

**CITY OF VICTORIA
BOARD OF VARIANCE MINUTES
NOVEMBER 23, 2023**

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

Absent:

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

The meeting was called to order at 12:35 pm.

1. Minutes

Minutes from the meeting held November 9, 2023

Moved: Margaret Eckenfelder

Seconded: Rus Collins

That the minutes from November 9, 2023 be adopted as amended.

Carried Unanimously

2. Appeals

**12:30 Board of Variance Appeal #01001
Brad Schaffer, Applicant
1540 Despard Avenue**

Present Zoning: R1-A
Present Use: SFD

The proposal is to subdivide and construct addition to the new front yard facing Montgomery Avenue.

Bylaw Requirement

Section 1.1.4.a

Relaxation Requested

Height relaxed from 7.6m to 8.05m (Note: No change to the existing building, variance a result of height of new eaves)

Rus Collins recused himself from appeal #01001

Applicant

- Home was built in 1940

- Received approved building permit to renovate and build
- Neighbours are in support and happy to see the old house restored
- Applicant would like to add a suite above the proposed garage to provide more potential housing, giving rise to the variance requested.

Board

- What is the ceiling height at the lowest dormer?
 - It is proposed 8ft
- If it was reduced to 7ft would you still need this variance?
 - I believe so, we tried several options with the ceiling height. There doesn't seem to be an option to reduce the variance with the height.

Public portion of the meeting closed.

- *Appreciate the existing house will be retained and updated*
- *Suite will enhance capacity of neighbourhood*
- *Relatively minor variance*
- *Very well considered application*
- *Will enhance the streetscape*
- *Transportation requirement that goes beyond the owners' control.*

Motion:

Moved: Margaret Eckenfelder

Seconded: Rose Munzer

That the following variances be approved.

Bylaw Requirement

Relaxation Requested

Section 1.1.4.a

Height relaxed from 7.6m to 8.05m (Note: No change to the existing building, variance a result of height of new eaves)

12:50 Board of Variance Appeal #01002
Lauren Zolpys, Applicant
1542 Gladstone Avenue

Present Zoning: R1-B
Present Use: SFD

The proposal is for 3 storey addition to the rear of the existing building and add secondary suite.

Bylaw Requirement

Relaxation Requested

Section 1.2.4.a

Height relaxed from 7.5m to 8.36m and number of storeys relaxed from 2 to 3

Applicant

- The house was built in 1907 and because of this age the house is nonconforming
- The space no longer meets the needs of a growing family
- The owners would like to maintain the ceiling height
- 3-story addition is in keeping with the context of neighbouring houses
- Would like to add a suite for more housing capacity and possibly have space for aging parents.

Board

- Did you consult neighbours?
 - Yes, everyone was in support. The only request was to move the entrance to the proposed suite to the other side, and we have made the change.
- Was there a reason you kept the new ridge height lower than the old ridge height?
 - The current roof is very steep. Our thought was to keep it lower to reduce impact on sight lines, and create more usable space.

Public portion of the meeting closed.

- Appreciate the neighbourhood consultation
- Great to see the house being maintained.

Motion:

Moved: Joanne Thibault

Seconded: Rus Collins

That the following variances be approved.

Bylaw Requirement

Relaxation Requested

Section 1.2.4.a

Height relaxed from 7.5m to 8.36m and number of storeys relaxed from 2 to 3

Meeting Adjourned at 12:56.
