



**AGENDA – CITY OF VICTORIA BOARD OF VARIANCE  
MEETING OF THURSDAY APRIL 22, 2021 AT 12:30 P.M.  
VIRTUAL TEAMS MEETING**

**1. Minutes**

Approval of the March 25, 2021 Meeting Minutes.

**2. Appeal**

**12:30 Board of Variance Appeal #00892  
Louis Horvat, Applicant; Franklin McCarthy, Owner  
2639 Cedar Hill Road**

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

The proposal is for an addition to an existing single-family house and to change the use to a duplex.

**Bylaw Requirements**

**Relaxations Requested**

Section 2.1.3 c	Increase the maximum floor area for the first and second stories combined from 280.00m <sup>2</sup> to 374.00m <sup>2</sup>
Section 2.1.5 b	Reduce rear yard setback from 17.88m to 8.66m
Section 2.1.5 c	Reduce the south side yard setback from 3.00m to 0.00m to the steps (outdoor feature)
Section 2.1.5 d	Reduce the combined side yard setback from 4.50m to 4.31m
Section 5(2)(a)	of the Tree Preservation Bylaw No. 05-106 varied for removal of 40 cm deciduous tree along the north property line