

**CITY OF VICTORIA  
BOARD OF VARIANCE MINUTES  
JANUARY 26, 2017**

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

**Absent:** Trevor Moat

**Staff:** Nina Jokinen, Planning Technician  
Quinn Anglin, Secretary

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

**1. Appeals**

**12:30 Board of Variance Appeal #00626  
Evan Bongaerts, Cleanline Construction, Applicant; Corey Peet, Owner  
666 Belton Avenue**

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

The proposal is to add an addition to the third storey, which projects into the front yard setback and an addition to the rear of the first and second storey which projects into the rear yard setback.

**Bylaw Requirements**

**Relaxation(s) Requested**

Part 1.2.5 a. Relaxation for the front yard setback from 7.50m to 5.64m.

Part 1.2.5 b. Relaxation for the rear yard setback from 7.50m to 5.67m

Evan Bongaerts, Cleanline Construction, Builder; Lindsay Baker; Designer; Laura and Corey Peet, Owners; were present.

Applicant

- Started to build and then realized that the existing structure was legal nonconforming partially due to the age of it
- This was in relation to the rear of the building and a portion of it located a little higher up
- They wanted to make the existing footprint work while also building to what they needed.
- Along the side of the house is a massive arbutus tree that has a huge root system they don't want to disturb so were unable to go along this side of the house to create space and the other side of the home is designated for parking etc. This left only the ability to go up in the home to create more usable space
- They have support and signatures from all of the adjoining neighbours.

*Quinn Anglin, Board of Variance Secretary, read letters of support provided by the applicant from notified neighbours located at 700 Belton Avenue, 1102 Reno Street, 701 Pine Street, 665 Pine Street, 660 Belton Street, 651 Belton Avenue, and 669 Pine Street.*

- The originally intended to keep the rear house as is, but when they took off the siding and tried to repair the drywall they noticed rot and when they took that out they discovered that the footing was irreparable and needed to be removed and rebuilt – and with rebuilding they are just trying to keep it the same size.

**Board**

- No height variance?
  - No, there is no height variance - the new dormer is lower than the original midpoint.
- Is the addition at back only one foot ten?
  - Yes, the footprint just changes a tiny bit back there.

*Public portion of the meeting closed*

- Lot seems to be quite shallow and most of the homes on the street are existing non-conforming, as well as the variances requested are minor and therefore supportive.

**Moved:** Margaret Eckenfelder

**Seconded:** Russ Collins

That the following variances be allowed;

Part 1.2.5 a.

Relaxation for the front yard setback from 7.50m to 5.64m.

Part 1.2.5 b.

Relaxation for the rear yard setback from 7.50m to 5.67m

**Carried (unanimous)**

Meeting Adjourned: 12:40pm