

**CITY OF VICTORIA
BOARD OF VARIANCE MINUTES
AUGUST 9, 2018**

Present: Trevor Moat, Acting Chair
Rus Collins
Margaret Eckenfelder

Absent: Andrew Rushforth, Chair
Jaime Hall

Staff: Nina Jokinen, Planning Technician
Katie Lauriston, Secretary

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

1. Minutes

Minutes from the meeting held July 26, 2018

Moved: Margaret Eckenfelder

Seconded: Trevor Moat

That the minutes from July 26, 2018 be adopted as amended.

Carried Unanimously

2. Appeals

**12:30 Board of Variance Appeal #00733
Megan Walker and Derek Dolsen, Applicants / Owners
1256 Acton Street**

Present Zoning: R-2 – Two Family Dwelling District
Present Use: Single Family Dwelling with Secondary Suite

The proposal is to replace the existing stairs and landing with new stairs and deck at the front of the existing building.

Bylaw Requirements

Relaxation Requested

Section 1.2.5 (a)

Front stair projection relaxed from 2.5m to 3.5m and deck setback relaxed from 7.5m to 4.7m

Note: existing building is 5.92m, the new deck is 1.2m in depth.

Megan Walker and Brian Dolsen, Applicants / Owners, were present.

Owner

- The owners are seeking a relaxation for the front and side yard setbacks.
- The old stairs were rotting, steep and unsafe. The variance will allow the construction of safer stairs with a landing, built to code. The proposed stairs will not extend beyond where the old stairs were.

- The old stairs have been removed for safety, upon request by the contractor.
- The neighbours have been consulted and are fine with the proposal. The neighbours across the street are pleased.
- The stair design fits well within the neighbourhood.

Board

- What is the hardship?
 - Without safe stairs, the owners cannot enter the front door. Without a landing, it is easy to fall down the stairs. The new design will make it much easier for children and while carrying groceries.
 - The old stairs' risers were very irregular.
- Have the applicants spoken to neighbours about the proposal?
 - Yes; they are supportive and simply want the project done.
- Is a variance sought only for the front, not the rear?
 - Yes, only for the front.
- The plans indicate that the original stairs had 8 risers, and now there will be about 16; why are so many more required?
 - The owner is not certain.
- Could the slope of the land account for a change in the number of risers?
 - It could; the stairs project from a higher point and the property slopes down towards the driveway.
- Was reducing the projection of the stairs from the house considered?
 - The owner is not certain whether this was considered, but the proposed design avoids obstructing access to the door below.
- What are the railing materials?
 - Beveled, horizontally-patterned wood.

Public portion of the meeting closed.

- A more complete set of plans, including floor plans, would clarify the proposal.

Motion:

Moved: Rus Collins

Seconded: Margaret Eckenfelder

That the following variance be approved as requested:

Section 1.2.5 (a)

Front stair projection relaxed from 2.5m to 3.5m and deck setback relaxed from 7.5m to 4.7m.

Carried Unanimously

Meeting Adjourned at 1:55 pm.
