



CITY OF VICTORIA
BOARD OF VARIANCE MINUTES
December 12, 2024 12:31 P.M.

The City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum Nation.

PRESENT: Trevor Moat (Chair)
Margaret Eckenfelder
Bernie Gaudet
Bradley Safnuk (Owner/Applicant)

STAFF: Nina Jokinen, Senior Zoning Technician
Kyla Tuttle, Senior Zoning Technician
Sian Maichen, Administrative Assistant
Kim Tang – Planning Technician
Nicole Mckay – Planning Technician

Call to Order

The meeting was called to order at 12:31 p.m.

1. Minutes

Moved by R. Munzer
Seconded By B. Gaudet

That the minutes from October 10, 2024 be adopted.

CARRIED UNANIMOUSLY

2. Appeals

Board of Variance Appeal #01025
Bradley Safnuk, Applicant/ Owner
165 Beechwood Avenue

Present Zoning: R1-G

Present Use: SFD

The proposal is to vary front yard setback, rear yard setback, and site coverage for foundation replacement and full-height basement.

Bylaw Requirements

Relaxations Requested

- | | |
|------------------|--|
| Section 1.6.5.a. | Front yard setback relaxed from 7.50m to 6.10m |
| Section 1.6.5.b. | Rear yard setback relaxed from 9.10m to 4.41m |
| Section 1.6.6.a. | Site coverage relaxed from 30.00% to 38.00% |

Applicant

- *Front half of the house is on a crawl space, foundation of house has sunk into the ground leading to moisture in the walls*
- *Intent to dig out the crawl space to have more usable space*

Board

- Have you spoken with your neighbors about your plans? What feedback did you receive from them?
 - They have all been supportive of the application

Neighbours

No neighbours present at this meeting.

The public portion of the meeting was closed at 12:36 p.m.

Motion:

Moved By: M. Eckenfelder

Seconded By: B. Gaudet

Bylaw Requirements

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- | | |
|------------------|--|
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CARRIED UNANIMOUSLY

Adjournment

The Board, by unanimous consent, adjourned the meeting at 12:38 p.m.