



**CITY OF VICTORIA
BOARD OF VARIANCE MINUTES
January 9, 2025 12:31 P.M.**

The City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum Nation.

PRESENT: Trevor Moat (Chair)
Margaret Eckenfelder
Rosa Munzer
Bernie Gaudet
Amy Leonard (Owner)
Costain Leonard (Owner)
Kathryn Koshman (Applicant)
Spencer Meuser (ACE Contracting)

STAFF: Nina Jokinen, Senior Zoning Technician
Kyla Tuttle, Senior Zoning Technician
Sian Maichen, Administrative Assistant
Kim Tang – Planning Technician
Beverleigh Black – Planning Technician

Call to Order

The meeting was called to order at 12:31 p.m.

A. Minutes

**Moved by M. Eckenfelder
Seconded by unanimous consent**

That the minutes from December 12, 2024 be adopted.

CARRIED UNANIMOUSLY

**B. Board of Variance Appeal #01026
Graeme Connely, Applicant;
Jacquelyn Kanyuk, Owner
1269 Vista Heights**

Present Zoning: R1-B

Present Use: SFD

The proposal requires a variance to the side yard setback to construct a deck at the rear and side of the building.

Bylaw Requirements

Relaxations Requested

Section 1.2.5.c. -

Relaxation to the west side yard setback to the deck from 1.83m to 1.70m

Applicant

- *Application is to replace existing deck in the position it was before, plans were submitted to allow for a sliding door.*

Board

The board had no comments.

Neighbours

No neighbors were present for this portion of the meeting.

B. Gaudet recused themself from Board of Variance Appeal #01026 due to a potential conflict of interest.

Motion:

Moved By: M. Eckenfelder

Seconded By: R. Munzer

That the application be approved.

CARRIED (3)

Board

- *The board noted this as a very minor request needed to replace an existing deck*

The board recessed at 12:35 p.m. and reconvened at 12:50 p.m.

**C. Board of Variance Appeal #01027
Kathryn Koshman, Applicant;
Leonard and Amy Costain, Owners
1494 Dallas Road**

Present Zoning: RJ-7

Present Use: DUPLEX

The proposal requires a rear yard setback variance to exterior stairs, and a variance to site coverage to renovate an existing nonconforming duplex.

Bylaw Requirements

Section 2.2.10. -

Relaxations Requested

Relaxation to the rear yard setback to the deck from 7.5m to 6.85m

Section 2.2.7. -

Section 2.2.7. - Relaxation to the site coverage from 40.0m to 40.41m

Applicant

- *Owners were unaware when purchasing the property that stairs were added to the rear deck without a permit. Requested variances will bring the deck into conformity with the zoning.*

Board

- *When purchasing the house, what information was provided regarding the deck?*
 - *It was a prolonged purchase process. No information was provided regarding the deck which was added after the building was constructed.*
- *Can you tell me when the building was constructed?*
 - *2002*

Neighbours

No neighbors were present for this portion of the meeting.

The public portion of the meeting was closed at 12:57 p.m.

Motion:

Moved By: R. Munzer

Seconded By: B. Gaudet

That the application be approved.

CARRIED UNANIMOUSLY

Board

- *Lack of knowing about a building addition upon purchase is not grounds for approval of a variance. Given the very minor nature of variances requested and the added functionality of the dwelling, a variance is appropriate in this circumstance.*

Adjournment

The Board, by unanimous consent, adjourned the meeting at 12:59 p.m.