



**AGENDA – CITY OF VICTORIA BOARD OF VARIANCE
MEETING OF THURSDAY, MARCH 12, 2020 AT 12:30 P.M.
ESQUIMALT NATION MEETING ROOM
CITY HALL, 1 CENTENNIAL SQUARE**

1. Minutes

Approval of the February 13, 2020 Meeting Minutes.

Approval of the February 27, 2020 Meeting Minutes.

2. Appeals

**12:30 Board of Variance Appeal #00825
Sean Katz, Applicant
1915 Fairfield Road**

Present Zoning: R1-G - SFD
Present Use: R1-G – Subdivision and new SFD with secondary suite

The proposal is to construct a new single-family dwelling with secondary suite on a newly subdivided lot.

Bylaw Requirements

Relaxations Requested

Section 1.6.5 (a) Decrease the minimum front yard setback from 7.5m to 4.61m.

Section 1.6.5 (d) Decrease the minimum side yard setback (for both sides) from 3.87m to 2.24m (south) and from 3.87m to 3.5m (north).

**12:50 Board of Variance Appeal #00827
David Yamamoto, Applicant; Alan Andrew, Owner
161 Robertson Street**

Present Zoning: R1-G - Four single family dwellings (cottages)
Present Use: R1-G - Single Family Dwelling

The proposal is to convert crawlspace to basement area in a single-family dwelling currently under construction.

Bylaw Requirement

Relaxation Requested

Section 1.6.3 (c) Increase the maximum floor area of all floor levels combined from 300m² to 372.77m².

1:10 Board of Variance Appeal #00826
Dan Grecco, Applicant
1550 Begbie Street

Present Zoning: R3-2 - Twelve-unit apartment
Present Use: R3-2 - Twelve-unit apartment

The proposal is to permit newly installed heat pump units to project into the west side yard setback.

Bylaw Requirement

Section 3.3 (12)

Relaxation Requested

Decrease the minimum side yard setback (west) from 3.00m to 2.28m.
Note: existing is 2.70m to the building.