

**CITY OF VICTORIA
BOARD OF VARIANCE MINUTES
DECEMBER 12, 2019**

Present: Andrew Rushforth, Chair
Rus Collins
Trevor Moat
Margaret Eckenfelder

Absent: Jaime Hall

Staff: Nina Jokinen, Zoning Technician
Alena Hickman, Secretary

The meeting was called to order at 12:30 pm.

1. Appeals

**12:30 Board of Variance Appeal #00812
Todd Martin, Applicant; Sachen MacDonald, Owner
2647 Forbes Street**

Present Zoning: R1-B - Single Family Dwelling District
Present Use: Single Family Dwelling

The proposal is for exterior and interior renovations which include alterations to the rear deck and to legalize the upper storey with dormers that was completed without permits.

Bylaw Requirements

Relaxations Requested

Section 1.2.4 a)	Increase the maximum number of storeys from 2 to 2.5.
Section 1.2.5 c)	Decrease the minimum side yard setback (north) to the dormer from 1.52m to 1.20m.

Todd Martin, Applicant; Sachen MacDonald, Owner, were present

Applicant

- In the middle of the owner's renovation on the existing house, it was uncovered that the whole top floor, which was added 40 years ago, was done without a permit
- The top floor comes in under the allowable height but is not allowed in the current zoning
- The crawl space has become the owner's main floor and the main floor now becomes the top floor
- In the owner's property disclosure statement, it was stated that all work had been done prior to the applicant purchasing the property
- The owner spoke to one neighbour who is in favour of the application.

