

**CITY OF VICTORIA
BOARD OF VARIANCE MINUTES
JUNE 8, 2023**

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

Absent:

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

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

1. Minutes

Minutes from the meeting held May 25, 2023

Moved: Rosa Munzer

Seconded: Margaret Eckenfelder

That the minutes from May 25, 2023 be adopted as amended.

Carried Unanimously

2. Appeals

12:30 Board of Variance Appeal #00987

**Ryan Hoyt – Ryan Hoyt Designs Inc, Applicant; Kenneth Irving, Owner
30 Howe Street**

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

The proposal is to raise the existing building 0.66m in its current placement and add an addition to the rear/front with interior renovations and add a secondary suite.

Bylaw Requirements

Relaxations Requested

Section 1.2.5.a	Front yard step projection relaxed from 2.5m (maximum) to 2.96m
Section 1.2.5.c	Side yard setback north relaxed from 1.52m to 1.4m (matching existing placement)
Section 1.2.5.d	Combined side yard setbacks relaxed from 4.5m to 4.46m (matching existing not including cantilever)

Ryan Hoyt, Applicant and Kenneth Irving, Owner; were present.

Applicant

- The owners wish to build a legal basement suite and the main hardship is that the existing basement ceiling height is not code compliant at only 6ft 1in.
- The proposal is to lift the building and raise the main floor up roughly 2ft to code complaint height.
- This requires a few more stairs in the front, which is why we are asking for the front yard variance.
- The owners would like to maintain the existing style and character of the house.

Board

- Is the archway going to be kept?
 - The proposal is to close off that area and create a break with a lighter type of door.
- Will that door come out to the face of the house?
 - Yes.
- There seems to be a discrepancy in the drafting. Is the lighting and window detailing being kept?
 - Any of the windows on the floor plan that are tagged as existing will remain. That would be a drafting error.
- Will you be moving one window on the veranda?
 - Yes.
- Will the owners be keeping the existing railing?
 - Yes.

Public portion of the meeting closed.

- Reasonable request.
- Appreciation for keeping the style and character of the house.
- No neighbour objections.

Motion:

Moved: Rus Collins

Seconded: Margaret Eckenfelder

That the following variances be approved

Bylaw Requirements

Section 1.2.5.a

Section 1.2.5.c

Section 1.2.5.d

Relaxations Requested

Front yard step projection relaxed from 2.5m (maximum) to 2.96m

Side yard setback north relaxed from 1.52m to 1.4m (matching existing placement)

Combined side yard setbacks relaxed from 4.5m to 4.46m (matching existing not including cantilever)

Carried Unanimously

Meeting Adjourned at 1:20 pm
