

**CITY OF VICTORIA  
BOARD OF VARIANCE MINUTES  
FOR THURSDAY, MAY 11, 2017  
ESQUIMALT NATION MEETING ROOM**

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

**Absent:** Jaime Hall

**Staff:** Noraye Fjeldstad, Administrative Assistant  
Nina Jokinen, Planning Technician  
Quinn Anglin, Secretary

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The meeting was called to order at 12:00 pm.

1. **Minutes:** Meeting of March 23, 2017

**Moved:** Andrew Rushforth

**Seconded:** Trevor Moat

That the minutes of March 23, 2017 be adopted as amended.

**CARRIED**

**Minutes:** Meeting of April 13, 2017

**Moved:** Margaret Eckenfelder

**Seconded:** Rus Collins

That the minutes of April 13, 2017 be adopted as amended.

**CARRIED**

2. **Appeals**

**12:30 Board of Variance Appeal #00644**

**Derek & Janine Lind, Applicant/Owner; Victoria Design Group, Designer  
1129 Empress Avenue**

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

The proposal is to renovate an existing single-family dwelling to include a secondary suite and rebuild the rear cantilever and deck stairs.

**Bylaw Requirements**

**Relaxation Requested**

Part 1.2.5.b.

Relaxation for the rear yard setback from 7.50m to 5.07m.

Note: The existing setback to the deck is 3.96m.

Wil Peereboom, Designer, Victoria Design Group; and Derek Lind, Applicant / Owner, were present.

Applicant

- Proposal to reconstruct the existing enclosed porch which is in poor shape
- The new porch will be built in the existing place and similar size
- The requested variances are related to existing, non-conforming issues.

Board

- Do not see existing cantilevers?
  - Previous cantilevers were removed, new build will include cantilevers.
- Do proposed stairs extend further south than the existing stairs?
  - Old stairs were long and narrow. The proposed stairs will be built to meet code and will extend a little further south.
- No additional correspondence received from neighbours.

*Public portion of the meeting closed*

- Notified adjacent neighbours were in support.
- The request is reasonable to rebuild the existing structure to comply with building code.

**Moved:** Trevor Moat

**Seconded:** Rus Collins

That the following variances be allowed:

**Bylaw Requirements**

**Relaxation Requested**

Part 1.2.5.b.

Relaxation for the rear yard setback from 7.50m to 5.07m.

**Carried (unanimous)**

**12:50 Board of Variance Appeal #00645  
Fisnik Preniqi, Applicant / Owner  
2747 Prior Street**

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

The proposal is to construct a larger front entryway and stairs.

**Bylaw Requirements**

**Relaxation Requested**

Part 1.2.5.a.

Relaxation for the front yard setback from 7.50m to 5.40m.

Fisnik Preniqi, Applicant / Home Owner, was present.

Applicant

- Requesting a relaxation to the front yard setback to build an expanded entrance to the house

- Proposing that the entrance extend one metre at the top portion from the existing line of the house
- Underneath the entrance the existing under-stair storage would be expanded 90cm, which is building code requirement for a stair landing, which would bring the lower portion of the entrance 1m 90cm from the existing line of the house
- House sits at 7m 30cm from property line, by adding 1m to the top portion of the entrance, and 1m 90cm to the bottom portion it would bring the front yard setback from the property line to 5.40m
- Hardship relates to the size of the existing entrance. The existing entrance is quite small in size and does not allow for a person to comfortably move in and out of the entrance. There is only enough space for one individual and maneuvering items in and out of the house is burdensome
- By expanding the entrance it would allow for a better use of the space

#### Board

- Notified neighbour responses are all in support
- How long have you lived at this address?
  - 2.5 years
- Was notified neighbour, Russell Graham, in support or opposition of proposal (not indicated on petition)?
  - In support
- Applicant did not speak to the neighbours to the rear of the subject property; however, a notice was sent to them. No correspondence from these neighbours was received

#### *Public portion of the meeting closed*

- Identified hardship of not having enough space to move freely in and out of home
- Proposal is consistent with streetscape and design of other houses on street

**Moved:** Margaret Eckenfelder

**Seconded:** Trevor Moat

That the following variance be allowed:

#### **Bylaw Requirements**

Part 1.2.5.a.

#### **Relaxation Requested**

Relaxation for the front yard setback from 7.50m to 5.40m

**Carried (unanimous)**

Meeting Adjourned: 12:56 pm

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