



**AGENDA – CITY OF VICTORIA BOARD OF VARIANCE  
MEETING OF THURSDAY SEPTEMBER 23, 2021 AT 12:30 P.M.  
VIRTUAL TEAMS MEETING**

**1. Minutes**

Approval of the September 9, 2021 Meeting Minutes.

**2. Appeal**

**12:30 Board of Variance Appeal #00919**

**Benjamin Schweitzer, Epic Project Management, Applicant; Tracey & Neil Forrest,  
Owners  
2013 Fernwood Street**

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Present Zoning: R1-B  
Present Use: SFD

The proposal is to raise the existing building 0.71m to create a new lower floor and add a secondary suite.

**Bylaw Requirements**

**Relaxations Requested**

Section 1.2.5.a  
Section 1.2.5.a

Front yard setback relaxed from 7.5m to 4.82m  
Front step projections for height of stairs from 1.7m  
to 2.37m with projection relaxed from 2.5m to  
4.74m

Section 1.2.5.c

Side yard setback (south) relaxed from 3.0m to  
1.21m

Section 1.2.5.d

Combined side yard setbacks relaxed from 4.5m to  
2.71m

**1:00 Board of Variance Appeal #00906**

**Jodi Sigsworth, Applicant  
952 Green Street**

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Present Zoning: R-2  
Present Use: Single family dwelling and studio

The proposal is to legalize an accessory building (studio) constructed without permits.

**Bylaw Requirements**

**Relaxations Requested**

Schedule F, section 1 - Relaxation to the placement partly within the side yard.	
Schedule F, section 3.a	Relaxation to the height from 3.50m to 3.96m.
Schedule F, section 4.a	Relaxation to the rear yard setback from 0.60m to 0.43m
Schedule F, section 4.b	Relaxation to the (east) side yard setback from 0.60m to 0.52m.
Schedule F, section 4.d	Relaxation to the separation space to the main building from 2.40m to 2.01m.

**1:30 Board of Variance Appeal #00921  
David & Sharon Koster, Applicants  
1958 Granite Street**

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Present Zoning:	R1-B
Present Use:	Converted duplex

The proposal is to reconstruct deck at the rear of the existing building.

**Bylaw Requirements**

**Relaxations Requested**

Section 1.2.5.b	Rear yard setback relaxed from 7.5m to 7.1m
Section 1.2.5.c	Side yard setback relaxed from 1.73m to 0.98m (Note: from Municipal Boundary Line)

**2:00 Board of Variance Appeal #00923  
Paul Cosgrave, Paul Cosgrave Construction, Applicant; Matthew & Elaina Filgate,  
Owners  
925 Lawndale Avenue**

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Present Zoning:	R1-G
Present Use:	Single family dwelling

The proposal is for approval of existing new deck.

**Bylaw Requirements**

**Relaxations Requested**

Section 1.6.5.d	Side yard setback (north) relaxed from 2.29m to 2.07m for new deck.
Section 1.6.5.e	Combined side yard setbacks relaxed from 5.4m to 4.76m for new deck.