



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BOARD OF VARIANCE

MINUTES OF SPECIAL HEARING
HELD SEPTEMBER 13, 2018

Board Members: Doug Crowder, Chair
Jacob Helliwell

Secretary: Bill Brown, Director of Development Services
Staff: Janany Nagulan, Planner

Recording Secretary: Janany Nagulan

1. **CALL TO ORDER**

The meeting was called to order at 5:33 p.m. by Bill Brown, on site at 1217 Juno Street. Bill Brown introduced members of the Board of Variance and Staff.

2. **NOMINATION OF CHAIR FOR THE MEETING**

Doug Crowder was nominated and elected chair

3. **LATE ITEMS**

Not late items

4. **Board of Variance Application No. BOV00015**

On Site – 1217 Juno Street

Applicant: Graham Busch & Emma Day

Application to consider a variance to Section 34 (9) (a) (ii) of Zoning Bylaw 1992, Bylaw No. 2050 for relaxation of the side lot line from the required 3.0 metres to 2.1 metres; a variance of 0.9 metres, in order to install a door off the kitchen along with an exterior landing and steps to access the backyard of the house.

Applicants, Graham Busch & Emma Day were in attendance.

No Neighbours were in attendance.

Mr. Busch explained the relative location of the proposed door that would be off the kitchen and the location of the stairs and landing for access to the backyard. He also explained that the access way would act as an exit for the main floor.

Board of Variance Members had the following questions and comments (response in italics):

- Is there a second access off the main floor? *Applicants answered no*
- Member asked for an explanation of the Hardship. *Applicants answered that the front door of the home only leads in out of the home. The home is a split level therefore access out of the carport requires going down stairs to the exit and the carport can not be fenced off for safety.*
- Was there any input from the neighbours? *Applicants stated there were no negative comments from the neighbours*
- Member asked for clarification in regards to the property line. *There is a large hedge along the property line and the applicants clarified that property line is on the other side of the hedge.*

- Member asked for clarification of the proposed development. *Applicants explained that a door, a landing with stairs, and a railing would be constructed which would create access to the backyard.*
- Is there any encroachment on the other side of the house? *Bill Brown explained that the other side of the house is not encroaching into the side setback*
- Due to the house being a split level home, the main floor of home is raised therefore there was Member concern in regards to the neighbour's privacy. *Applicant has stated that the neighbour has no concerns and there are two windows higher on that side of the home which already looks into the neighbours property.*

RECOMMENDATION:

MOVED by Jacob Helliwell, seconded by Doug Crowder: That the Board of Variance **approve** the application for the relaxation of Section 34 (9) (a) (ii) of Zoning Bylaw 1992, Bylaw No. 2050 from required 3.0 metres to 2.1 metres; a variance of 0.9 metres, to install a door off the kitchen along with an exterior landing and steps to access the backyard of the house and for a second emergency exit. **CARRIED UNANIMOUSLY**

5. ADOPTION OF MINUTES OF APRIL 5, 2017

Moved by Jacob Helliwell, seconded by Doug Crowder, that the Minutes of the Special Hearing held April 5, 2017, be adopted as circulated. **CARRIED UNANIMOUSLY.**

6. ADJOURNMENT:

On motion the meeting adjourned at 5:45 p.m.

Chair

Certified correct:

Secretary, Esquimalt Board of Variance