

**CITY OF VICTORIA
BOARD OF VARIANCE MINUTES
JULY 8, 2021**

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

Absent: Jaime Hall

Staff: Alena Hickman, BOV Secretary
Thom Pebernat, Zoning Administrator

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

1. Minutes

Minutes from the meeting held June 24, 2021

Moved: Margaret Eckenfelder

Seconded: Rus Collins

That the minutes from June 24, 2021 be adopted as amended.

Carried Unanimously

2. Appeals

**1:00 Board of Variance Appeal #00906
David Fullbrook, Applicant
1921 Leighton Road**

Present Zoning: R1-B
Present Use: Duplex Conversion

The proposal is to construct a new entry and deck facing Leighton Road and add a raised patio/stairs in the side yard (east).

Bylaw Requirement

Relaxations Requested

Section 1.2.5.a

Front yard setback (Leighton Road) relaxed from 7.5m to 2.61m for new deck. (Note: existing building currently has a setback of 3.79m)

Section 1.2.5.b

Rear yard setback (south) relaxed from 7.5m to 1.52 for new raised patio on easterly portion of building. (Note: existing building currently has a setback of 1.55m)

Section 1.2.5.c

Side yard setback (west) relaxed from 1.86m to 0.0m for building on Lot 23 and side yard setback (east) from 1.86m to 0.0m for building on Lot 24

Wyatt Fullbrook and Kris Fullbrook, on behalf of the applicant; were present. Correspondence submitted was acknowledged.

Applicant

- The residence was built in the 1960's.
- This duplex needs to be updated to fit into the context of the neighbourhood.
- The applicants would like a sunken courtyard to separate the two units and create privacy, redo the patio and the fencing.
- The doorway for the bottom unit will be moved over to create the sunken courtyard for the lower unit.
- When the house was built the basement already had the stairway built in.
- We wanted to add the front entrance to the Leighton Street for the basement as the access is only through the backyard.

Board

- Are there any restrictions for two front doors on the front of the house?
 - No
- Why are you asking for a variance for an already existing situation?
 - Thom: When the building was approved the lot consolidation was not an issue. The existing building has its nonconforming rights currently. However, unless the lot is consolidated, , variances will be required to undertake the proposed renovations. The owner does not wish to pursue a lot consolidation at this time
- If we approved the setback towards Leighton Street and the variance for the rear yard do the other variances become irrelevant because they could not change them?
 - No
- Have you spoken to your neighbours?
 - Yes. There have not been any issues identified. The neighbours appreciate our work to update the house.

Public portion of the meeting closed.

- Reasonable request.
- Small patio is useful for livability.
- Not consolidating the lots leaves options open in the future.
- The updated entrance including the new front entrance to the lower suite, are welcome upgrades.

Motion:

Moved: Rus Collins

Seconded: Margaret Eckenfelder

That the following variance be approved:

Bylaw Requirement

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Carried Unanimously

Meeting Adjourned at 1:15 pm.
