

**MINUTES
SPECIAL MEETING OF THE BOARD OF VARIANCE
COMMITTEE ROOM NO. 1, SAANICH MUNICIPAL HALL
MARCH 26, 2018 AT 1:00 P.M.**

Members: H. Charania (Chair), D. Gunn, M. Horner
Absent: R. Gupta, R. Riddett
Staff: L. Gudavicius, Zoning Officer; K. Kaiser, Zoning Officer; T. Douglas, Senior Committee Clerk

Erindale Place Addition
BOV #00688
Applicant: Daniel Rieb
Property: 1040 Erindale Place
Variance: Relaxation of rear lot line from 7.5 m to 5.93 m
Relaxation of combined front and rear setbacks from 15.0 m to 10.73 m

MOVED by D. Gunn and Seconded by M. Horner: "That the request for variance for 1040 Erindale Place be lifted from the table.

CARRIED

The Notice of Meeting was read and the applicant's letter received.

Applicants: Daniel Rieb, applicant/owner was present in support of his application. He spoke to the letter he submitted dated March 19, 2018, which further explained his request and he provided photos which helped to describe the variance request. The following was noted:

- The existing atrium is unstable so they will install better support underneath.
- The proposed deck lines up with the house.
- The view from his deck will not intrude on the neighbour's privacy.
- The crawlspace is not habitable and varies from 2'3" – 5'3" in height. They would have to blast down to increase this area.
- The garage is proposed to be extended by about 10'.

Public input: Nil

MOTION: MOVED by D. Gunn and Seconded by M. Horner: "That the following variances be granted from the requirements of Zoning Bylaw 2003, Section 210.4(a)(i), further to the construction of an addition to the house on Lot A, Section 9, Victoria District, Plan 15321 (1040 Erindale Place):

- a) relaxation of rear lot line from 7.5 m to 5.93 m
- b) relaxation of combined front and rear setbacks from 15.0 m to 10.73 m

And further that if construction in accordance with the plans submitted to the Board in the application is not substantially started within two years from the date of this Order, the variances so permitted by this Order will expire."

Board comments:

- This is a minor 42 cm request.
 - The house positioning, along with the difficulties in renovating an older house, create a hardship.
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- There is no impact to the environment or the neighbours, this does not increase the density, and the family intends to stay here long term.

The Motion was then Put and CARRIED

Adjournment On a motion from M. Horner, the meeting was adjourned at 1:13 pm.

Haji Charania, Chair

I hereby certify that these Minutes are a true and accurate recording of the proceedings.

Recording Secretary