

**CITY OF VICTORIA
BOARD OF VARIANCE MINUTES
JUNE 13, 2024**

Present: Trevor Moat
Margaret Eckenfelder
Rosa Munzer
Rus Collins

Absent: Joanne Thibault

Staff: Samantha Cole, Zoning Technician
Alena Hickman, Planning Secretary

The meeting was called to order at 12:30 pm.

1. Minutes

Minutes from the meeting held May 23, 2024

Moved: Joanne Eckenfelder

Seconded: Rosa Munzer

That the minutes from May 23, 2024 be adopted as amended.

Carried Unanimously

2. Appeals

**12:30 Board of Variance Appeal #01017
Lindsay Baker, Applicant; Hao Xu, Owner
2002 Runnymede Ave**

Present Zoning: R1-G
Present Use: SFD

The proposal is to legalize an addition to the side of the building, to construct a deck at the front of the building, and to create a secondary suite.

Bylaw Requirement

Relaxation Requested

Section 1.6.5.a

Front yard setback relaxed from 7.50m to 7.00m to the deck and 7.44m to the addition.

Section 1.6.5.d

Side yard setback relaxed from 3.55m to 1.20m.

Section 1.6.5.e

Combined side yard setback relaxed from 5.40m to 3.60m.

Applicant

- The existing carport is safety hazard because of rot.
- Designed a better placement option for the carport and vehicle parking.

- The hardship is that this property has a very irregular lot.
- The neighbours have given full support.
- The owner has had extensive conversation with arborists for the front trees and their roots systems.

Board

- No questions from Board members.

Neighbours

- No neighbours present at this meeting.

Public portion of the meeting closed.

- This solution is going to result in a beautifully designed home.
- Challenging site, appreciation for the thought put into this design.
- The Board commends the applicants for consulting with neighbours.

Motion:

Moved: Margaret Eckenfelder

Seconded: Rosa Munzer

That the following variances be approved as requested.

Bylaw Requirement

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Carried Unanimously

Meeting Adjourned at 12:38 p.m.
