

1891 Vernon St. Variance Application
March 30th 2021



1891 Vernon St

ARCHITECTURE
LANDSCAPE ARCH.
PLANNING

fathom





1. PLANNING

APPLICATION 1

Halifax Development: **Approved**
Council: Rejected

3 storeys, 40% lot coverage

3 storeys

APPLICATION 2

Halifax Development: **Approved**
Council: Not Presented

2 storeys, 41% lot coverage

New Design
Reduced to 2 storeys

APPLICATION 3

Halifax Development: Rejected Council:
Pending

2 storeys, 40% lot coverage

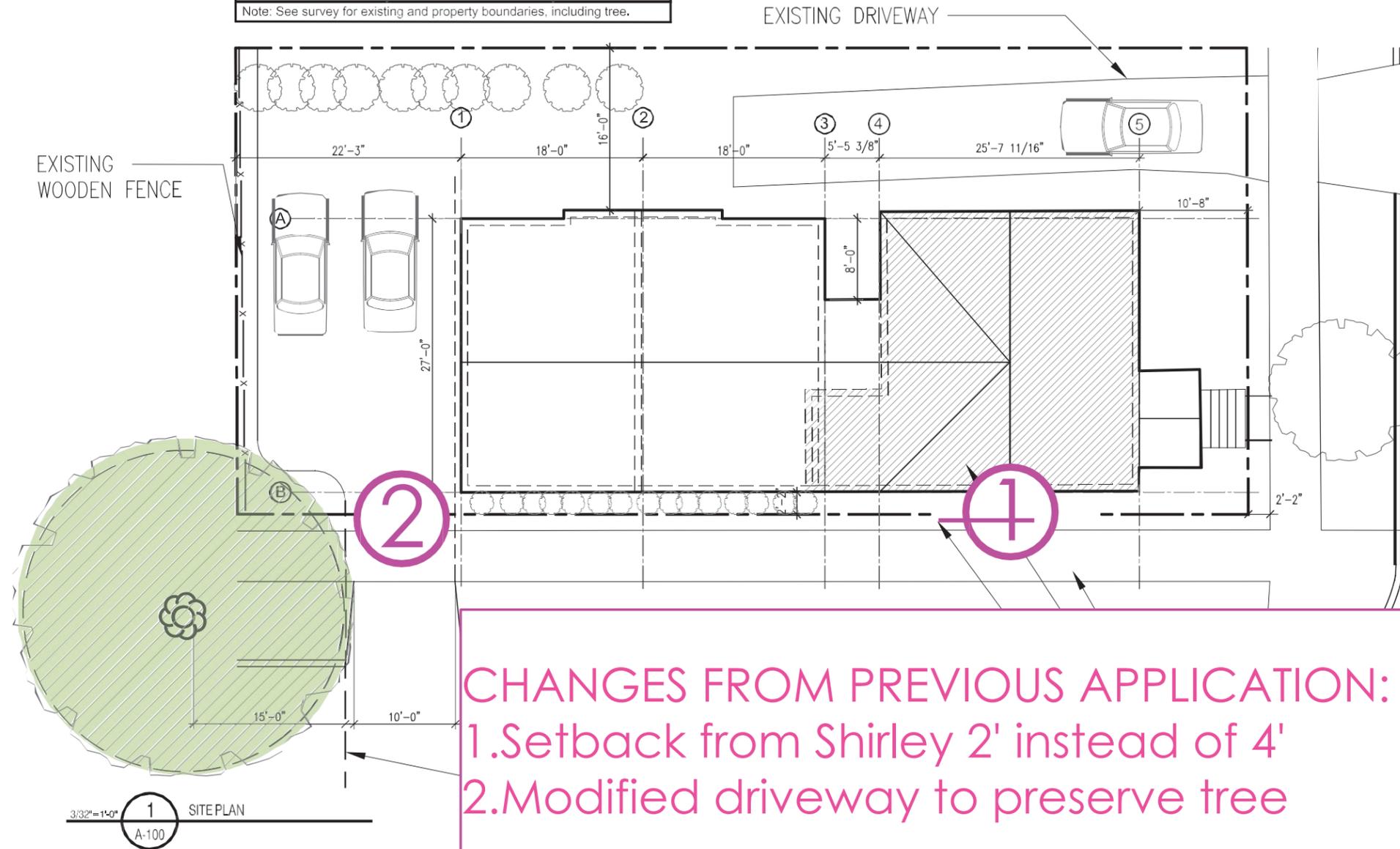
**Survey procured
modified design
changes to preserve tree**

2. VARIANCE CHANGES

SITE AND BUILDING SUMMARY / YIELD		
LOT COVERAGE:	GROSS FLOOR AREA:	TOTAL BEDS:
Lot Area: 4,600 sqft Lot Coverage: 1,855 sqft Lot Coverage %: 40%	level 01: 1720 sqft level 02: 1805 sqft Total: 3,525 sqft Gross Floor Area %: 76.6%	Existing: 3 beds Addition: 4 beds Total: 7 beds

Note: See survey for existing and property boundaries, including tree.

