

Thursday, March 1, 1979
Board of Variance - 7.00 p.m.



BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, March 1, 1979 at 7.00 p.m.

Members present were:

Mr. G. Crews, Chairman
Mr. J. Petrie
Mr. R. Farion
Mr. B. Hansen
Mr. B. Aabjerg

Staff present were:

Mr. K. McLaren, Development and Control Technician;
Mr. C.E. Spooner, Building Inspector 2;
Mrs. S. Aikenhead, Assistant Municipal Clerk,
who acted as Secretary to the Board.

The Chairman explained to those present that all the appeals would be heard and the Board would rule on them later and that all applicants would then be informed by letter from the Municipal Clerk's office of the decision of the Board.

Submitted to the Board for this meeting were comments from Mr. C.E. Spooner, Building Inspector 2, dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these Minutes.

Also submitted to the Board was a brief from the Planning Department dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these Minutes.

11. M.G. & P. Lucking
1041 Buoy Drive
Subject: Relaxation of front yard setback requirements

Mr. M. Lucking appeared before the Board and stated that he wished to build a carport at the front of his home on the cement slab which now exists. He stated that due to the steep grade of the lot the carport could not be built any closer to the house and the front of the carport would be nine feet from the property line and approximately thirty-five feet from the existing road. Mr. Lucking presented to the Board a photograph to illustrate where the carport will be located on the lot. Mr. Lucking went on to inform the Board that there is no lane behind his property and therefore the front yard is the only location he has for a carport.

Mr. Lawson, 1042 Buoy Drive, stated he was the neighbour across the street from Mr. Lucking and he wished to enquire as to the design of the carport. He stated he would have no objections to the carport if Mr. Lucking constructed sides on the carport.

There was no further opposition expressed to this application.

Thursday, March 1, 1979
Board of Variance, cont'd.

1. G. & J. Trca
1121 Como Lake Avenue
Subject: Relaxation of exterior side yard setback requirements.
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Mr. & Mrs. Trca appeared before the Board of Variance and Mr. Trca informed the Board that he wished to close in the carport and convert it into a garage. His main reason for doing so would be for insulation reasons. He stated that the bedrooms were very cold and are directly above the carport. Mr. Trca informed the Board that he would be finishing the garage off to match the existing home.

There was no opposition expressed to this application.

2. T. Herczeg
2164 Craigen Avenue
Subject: Relaxation of front yard setback requirements.
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Mr. Herczeg and Mr. John Hegedus, the builder, appeared before the Board to explain this application. Mr. Herczeg bought approximately two months ago and he wished to finish the house to improve the outside appearance as the house had been raised two or three years ago and the exterior at the present time is not very attractive.

Mr. Hegedus explained that he wished to finish off the front of the house by extending the sundeck three feet into the front yard setback with an arched brick supporting wall underneath which would enclose a walkway. Mr. Hegedus went on to explain that he could not cantilever the sundeck because of the joists in the basement of the home run in the wrong direction. He went on to state that he felt the house also needed the supporting brick wall to improve the appearance.

There was no opposition expressed to this application.

3. D. & B. Bretschneider
2736 Pilot Drive
Subject: Relaxation of side yard setback requirements.
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Mr. & Mrs. Bretschneider appeared before the Board in regard to their application, and Mr. Bretschneider informed the Board that he wished to enclose his double carport to keep the kitchen and bedrooms warm as they are directly above the carport. He stated that the kitchen floor was extremely cold in the winter.

Mrs. M.E. Llewelyn Davies, 2730 Pilot Drive informed the Board that she felt the construction of the garage would probably improve the appearance of the house and she had no objections.

There was no opposition expressed to this application.

4. H.J. Volp
960 Corona Crescent
Subject: Relaxation of front and side yard setback requirements.
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Mr. Volp informed the Board that he wished to convert his carport to a garage and to extend it four feet into the front yard setback. His reason for converting his carport into a garage was for security reasons. As well they find the kitchen very cold in the winter months even though he has insulated the floor.

Thursday, March 1, 1979
Board of Variance, cont'd.

Mr. Volp also informed the Board that he felt it would improve the appearance of the home.

There was no opposition expressed to this application.

5. J. Timewell
256 Rossmore Court
Subject: Relaxation of side yard setback requirements.

Mr. Timewell informed the Board that as his family grows up they are finding the need for living area greater. He stated that he wished to enclose the sundeck and convert it to a family room and increase the size of the kitchen. He also informed the Board that he has told his neighbours of this project and they have no objections to it.

There was no opposition expressed to this application.

6. W.R.A. & R. Janak
1572 Regan Avenue
Subject: Relaxation of front yard setback requirements.

Mr. Janak tabled with the Board a letter dated January 25, 1979 explaining his application, this letter is attached hereto and forms a part of these minutes. Mr. Ian Ronalds, designer of the proposed addition to Mr. Janak's residence, also appeared before the Board to answer questions that the Board may have. On a question from the Board Mrs. Janak stated that if this appeal was not allowed the Janaks would have to have their alteration plans re-designed.

Tabled with the Board of Variance were letters received from Mr. Janak's neighbours as follows, Mr. D.L. Cunnings 1523 Regan Avenue, Mrs. K. Look, 1582 Regan Avenue and Mr. V. Smith, 1562 Regan Avenue. These letters were in support of Mr. Janak's application and are attached hereto and form a part of these minutes.

There was no opposition expressed to this application.

7. K. & L. MacKenzie
867 Oakview Street
Subject: Relaxation of exterior side yard setback requirements.

Mr. Wishart, appeared before the Board on behalf of Mr. & Mrs. MacKenzie. He stated he had designed the plans for the addition to their home. He informed the Board that this house was built in 1959 and Mr. & Mrs. MacKenzie were not aware that the house was built twelve feet from the exterior side lot line instead of the required twelve and one half feet.

Mr. McLaren of the Planning Department clarified this matter and informed the Board that back in 1959 the Building Department did not require survey certificates on some of the homes built and the Building Permit shows the house located twelve and one half feet from the exterior side lot line.

Thursday, March 1, 1979
Board of Variance, cont'd.

Mr. Wishart went on to inform the Board that they would be adding on an ensuite bedroom which would then give enough room in the existing portion of the home to have a dining room.

There was no opposition expressed to this application.

8. J.H. & D.G. Setter
821 North Road
Subject: Relaxation of rear yard setback requirements.

Mr. Setter appeared before the Board and stated he wished to make an addition to his home. He stated his house is presently a one room home and he wished to add a bedroom, however they only have an eight foot rear yard and must therefore appeal to the Board of Variance for relaxation of the rear yard setback requirements.

There was no opposition expressed to this application.

9. S. Shamji & B. Mawji
756/758 Miller Avenue
Subject: Relaxation of rear yard setback requirements.

Mr. Shamji & Mr. