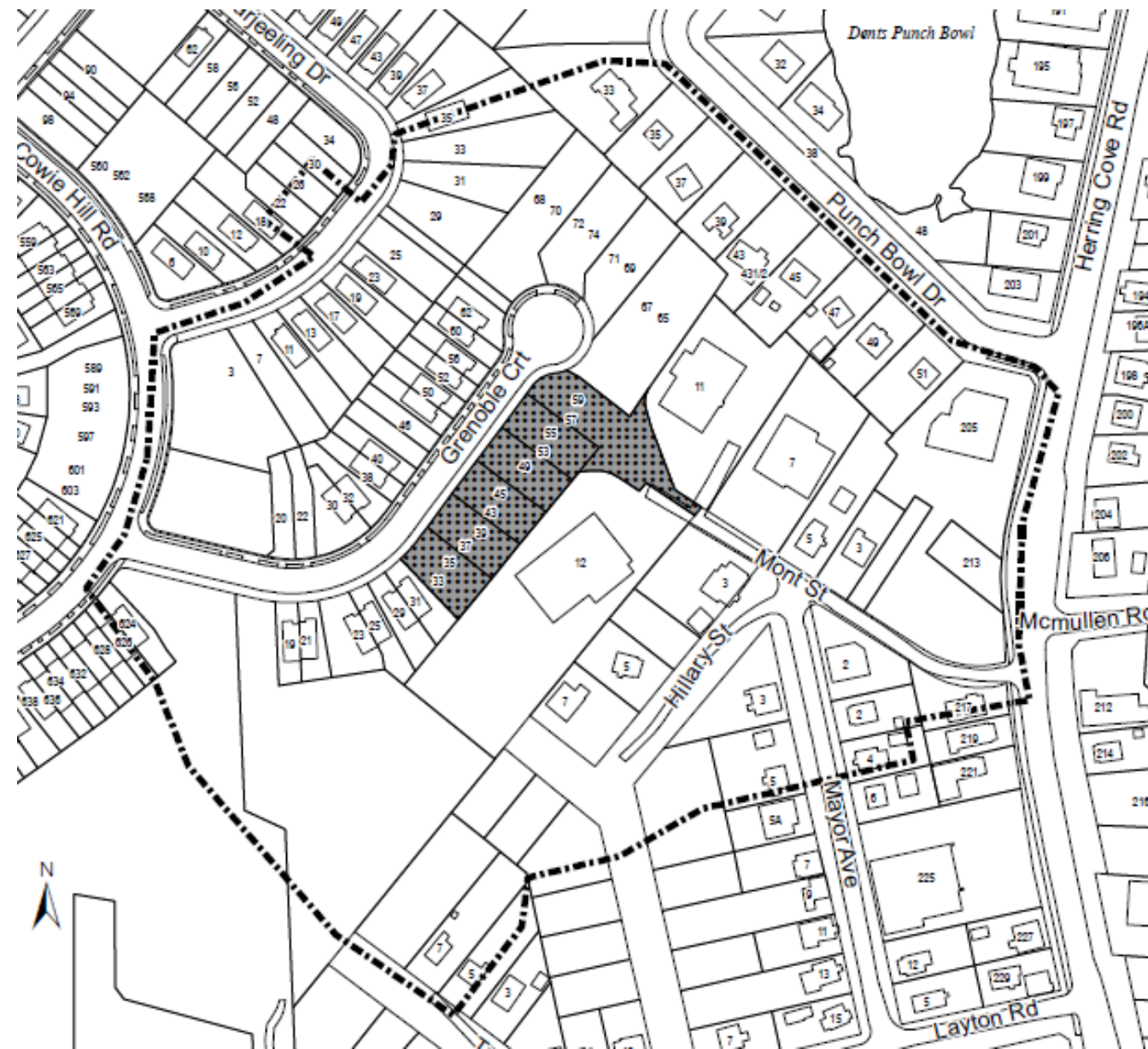


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Cases 22953-22958
Variance Appeals
33-59 Grenoble Court

