



Appeal of variance refusal case

24492

1059 Wellington St, Halifax

Project Proposal: Reduce rear setback from 3.0m to 1.0m to accommodate an addition to a two-unit dwelling to create a multi-unit dwelling containing ten units.

Presented by Steve Adams, for proposed build
by YHZ Engineering LLC (J. Bardsley, M. Dyer).



YHZ Infrastructure Design-Engineering LLC

Integrated Design Team of: Electrical | Mechanical | Gas Fitter Tech-1 | R.S.E. | HVAC/R | Air Quality | P. Eng. | Hydrogeologists

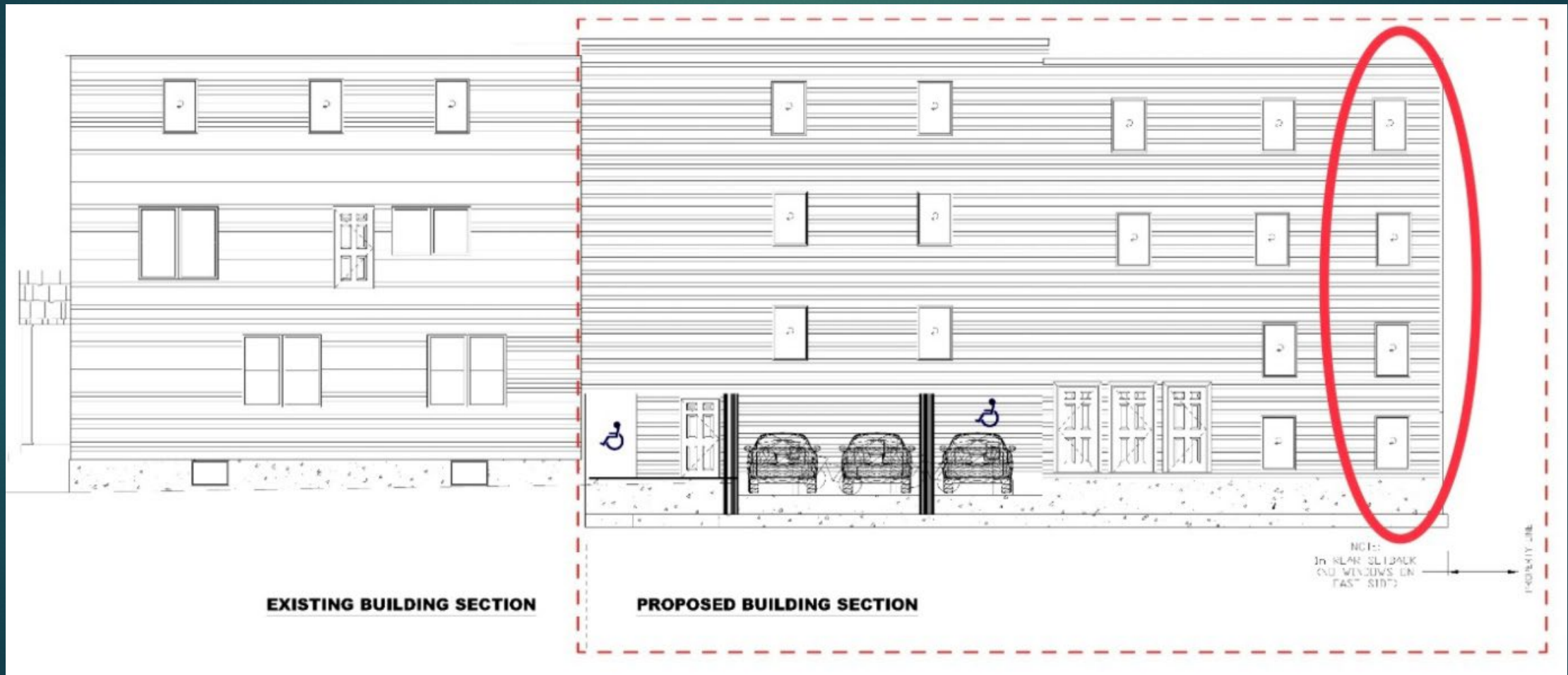


"Proud to support our community, volunteer organizations
and local sports since the '80s."



North view,
showing proposed
addition of
one unit on top of
the existing two-
unit (regardless if
the variance
appeal is
successful).

