



**AGENDA – CITY OF VICTORIA BOARD OF VARIANCE
MEETING OF THURSDAY DECEMBER 14, 2023 AT 12:30 P.M.
VIRTUAL TEAMS MEETING**

1. Minutes

Minutes from the meeting held November 23, 2023

2. Appeals

12:30 Board of Variance Appeal #01006

**Evan Eunson - Merge Design Studio, Applicant; Carla Yaxley, David Yaxley & Eloise Yaxley, Owners
1241 Sunnyside Avenue**

Present Zoning: R1-B
Present Use: SFD

The proposal is to build storage under the existing rear deck.

Bylaw Requirements

Section 1.2.5.b
Section 1.2.5.c

Relaxations Requested

Rear yard setback relaxed from 7.5m to 2.9m
Side yard setback (south) relaxed from 1.89m to 1.5m

12:50 Board of Variance Appeal #01004

**Randall Recinos, Applicant; Jennifer Lord
1079 Finlayson Street**

Present Zoning: R1-B
Present Use: SFD

The proposal is for the approval of addition to rear of existing building.

Bylaw Requirement

Schedule F Section 5.b.

Relaxation Requested

Rear yard site coverage relaxed from 25% to 40.23% as a result of reduction of rear yard site area from addition.

**1:10 Board of Variance Appeal #00938
Norah Marinakis, Applicant; Norah Marinakis, Brayden Wise & Sarah Wiwcharuk;
Owners
2313/15 Victor Street**

Present Zoning: R-2
Present Use: Strata Duplex

The proposal is for approval of an existing office pod and sheds located in the north side yard.

Bylaw Requirements

Relaxations Requested

Schedule F, Section 1	Relaxation from required rear yard location to side yard.
Schedule F, Section 4.b	Relaxation of side yard setback (north) from 0.6m to 0.0m.
Schedule F, Section 4.d	Relaxation of separation space from main building relaxed from 2.4m to 0.0m.

**1:30 Board of Variance Appeal #01009
Nicole Morris, Applicant
957 Maddison Street**

Present Zoning: R1-G
Present Use: SFD

The proposal is to add entry and upper floor.

Bylaw Requirement

Relaxation Requested

Section 1.6.5.b	Rear yard setback relaxed from 9.13m (30% lot depth) to 7.69m to match existing building
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**1:50 Board of Variance Appeal #01007
Sagal, Diana - Iredale Architecture, Applicant; Lee Frenette, Owner
1248 Oscar Street**

Present Zoning: R1-B
Present Use: Vacant

The proposal is to construct a new single-family dwelling with secondary suite.

Bylaw Requirements

Relaxations Requested

Section 1.2.4.a	Height of building relaxed from 7.6m to 8.76m
Section 1.2.5.a	Front yard setback relaxed from 7.5m to 4.57m