Halifax and West Community Council

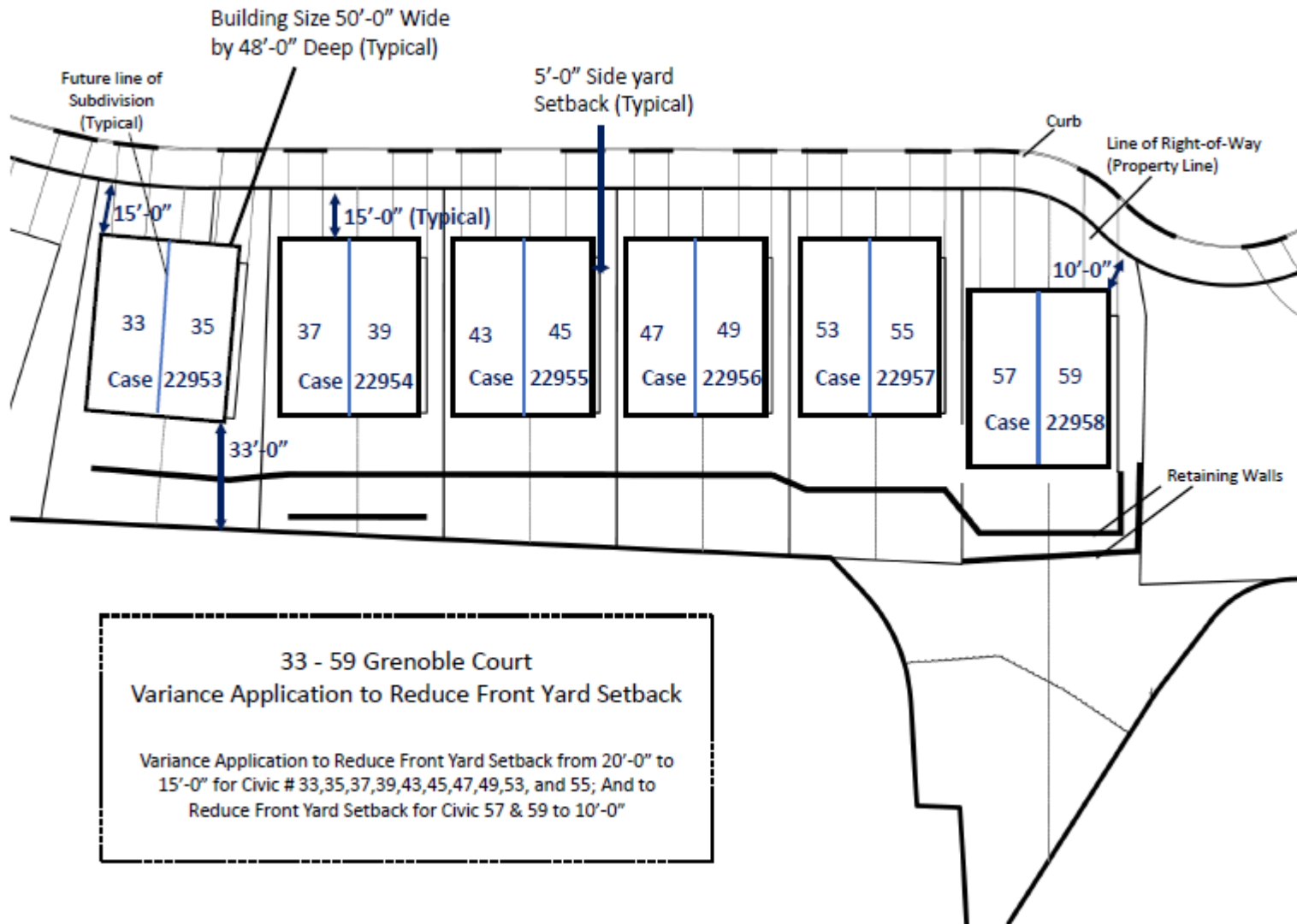
July 28th, 2020



Location

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Map 2 - Site Plan



Site Plan

HALIFAX



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LUB Regulation	Lot	Requirement	Variance Requested
Minimum Front Yard Setback	512	20 feet	10 feet
Minimum Front Yard Setback	513	20 feet	15 feet
Minimum Front Yard Setback	514	20 feet	15 feet
Minimum Front Yard Setback	515	20 feet	15 feet
Minimum Front Yard Setback	516	20 feet	15 feet
Minimum Front Yard Setback	517	20 feet	15 feet

Variations Requested

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UNIT 'A'

UNIT 'B'



