



**AGENDA – CITY OF VICTORIA BOARD OF VARIANCE
MEETING OF THURSDAY FEBRUARY 25, 2021 AT 12:30 P.M.
VIRTUAL TEAMS MEETING**

1. Minutes

Approval of the Feb 11, 2021 Meeting Minutes.

2. Appeal

**12:30 Board of Variance Appeal #00883
Karlee Stabeck, Applicant; Valerie Holland, Owner
1239 Vista Heights**

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

The proposal is to approve construction of a wraparound deck being a walkway on the east side providing access to the larger deck in the rear yard and new front stairs.

Bylaw Requirements

Relaxations Requested

Section 1.2.5.a	Front step projection relaxed from 2.5m to 2.9m
Section 1.2.5.c	Side yard setback (East) relaxed from 1.71m to 1.38m
Schedule F Section 1	Location of accessory building relaxed from rear yard to side yard (existing placement)
Schedule F Section 4.b	Side yard setback (West) relaxed from 0.6m to 0.25 (existing placement)

**1:00 Board of Variance Appeal #00882
Ian Rye, Applicant; St Johns Court Society, Owner
925 Balmoral Road**

Present Zoning: Land Use Contract

The proposal is to construct new accessibility ramps and entry.

Bylaw Requirement

Relaxation Requested

Section 5(2)(a) of the Tree Preservation Bylaw No. 05-106 varied for removal of trees #1 and #2 as detailed in the September 8, 2020 Arborist Report and on-site plan

1:30 Board of Variance Appeal #00869
Ryan Hoyt Designs Inc, Applicant; Janice Williams & Gordon Williams, Owners
1350 Dallas Road

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

The proposal is to construct a new single-family dwelling with secondary suite.

Bylaw Requirements

Relaxations Requested

Section 1.2.5.a	Front yard setback (Point Street) relaxed from 7.5m to 1.6 m (largest rectangle boundary)
Section 1.2.5.b	Rear yard setback (South) relaxed from 7.5m to 3.24m
Schedule F - Section 1	Location of accessory building (garage) relaxed from rear yard to side yard (west)
Section 5(2)(a)	of the Tree Preservation Bylaw No. 05-106 varied for removal of trees #219 to 222 as detailed in the January 5, 2021 Arborist Report and on-site plan