North view, showing proposed addition of seven units to rear of the existing dwelling.

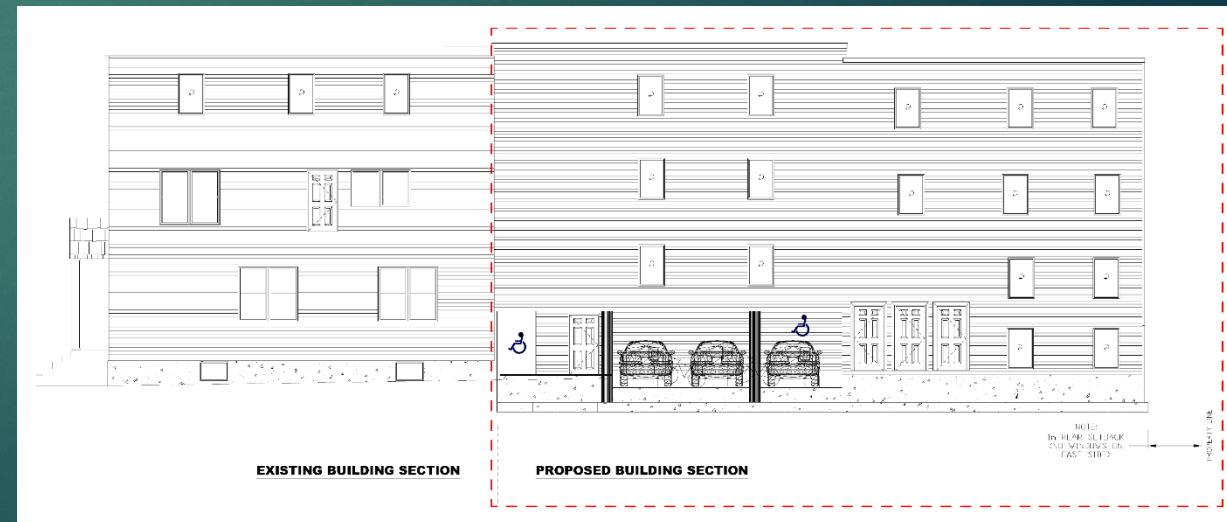
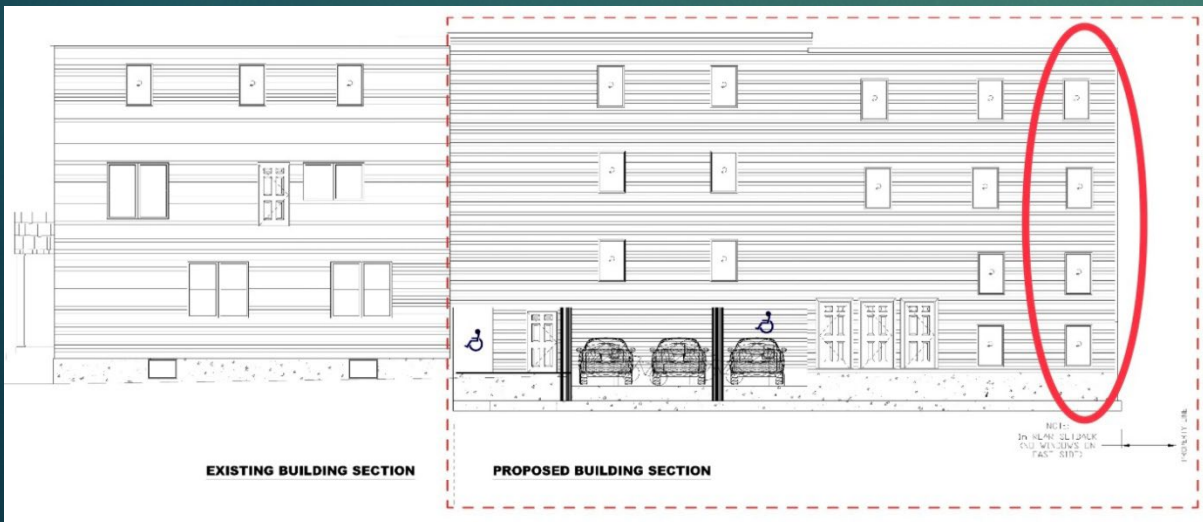


