



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

**1. Minutes**

Minutes from the meeting held August 24, 2023

**2. Appeals**

**12:30 Board of Variance Appeal #00982**

**Brittany Bowman – Little Giant Studio, Applicant; Rebecca Morton, Owner  
542 St. Charles Street**

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Present Zoning: R1-A  
Present Use: SFD

The proposal is to construct and addition above carport for secondary suite.

**Bylaw Requirements**

**Relaxations Requested**

Section 1.1.5.a

Front yard setback (east) relaxed from 7.5m to 2.68m for small addition

Section 1.1.5.d

Side yard setback (south) relaxed from 3.0m to 1.29m

**12:50 Board of Variance Appeal #00971**

**Terri Cherry, Applicant  
331/335 Wilson Street**

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Present Zoning: R-2  
Present Use: Duplex Conversion Strata

The proposal is to replace existing deck and steps at front and rear.

**Bylaw Requirements**

**Relaxations Requested**

Section 1.2.4.c

to permit a roof deck.

Section 1.2.5.a.

steps projecting into front yard relaxed from 2.5m to 3.9m.

Section 1.2.5.c.

south side yard setback relaxed from 1.83 to 0.96m.

Section 1.2.5.d.

combined side yard setback relaxed from 4.5m to 2.66m.

Section 1.2.6.a.

site coverage relaxed from 40.0% to 53.0%.

**1:10 Board of Variance Appeal #00997  
Robert & Kristina Gregson, Applicants  
2720 Cook Street**

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Present Zoning: R1-B  
Present Use: SFD – with SS

The proposal is for approval of accessory building facing Basil Street.

**Bylaw Requirements**

**Relaxations Requested**

Schedule F Section 1

Location of accessory building varied from rear yard to side yard

Schedule F Section 4.c

Building Setback from flanking street (Basil) relaxed from 7.5m to 1.79m

**1:30 Board of Variance Appeal #00998  
Even Eunson, Applicant; Shelley & John Trenouth  
1035 Joan Crecent**

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Present Zoning: R1-A  
Present Use: SFD

The proposal is to build a single-family dwelling with secondary suite on the existing vacant lot.

**Bylaw Requirements**

**Relaxations Requested**

Section 1.1.5.

Front yard setback relaxed from 7.5m to 3.23m (irregular lot - largest rectangle)

Section 1.1.5.b

Rear yard setback relaxed from 12.16m (25% of lot depth) to 7.55m

**1:50 Board of Variance Appeal #00999  
Danielle Geller, Applicant; Owen Crookston & Danielle Geller, Mary Owens;  
Owners  
1615 Denman Street**

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Present Zoning: R1-B  
Present Use: SFD with SS

The proposal is for approval of work to the existing building and the creation of secondary suite.

**Bylaw Requirements**

**Relaxations Requested**

Section 1.2.4.a

Number of storeys relaxed from 2 to 2.5 for loft

Section 1.2.5.a

Front yard setback relaxed from 7.5m to 2.9m for enclosure of front porch

Section 1.2.5.b

Rear yard setback relaxed from 7.5m to 5.6m for steps and landing

**2:10 Board of Variance Appeal #00993  
Maria Costa, Applicant**

**1616 Chandler Avenue**

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Present Zoning: R1-G  
Present Use: SFD

The proposal is to permit the placement of a gazebo and pool within the front yard.

**Bylaw Requirements**

**Relaxations Requested**

Pool:

Section 1.6.5.a.

Relaxation to the front yard setback from 7.50m to 1.60m

Section 1.6.5.d.

Relaxation to the west side yard setback from 3.87m to 3.45m.

Gazebo:

Schedule F, section 1.

Relaxation to the placement from the rear yard to be within the front yard

Schedule F, section 4.b.

Relaxation to the west side yard setback from 0.6m to 0.00m