

**Case 22171: Variance Hearing
3681 Memorial Drive, Halifax**

Halifax and West Community Council

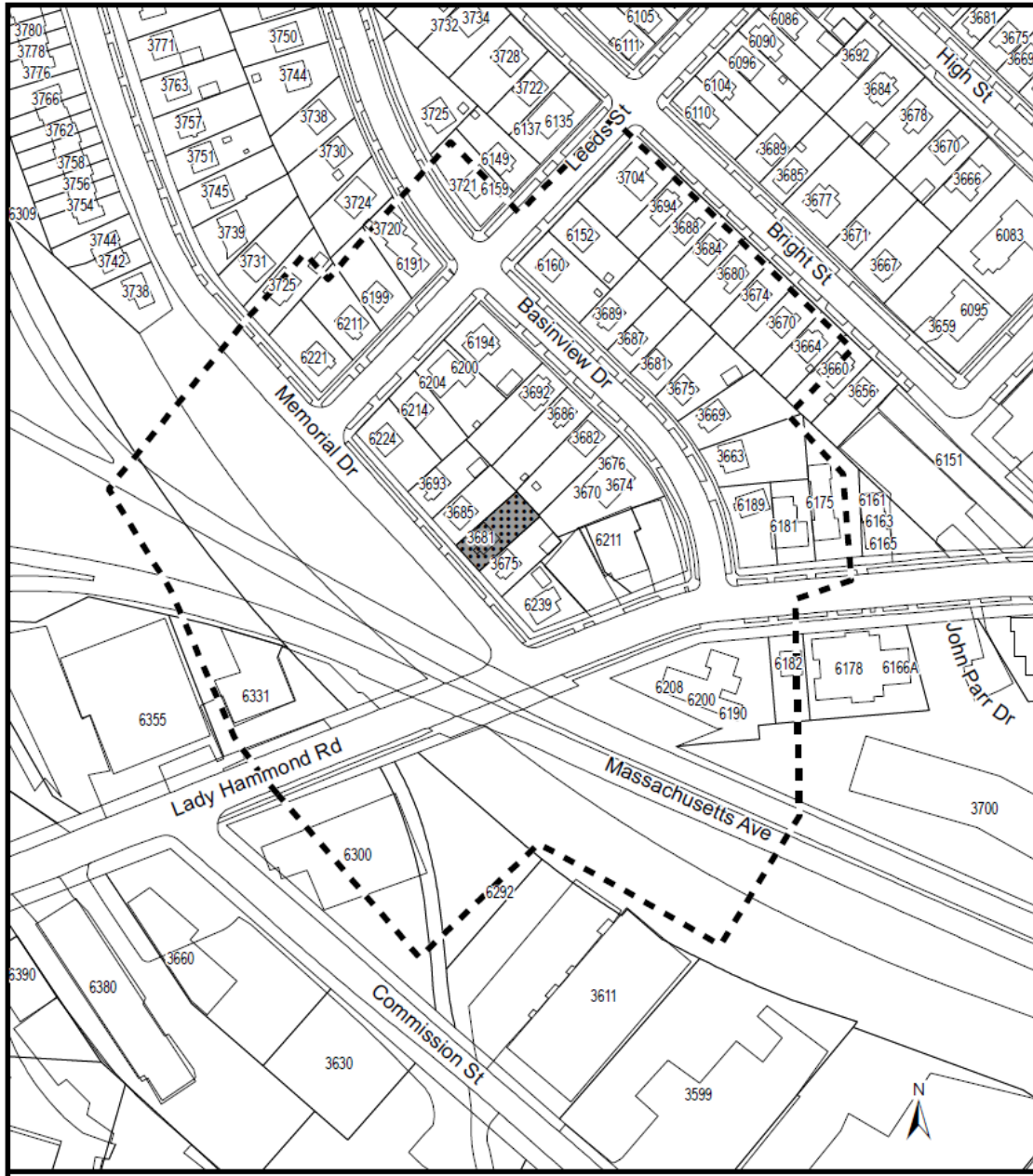
September 19, 2019

Background

- The subject property is zoned R-2 (General Residential) under the Halifax Peninsula Land Use By-Law.
- The variance request is to allow an addition to the existing single unit dwelling, closer to the front property line (Memorial Drive street right of way).
- The addition is to create and reconfigure the living space in the basement and main floor with no additional units.
- All other land use bylaw provisions are being met.

