

**CITY OF VICTORIA
BOARD OF VARIANCE MINUTES
OCTOBER 10, 2019**

Present: Andrew Rushforth, Chair
Margaret Eckenfelder
Trevor Moat

Absent: Jaime Hall
Rus Collins

Staff: Nina Jokinen, Planning Technician
Alena Hickman, Planning Secretary

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

1. Appeals

**12:30 Board of Variance Appeal #00801
Strong Construction Group, Applicant; Gibraltar Management Ltd., Owner
1120 Richardson Street**

Present Zoning: R1-B - Single Family - Dwelling District
Present Use: 7 Suites

The proposal is to replace the exterior steps located at the front of a 1996 house conversion and to repair portions of the rear stairs.

Bylaw Requirement

Relaxation Requested

Schedule G Section 6 (e)

To allow for exterior changes to the steps and stair assembly facing the street.

Chris Strong, Applicant, was present.

Applicant

- A Board of Variance meeting is required to replace the existing stairs, which are rotten.
- There are no changes to the footprint.

Board

- Do the rear stairs require a variance?
 - They do not require a variance.

Public portion of the meeting closed.

Motion:

Moved: Trevor Moat

Seconded: Margaret Eckenfelder

That the following variance be approved as requested:

Bylaw Requirement

Relaxation Requested

Schedule G Section 6 (e)

To allow for exterior changes to the steps and stair assembly facing the street.

Carried Unanimously

12:50 Board of Variance Appeal #00803

**Jack Boomer, Applicant / Owner; Stephen Hammond, Owner
1311 Rockland Avenue**

Present Zoning:
Present Use:

R1-A – Rockland Single Family Dwelling District
Single Family Dwelling

The proposal is to attach the existing garage to the principal building and to build an addition located at the front yard for a secondary suite.

Bylaw Requirements

Relaxation Requested

Section 1.1.5 (d)

Reduce the (west) side yard setback from 3.0m to 1.50m

Note: Existing is 1.50m to the garage.

Ryan Kendrick, Designer; Jack Boomer, owner, were present.

Applicant

- House is located and was constructed in the far rear of the yard, so building a secondary suite in the backyard isn't possible.
- The applicant is proposing to attach the garage to the house, which is currently an accessory building, sitting 1.5m from the property line.
- The hardship is that there is no room in the back yard. Also, there are two large trees protected by the City where the garage sits.
- The applicants have spoken all the neighbours and showed them plans. No concerns were brought forth.
- When the structure was originally built there was a lesser setback. The garage is currently in compliance as the secondary structure.

Public portion of the meeting closed.

- The applicant's request is reasonable, and the development is well thought out.

Motion:

Moved: Trevor Moat

Seconded: Margaret Eckenfelder

That the following variance be approved as requested:

Bylaw Requirements

Relaxation Requested

Section 1.1.5 (d)

Reduce the (west) side yard setback from 3.0m to 1.50m

Carried Unanimously

Meeting adjourned at 12:55 pm.
