

1911 Belmont Ave  
Victoria, BC

Jan 21, 2025

Dear Mayor and Council

Hoyt Design Co is seeking a Rezoning and Variances to this R1-B zoning property for existing conditions of the home that pre-date the current homeowners. Minor exterior alterations being proposed include 2 window removals, to bring the allowable openings in compliance with the BCBC and a 6' high privacy screen added to the rear south deck face to reduce overlook of the existing deck to the neighbor.

- **Bylaw 1.2.3(c) – Total Floor Area** – Existing floor area exceeds the total permitted floor area in the R1-B zone due to historical alterations/additions done to the building without permits. As a result, a rezoning is required. No further alteration to floor area is proposed.

**Bylaw Variances:**

- **Bylaw 1.2.4(a) – Height: Residential Building**
  - Increase the maximum height of a building from 7.60m to 7.82m
  - Existing height of the house is non-conforming based on Natural Average Grade. No alteration of height is proposed.
- **Bylaw 1.2.5(b) – Rear Yard Setback**
  - Reduce the rear yard setback from 7.82m to 5.66m
  - Existing Rear Deck & Stairs are non-conforming. No alteration to the deck is proposed.
- **Bylaw 1.2.5(a) – Front Yard Setback**
  - Existing Structure is non-conforming. No alterations are proposed.
  - The dimension to the porch which is being grandfathered, is the same dimension to the existing lower basement floor, not be grandfathered.
- **Bylaw 1.2.5(c) – Side Yard Setback**
  - Reduce the Side Yard Setback (North) from 3.0m to 0.49m
  - Reduce the Side Yard Setback (South) from 1.50m to 0.34m
  - Existing Rear Deck and North Side Yard Stairs are non-conforming. No alterations are proposed.
- **Bylaw 1.2.5(d) – Combined Side Yard**
  - Reduce the combined side yards setback from 4.50m to 0.83m
  - Existing House setbacks (not to deck/stairs) is also non-conforming. No alterations are proposed.
- **Bylaw 1.2.6 – Site Coverage**
  - Increase the maximum site coverage from 40% to 42%
  - Existing structure coverage is non-conforming. No Alterations are proposed.

**Variance Rational:**

The new homeowners recently purchased the 1915-character home as it exists, including the rear deck which unknown to them was constructed by a previous owner without a permit and in non-conformance to the zoning bylaws. An Inspections Department notification identified non-permitted items and the burden of updating permits and seeking approvals now falls to the new owners, deflating the enjoyment of their hard-earned investment.

Letters of support of this application have been provided by affected neighbors on all sides of the property including the neighbor adjacent the rear property line. These properties include 1907 Belmont (South), 1919 Belmont (North), 1921 Belmont (North), and 1512 Vining St (East).

While most of the items are interior and minor in nature, the rear deck conformance cannot be remediated into compliance without deconstruction. In this event the removal of the outdoor space, directly accessible from the main living level, would be a frustrating loss to the new homeowners.

Archival plans and permit records retrieved were found to be deficient of alterations that historically occurred over the homes 109 year existence.

We humbly request variances of these existing conditions, to maintain the existing deck and house in its current orientation to avoid the undue costly hardship of de-construction and remediation.

Regards,  
Matt Mauza  
Hoyt Design Co

To whom it may concern,

I/We, David Stanton, Owner(s) of 1907 Belmont Avenue and direct, South neighbor to 1911 Belmont Avenue, hereby support the requested by-law setback variances to retain the existing rear deck and side yard stairs on the subject property.

I have been provided design plans and survey documents for review and understand the extent to which the deck and stairs extend into the required setbacks within close proximity to the shared property lines and conclude they do not affect the enjoyment of my property.

Signed

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Name

Dave Stanton

Dated

July 29, 2024

To whom it may concern,

I/We, Alice Patricia Dykes Owner(s) of 1512 Vining St, and neighbor to 1911 Belmont Avenue, hereby support the requested by-law setback variances to retain the existing rear deck and side yard stairs on the subject property.

I have been provided design plans and survey documents for review and understand the extent to which the deck and stairs extend into the required setbacks within close proximity to the shared property lines and conclude they do not affect the enjoyment of my property within the immediate neighborhood.

Signed

Name

Alice Patricia Dykes

Dated

July 29, 2024

To whom it may concern,

I/We, Daryl & Jessica Turner Owner(s) of 1921 Belmont Avenue and direct, North neighbor to 1911 Belmont Avenue, hereby support the requested by-law setback variances to retain the existing rear deck and side yard stairs on the subject property.

I have been provided design plans and survey documents for review and understand the extent to which the deck and stairs extend into the required setbacks within close proximity to the shared property lines and conclude they do not affect the enjoyment of my property.

Signed

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Name

Jessica Turner

Dated

August 2/2024

To whom it may concern,

I/We, Kate Braidwood, Owner(s) of 1919 Belmont Avenue and direct, North neighbor to 1911 Belmont Avenue, hereby support the requested by-law setback variances to retain the existing rear deck and side yard stairs on the subject property.

I have been provided design plans and survey documents for review and understand the extent to which the deck and stairs extend into the required setbacks within close proximity to the shared property lines and conclude they do not affect the enjoyment of my property.

Signed

Name

Kate Braidwood

Dated

Aug 3 / 2024