As of right

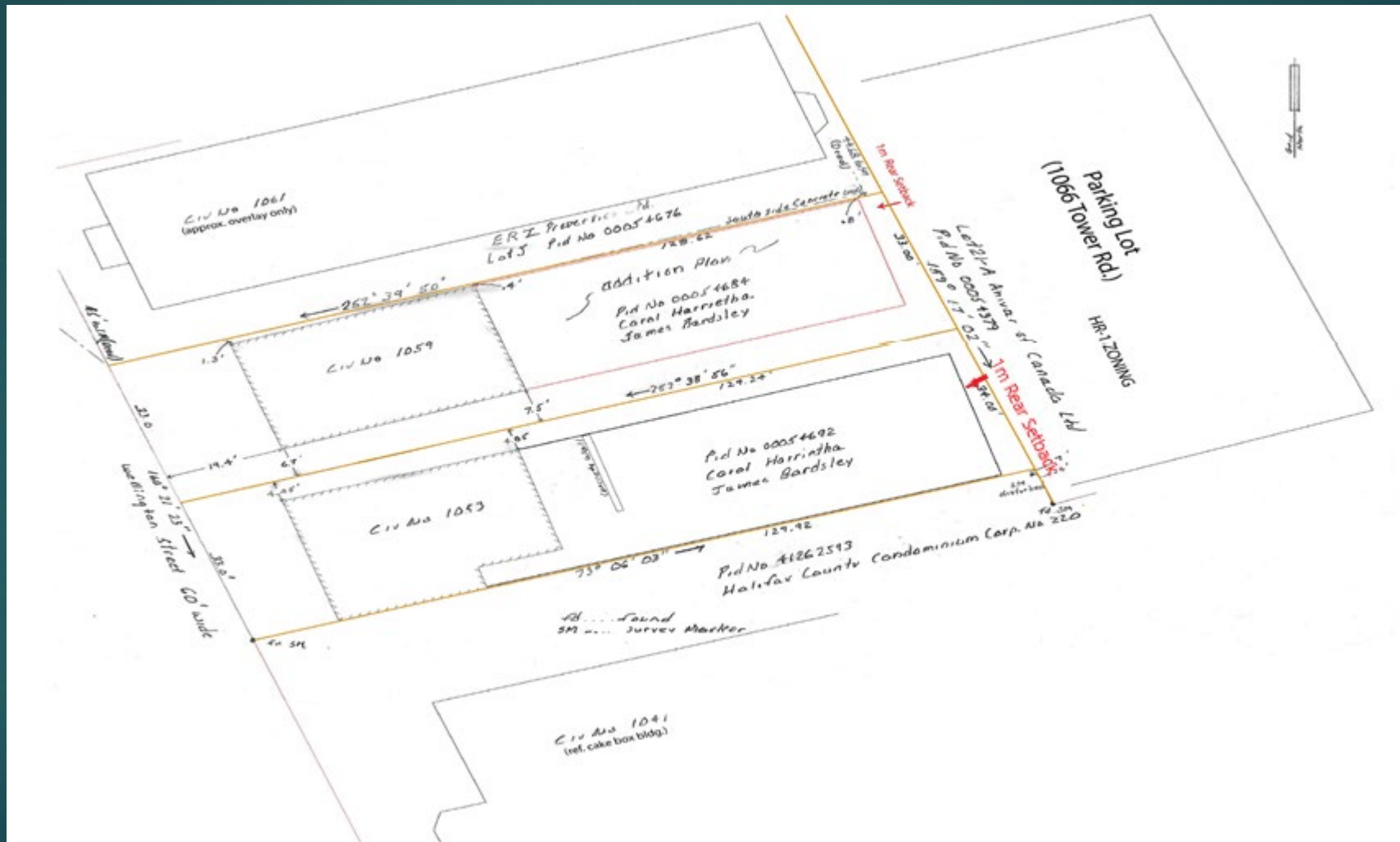
- 7 units
- 12 bedrooms

With a successful variance appeal

- 6 units + 1 accessible unit with accommodations for live-in caregiver
- 16 bedrooms



Arial view of properties showing surrounding buildings setback and abutting parking lot



Summary

The proposed rear addition (with a successful variance appeal), will have the same distance at the rear of the building as the neighboring properties.

A successful variance appeal will allow four additional bedrooms and allow for a fully accessible unit having a second bedroom for a live in care-giver with one accessible parking space.