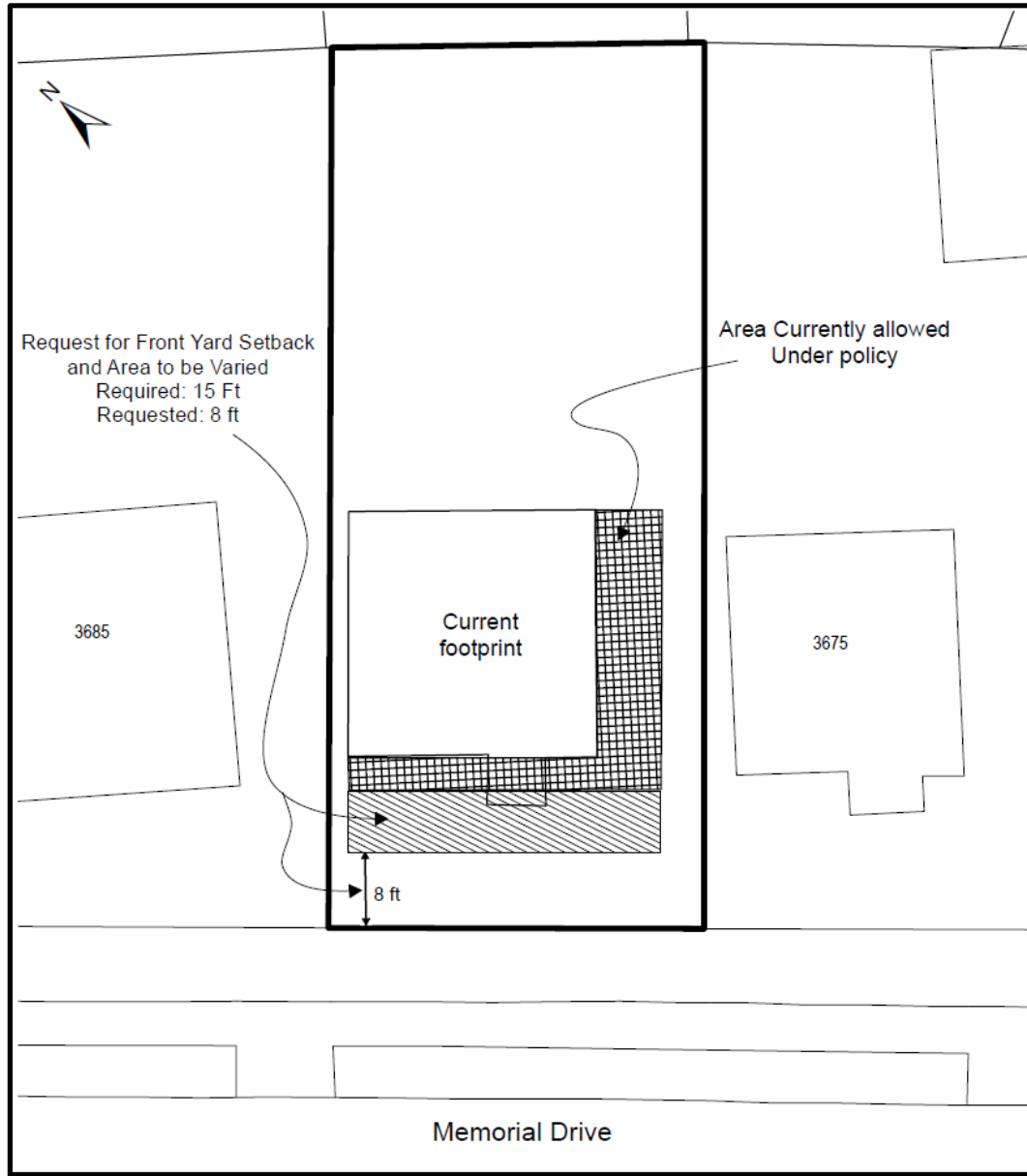
Variance

	Zone Requirement	Variance Requested
Minimum Front Yard	15 feet	8 feet



Location Map

HALIFAX



Site Plan



Street View

HALIFAX

Street View (proposed)



Side Elevations



Consideration of Proposal

Section 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 the properties in the area**; or
- c) the difficulty experienced results **from intentional disregard** for the requirements of the development agreement or land use by-law.

Alternatives

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

Or

Council may uphold the Development Officer's decision and deny the appeal. **This is the recommended alternative.**