

Variance Request Letter

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Subject: Variance Application for Rear Setback Reduction for 1004 Gosper Crescent

I am submitting this variance application to request a reduction in the rear setback requirement as outlined in Section 40.3(7)(a)(iv) of the [Municipality's Zoning Bylaw], which states: "No Principal Building shall be located within 4.5 metres of a Rear Lot Line." For my proposed small-scale multi-family housing project at 1004 Gosper Crescent, I am seeking a variance to reduce the rear setback to 2.3 metres.

Project Overview

The proposed development is a small-scale multi-family housing project designed to provide affordable, sustainable housing for up to 2 families. The project aligns with municipal objectives for increasing housing density and promoting sustainable urban development. However, due to site constraints and design considerations, a reduced rear setback of 2.3 metres is necessary to achieve the project's objectives while maintaining functionality and compliance with other zoning requirements.

Justification for Variance

The requested variance is justified for the following reasons:

1. **Site Constraints:** The lot's narrow dimensions and irregular shape limit the feasible building envelope. A 4.5-metre rear setback significantly reduces the developable area, making it challenging to accommodate the proposed housing units efficiently.
2. **Minimal Impact on Adjacent Properties:** The proposed 2.3-metre rear setback will not adversely affect neighboring properties. The rear lot line abuts a natural barrier such as tall-wide trees, ensuring no impact on privacy or light access for adjacent residences.
3. **Community Benefits:** The project supports increased housing supply, affordable units, and enhanced community vibrancy. A reduced setback allows for optimal site design, enabling more units, better communal spaces, and improved landscape.

Mitigation Measures

To address potential concerns, the following measures will be implemented:

- **Landscaping and Screening:** A 2.3-metre landscaped buffer with privacy fencing will be installed along the rear lot line to enhance aesthetics and privacy.
- **Building Design:** The building will be designed minimize overshadowing or noise impacts, with windows positioned to avoid direct sightlines into neighboring properties.
- **Compliance with Other Regulations:** The project complies with all other applicable zoning requirements, including front and side setbacks, height restrictions, and parking provisions.

Supporting Documentation

Enclosed with this application are the following documents:

- Site plan showing the proposed 2.3-metre rear setback.
- Elevations and renderings of the proposed multi-family housing.

Conclusion

The requested variance to reduce the rear setback from 4.5 metres to 2.3 metres is essential to the viability of this small-scale multi-family housing project. The proposal aligns with municipal housing or development goals, minimizes impacts on adjacent properties, and incorporates mitigation measures to ensure compatibility with the surrounding area. I respectfully request that the City Council approve this variance to enable the successful completion of this community-enhancing project.

Please feel free to contact me at 250-884-0475 or jbernardc95@gmail.com to discuss this application further or to schedule a site visit. Thank you for your consideration.

Sincerely,

John Bernard Ciriaco

On behalf of Josie and Ramilito Ciriaco