SETBACK SUMMARY	
Side Yard Setback	16'
Rear Yard Setback	22'-3"
Flanking Yard (Shirley St.)	2'-2" (existing & addition)
Front Setback (Vernon St.)	10'-8" (existing)



KEY P	

REVISIONS	DATE

PROJECT
1891 VERNON ST
Halifax, N.S.

CLIENT
Alwarth Family

SCALE DATE

DRAWN BY CHECKED REVIEWED

APPROVED

SEAL

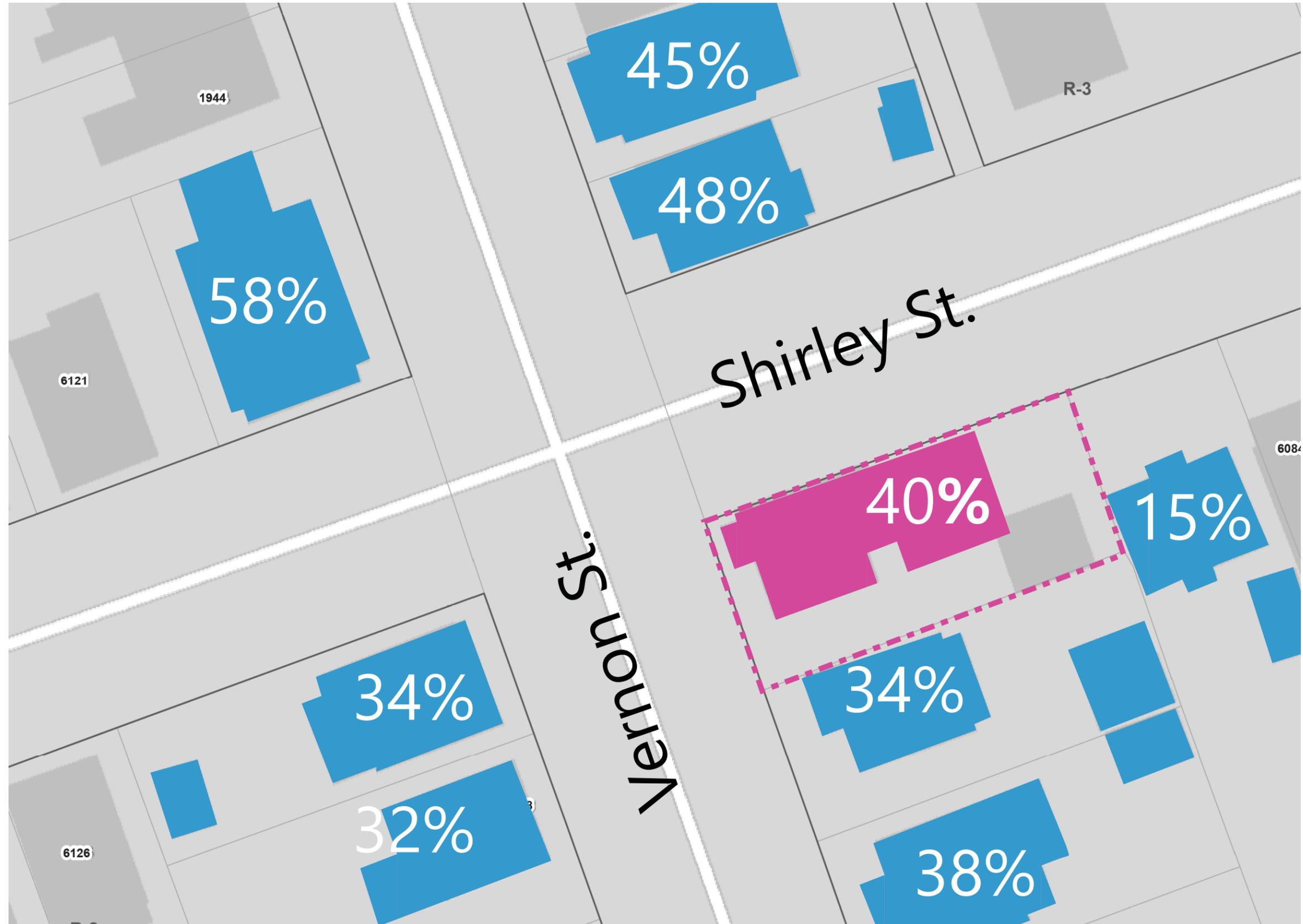
NOT FOR
CONSTRUCTION

DRAWING
SITE_PLAN_SUMMARY

DRAWING NO.
A-100

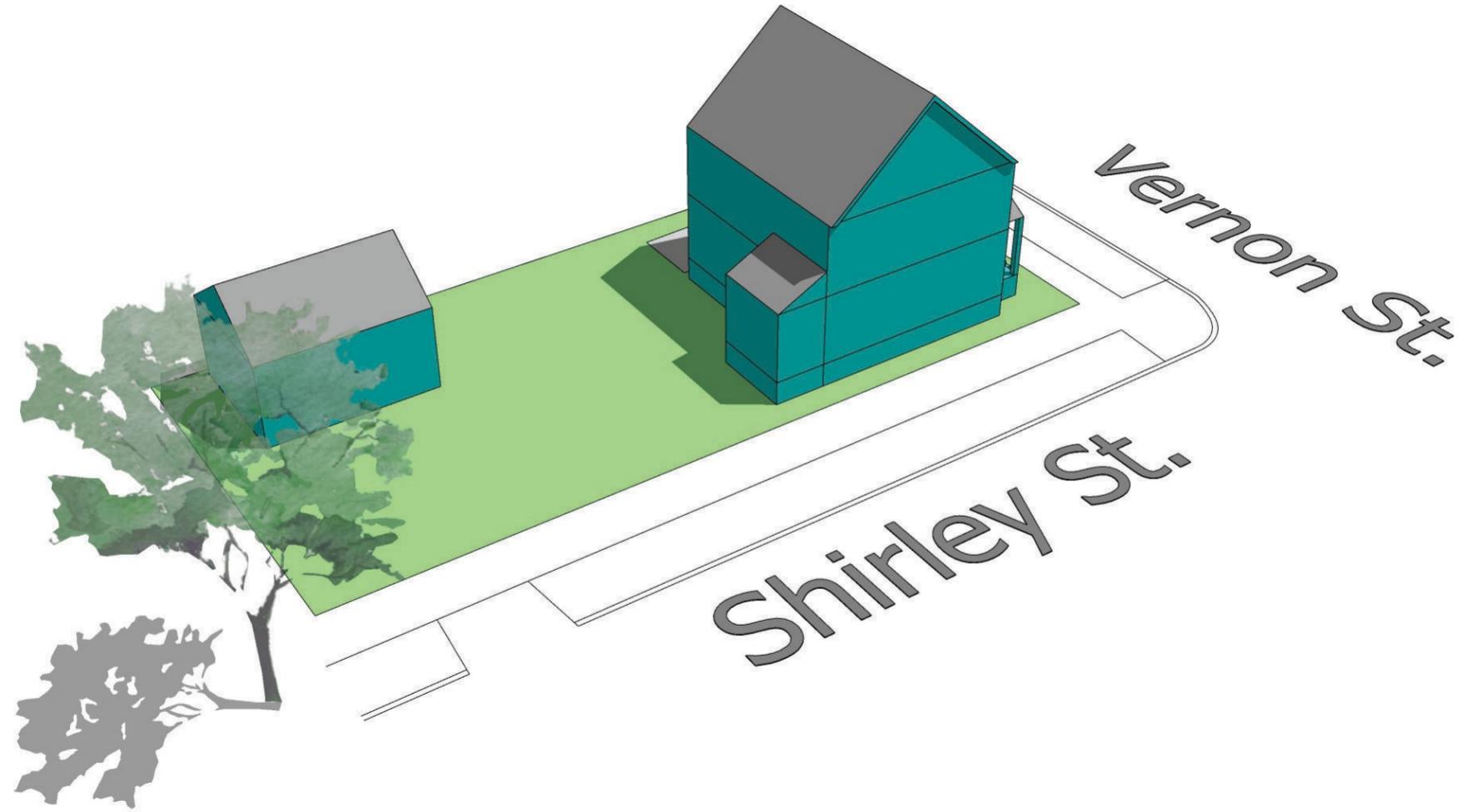


2. CONTEXT





3. ALTERNATIVES



EXISTING



3. ALTERNATIVES



AS OF RIGHT:
35% Lot Coverage



3. ALTERNATIVES



CENTER PLAN:
50% Lot Coverage (includes backyard suite)



3. ALTERNATIVES



VARIANCE REQUEST
40% Lot Coverage

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4. Architecture / Built-Form

fathom



4. Architecture / Built-Form



4. Architecture / Built-Form



Articulated Street Face

4. Architecture / Built-Form



Simple Roof Lines

