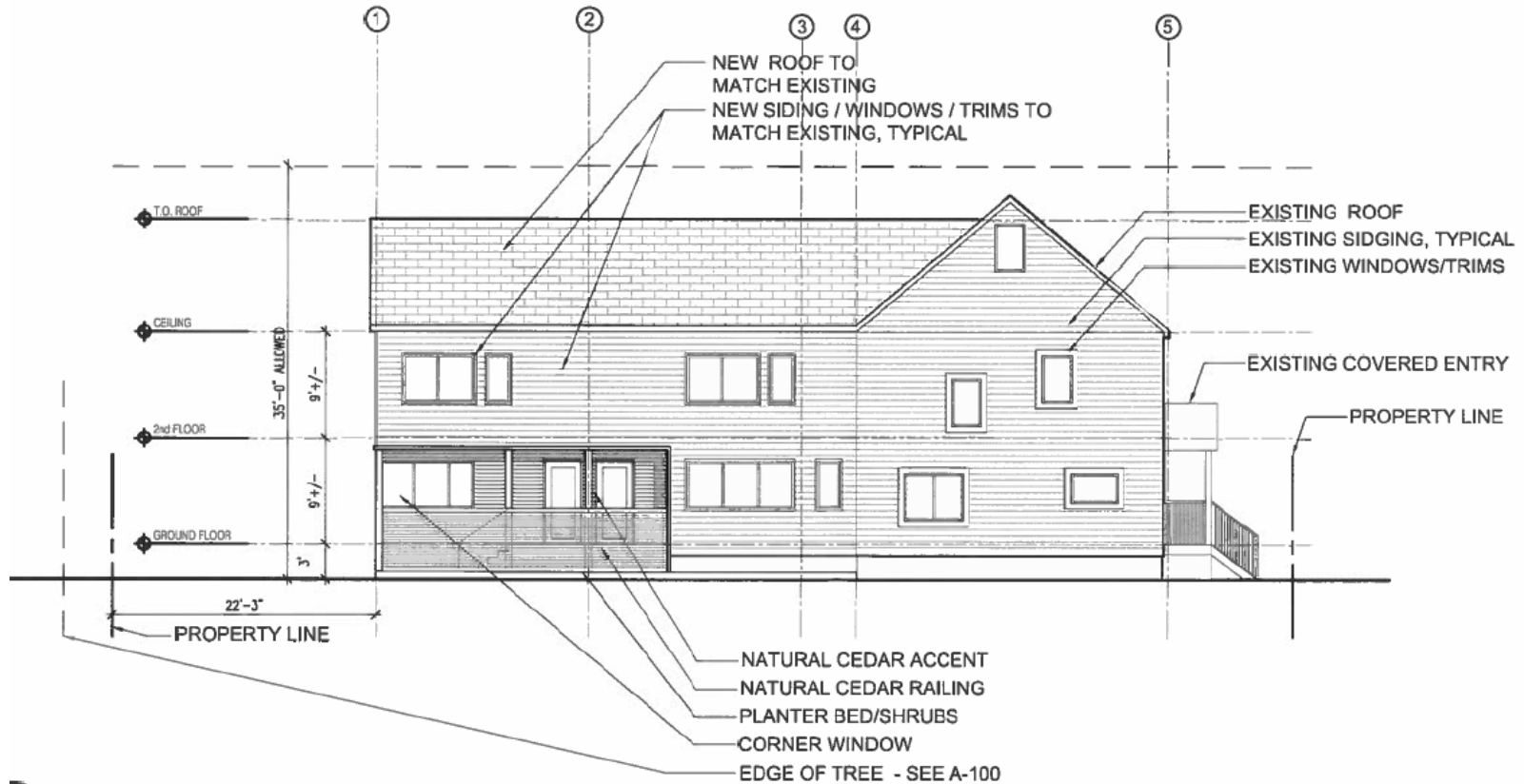
**Site Plan**

**HALIFAX**

# Variance Request

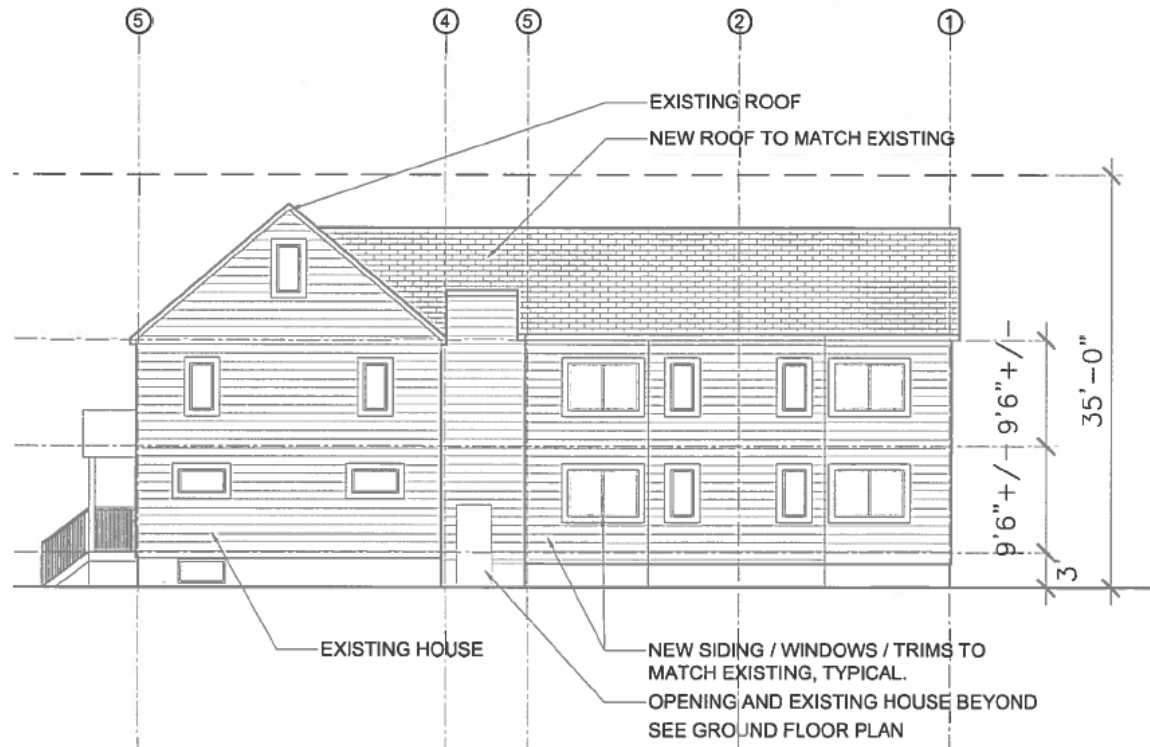
	<b>Zone Requirement</b>	<b>Variance Requested</b>
<b>Max. Lot Coverage</b>	35%	40%
<b>Min. Lot Area</b>	5000 sq. ft.	4600 sq. ft.
<b>Min. Left Side Yard</b>	6 ft	2.2 ft. (existing)
<b>Lot Area (for GFA)</b>	4600 square feet	6410 square feet

# Building elevation from Shirley St.



1 SHIRLEY ST. ELEVATION

# (Inner) Side yard Building elevation





# Front view of 1891 Vernon St.



**HALIFAX**

# Side view of 1891 Vernon St.



**HALIFAX**



# Charter Criteria

## Charter Criteria:

- a) The variance violated the intent of the development agreement or land use by-law;
- b) The difficulty experienced is general to properties in the area; or
- c) The difficulty experienced results from intentional disregard for the requirements of the land use by-law.

# Recommendation

It is recommended that Halifax and West Community Council uphold the decision of the Development Officer and deny the variance.

# Alternative

Council may overturn the decision of the Development Officer and approve the variance.