

**CITY OF VICTORIA
BOARD OF VARIANCE MINUTES
FEBRUARY 9, 2022**

Present: Trevor Moat, Chair
Margaret Eckenfelder
Rosa Munzer
Rus Collins
Joanne Thibault

Staff: Nina Jokinen, Zoning Technician
Justine Wendland, Planning Secretary

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

1. Minutes

Minutes from the meeting held January 26, 2023

Moved: Margaret Eckenfelder

Seconded: Rosa Munzer

That the minutes from January 26, 2023 be adopted as amended.

Carried Unanimously

2. Appeals

**12:30 Board of Variance Appeal #00967
Charles Short, Applicant
1260 Walnut Street**

Present Zoning: R-2
Present Use: Single-Family Dwelling

The proposal is for renovation and addition to the side yard east of the existing single-family dwelling.

Bylaw Requirements

Section 1.2.5.b
Section 1.2.5.d

Relaxations Requested

Rear yard setback relaxed from 10.25m to 7.88m
Combined side yard setback relaxed from 4.5m to 4.3m

Charles Short Applicant; was present.

Applicant

- The house is sited on a long narrow lot that is heavily forested at the front. 7-8 mature trees are protected under bylaw.

- The house is set well back from the front lot line and on the extreme west side of the lot. The only place to build is on the east side unless a number of protected trees are removed. This is not the preferred approach since we value the trees.
- The variances we are requesting seem relatively minor.
- We canvassed our neighbours, and no concerns were raised with regards to our development plans.

Board

- You mentioned a guest room but in the plans a family room is indicated.
 - This is used as a guest and/or family room.
- Was it just the four posts and the room that is new?
 - Yes.

Public portion of the meeting closed.

Motion:

Moved: Rus Collins

Seconded: Margaret Eckenfelder

That the following variances be approved.

Bylaw Requirements

Relaxation Requested

Section 1.2.5.b
Section 1.2.5.d

Rear yard setback relaxed from 10.25m to 7.88m
Combined side yard setback relaxed from 4.5m to 4.3m

Carried Unanimously

Rus Collins recused himself at 12:50pm.

**12:50 Board of Variance Appeal #00966
Mohamed Adampulla, Applicant.
948 Queens Avenue**

Present Zoning:
Present Use:

R-2
Single-Family Dwelling

The proposal is for renovations to the existing portion of the building which includes raising the building for new floor area on the lower level.

Bylaw Requirements

Relaxations Requested

Section 2.1.3.c.
Section 2.1.4.a

First and second storey floor areas combined relaxed from 280.0m² to 340.0m²
Number of storeys relaxed from 1.5 to 2

Section 2.1.5.c	West side yard setback relaxed from 1.52m to 0.74m
Section 2.1.5.d	Combined side yard setback relaxed from 4.50m to 3.74m.

Mohamed Adampulla, Applicant; was present.

Applicant

- we would like to provide additional living space in the basement to accommodate parents who will be able to age in place.
- Our initial plan was to use the second residence in the back but will now have to sell that due to financial challenges.

Board

- Can you explain why the house needed to be lifted?
 - We needed to connect the foundation of the existing house to the new addition at the back, and to do that the existing foundation had to be rebuilt. Since we had to support the house to rebuild the foundations, we decided to lift it enough to gain the additional living space underneath so we could make use of that. The building height will not exceed the zoning limit.

Neighbor

- Claire Monahan neighbour at 936 Queens Avenue: Will there be a carriage house at the back of the property in the future?
 - No.

Public portion of the meeting closed.

- The footprint is not being extended from what was approved previously.
- Support plan to have applicants' parents move in.
- The end result seems to be a reasonable request.

Motion:

Moved: Margaret Eckenfelder

Seconded: Joanne Thibault

That the following variances be approved:

Bylaw Requirements

Relaxation Requested

Section 2.1.3.c.	First and second storey floor areas combined relaxed from 280.0m ² to 340.0m ²
Section 2.1.4.a	Number of storeys relaxed from 1.5 to 2
Section 2.1.5.c	West side yard setback relaxed from 1.52m to 0.74m
Section 2.1.5.d	Combined side yard setback relaxed from 4.50m to 3.74m.

Carried Unanimously

Meeting Adjourned at 1:15 pm.