FRONT ELEVATION

HALIFAX



REAR ELEVATION

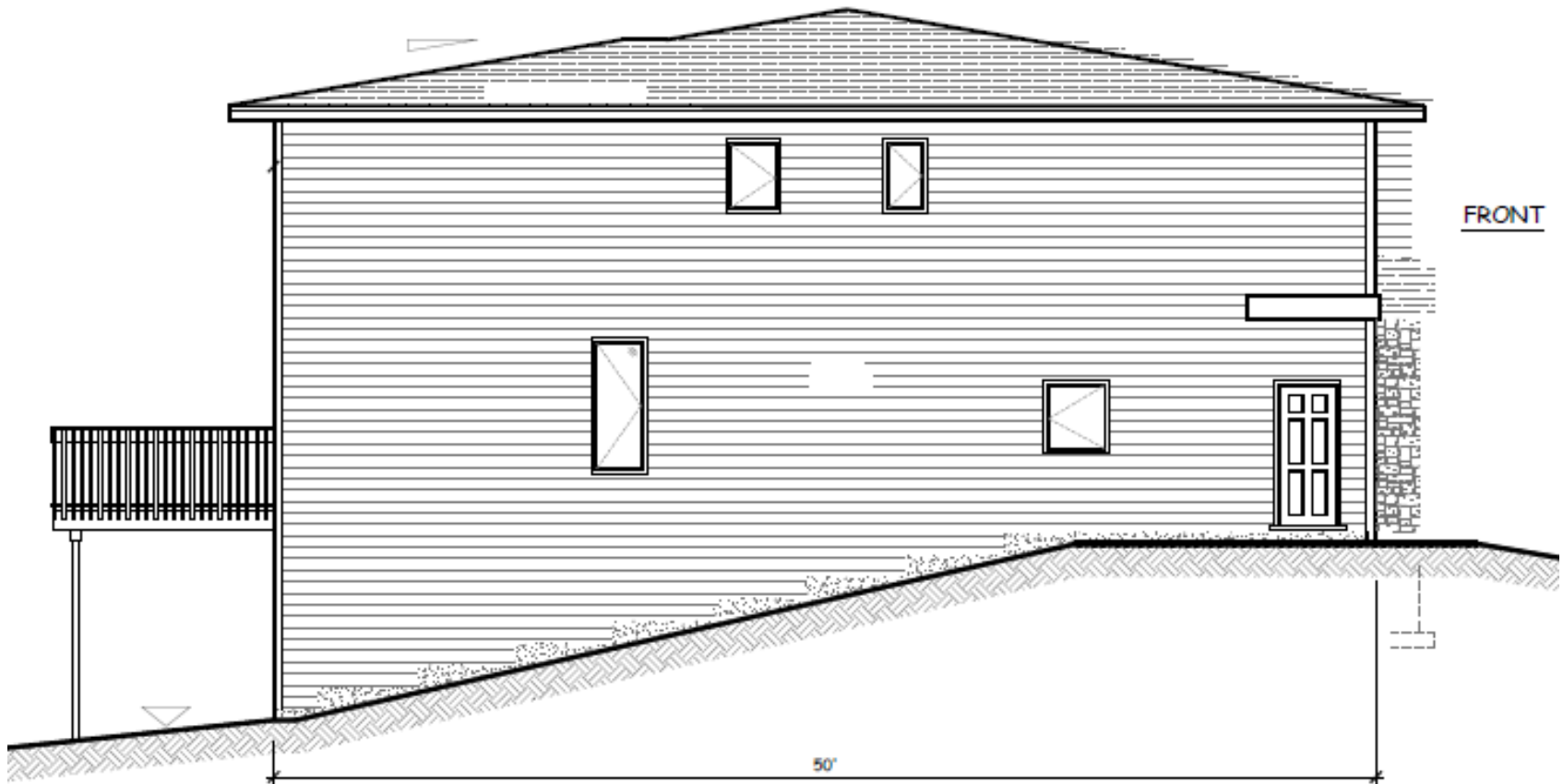


FRONT

50'

RIGHT ELEVATION

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LEFT ELEVATION

Photos of the Existing Property



HALIFAX

Photos of the Existing Property



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Charter Criteria

A variance may not be granted if:

- 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 to refuse the variances by denying the appeal.

Alternative

Council may allow the appeal. This would overturn the decision of the Development Officer and approve the variances.

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Thank You