

**CITY OF VICTORIA
BOARD OF VARIANCE MINUTES
FOR THURSDAY, FEBRUARY 23, 2017
ESQUIMALT NATION MEETING ROOM**

Present: Andrew Rushforth, Chair
Jaime Hall
Rus Collins
Margaret Eckenfelder
Trevor Moat

Staff: Nina Jokinen, Planning Technician
Quinn Anglin, Secretary

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

1. **Minutes:** Meeting of February 9, 2017

Moved: Jaime Hall

Seconded: Margaret Eckenfelder

That the minutes of February 9, 2017 be adopted as presented

CARRIED

2. **Appeals**

**12:30 Board of Variance Appeal #00630
Alfred Wilson, Owner/Applicant
1224 Sunnyside Avenue**

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

The proposal is to replace the front concrete stairs.

Bylaw Requirements

Relaxation Requested

Part 1.2.5 a.

Relaxation for the front yard setback projection of steps less than 1.70m in height to 1.83m in height and projection into the front yard setback from 2.50m to 3.90m.

*Note - The existing height of the steps is 1.83m and the existing projection is 3.74m

Alf Wilson, Owner/Applicant; were present.

Applicant

- When doing some renovations to the home they were hoping to preserve stairs and only add a new handrail as the stairs were very steep.
- During the demo and leva lift it was determined that they were not safe and they would need to demo the stairs and replace them
- When they started to frame the stairs it was discovered that they were encroaching on the setbacks and needed to be rebuilt to code, resulting in the request for variance

Board

- Were they intending to enclose the porch, as there is evidence of plastic on the porch to keep weather out?
 - No, the reason for this was to hold the plastic in place and keep the deck out of the rain as all of the decking was removed
- Any responses from the neighbours?
 - No, nothing was received so it is assumed that there are no issues.

Public portion of the meeting closed

Moved: Margaret Eckenfelder

Seconded: Trevor Moat

That the following variance be allowed;

Bylaw Requirements

Part 1.2.5 a.

Relaxation Requested

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Carried (unanimous)

Meeting Adjourned: 12:35 pm