



**AGENDA – CITY OF VICTORIA BOARD OF VARIANCE
MEETING OF THURSDAY AUGUST 24, 2023 AT 12:30 P.M.
VIRTUAL TEAMS MEETING**

1. Minutes

Minutes from the meeting held July 27, 2023

2. Appeals

**12:30 Board of Variance Appeal #00985
Louis Horvat– Zebra Design, Applicant
613 Foul Bay Rd**

Present Zoning: R1-G
Present Use: SFD

The proposal is for a new accessory building, deck and stair additions to the existing main building.

Bylaw Requirements

Relaxations Requested

Section 1.6.3.b	Floor area of 1st and 2nd floors relaxed from 240m ² to 259.8m ²
Section 1.6.3.c	Floor area of all floors relaxed from 300m ² to 324.44m ²
Section 1.6.5.b	Rear yard setback relaxed from 9.1m to 6.74m
Schedule F Section 1	Location of accessory building relaxed from rear yard to side yard

**12:50 Board of Variance Appeal #00991
Geoffrey Ewert & Adrienne Smook Applicants
333 Raynor Avenue**

Present Zoning: R-2
Present Use: Strata Duplex

The proposal is to construct a deck to the rear of the existing strata duplex.

Bylaw Requirement

Relaxation Requested

Section 2.1.5.b	Rear yard setback relaxed from 13.87m to 7.3m
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1:10 Board of Variance Appeal #00996
Sean Katz - Krown Enterprises Inc, Applicant
1915 Fairfield Road

Present Zoning: R1-G
Present Use: SFD – with GS

The proposal is to amend the stair location leading to the deck of the newly constructed single-family dwelling.

Bylaw Requirement

Relaxation Requested

Section 1.6.5.b

Rear yard setback relaxed to the stairs from 9.07m to 6.71m.

1:30 Board of Variance Appeal #00992
Julia & Howard Herzog, Applicants
1018 Terrace Avenue

Present Zoning: R1-A
Present Use: SFD

The proposal is for approval of a number of accessory buildings, side yard porch, stair rebuild and front yard gate.

Bylaw Requirements

Relaxations Requested

Schedule C Section 1

Location of accessory buildings relaxed from rear yard to front for studio and pergola and side yard for existing sheds and pergola.

Schedule C Section 4.b

Side yard setback (south) relaxed from 0.6m to 0.12, 0.33 and nil for existing sheds and pergola.

Schedule C Section 4.d

Separation space from accessory buildings and main building relaxed from 2.4m to 1.57m for sheds and to nil for existing pergola on south side of lot.

Schedule S Section 3.a
Section 1.1.5.d

Front yard gate height relaxed from 1.2m to 1.52m
Side yard setback relaxed from 3.0m to 0.62m for deck and stairs on north side yard.

1:50 Board of Variance Appeal #00995
MOHAMED ADAMPULLA, Applicant
948 Queens Avenue

Present Zoning: R-2
Present Use: SFD

The proposal is for approval of the lower floor increased area with the removal of crawl space and deck/stair addition to the rear over patio area.

Bylaw Requirements

Section 2.1.3.d
Section 2.1.5.b

Relaxations Requested

overall floor area relaxed from 380m² to 382.9m²
rear yard setback relaxed from 13.65m to 7.9m