

**CITY OF VICTORIA  
BOARD OF VARIANCE MINUTES  
JANUARY 24, 2019**

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

**Staff:** Nina Jokinen, Zoning Technician  
Katie Lauriston, Secretary

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

**1. Minutes**

Minutes from the meeting held December 13, 2018

**Moved:** Trevor Moat

**Seconded:** Margaret Eckenfelder

That the minutes from December 13, 2018 be adopted as presented.

**Carried Unanimously**

**2. Appeals**

**12:30 Board of Variance Appeal #00760  
Sarah Johnson, Owner / Applicant  
2315 Oregon Avenue**

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

The proposal is to replace and reconstruct the deck and steps located at the west side of the property.

**Bylaw Requirements**

**Relaxations Requested**

Section 1.2.5 (e)

Decrease the minimum flanking street setback from 3.50m to 2.11m (to deck and steps)

Section 1.2.5 (d)

Decrease the minimum combined side yard setback from 4.50m to 3.61m.

Sarah Johnson and Ted Wallbridge, Owners / Applicants, was present.

The petition supporting the application from neighbours Darren Lee of 2365 Oregon Avenue, Shonan Dillon-Davis of 2362 Oregon Avenue, Robert Nicholson of 1350 Denman Street, Kathy Hunt of 2240 Oregon Avenue, Lila Wong of 1409 Denman Street and Susan Date of 1407 Walnut Street was acknowledged.



**Bylaw Requirements**

**Relaxations Requested**

Section 1.143.5 (a)	Decrease the front yard setback to the steps from 2.67m to 2.40m
Section 1.143.5 (b)	Decrease the rear yard setback to the sheathing from 4.75m to 4.67m
Section 1.143.5 (d)	Decrease the north side yard setback to the sheathing from 2.70m to 2.65m.

Hans de Goede, Applicant, and Bob Greene, Owner, were present.

Applicant

- The need for a variance arose when the as-built survey was completed. The front of the house projects 4" over what was approved, due to the stone ledge on the outside of the house.
- The 4" projection was initially overlooked in the City's approved drawings. During construction the house was framed instead of sheathed, which increased the building width by 1". The bolt settings also caused the building to be moved back 1.5". There is still at least 3" of foundation around the outside of the framing.
- Overall, the building is 1" wider and encroaches on the rear yard setback by about 1.5".
- The plans show the steps at the front porch, but they were built into the setback instead of being built as originally proposed. The angle of the property line means that if the steps were built within the setback, they would cut into the front porch. For that reason, they were built to encroach 0.27m into the front yard setback, so that the building could retain the same look as originally approved.

Board

- Have the neighbours expressed any concerns about the project?
  - No; and the owner is also an immediate neighbour to one side.
- Where is the stone on the house?
  - There will be a 1ft. frieze all the way around the house, to look like a stone foundation.
- Isn't the siding beveled at the moment?
  - Yes, there is a 1.5" bevel with a 2" ledge above for the stone.

*Public portion of the meeting closed.*

- The requested variances are very minor and are reasonable.
- The errors in the plans do not seem to be intentional.

Motion:

**Moved:** Rus Collins

**Seconded:** Margaret Eckenfelder

That the following variances be approved as requested:

Section 1.143.5 (a)	Decrease the front yard setback to the steps from 2.67m to 2.40m
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Section 1.143.5 (b)                      Decrease the rear yard setback to the sheathing from 4.75m to 4.67m

Section 1.143.5 (d)                      Decrease the north side yard setback to the sheathing from 2.70m to 2.65m.

**Carried Unanimously**

Meeting adjourned at 1:00 pm.

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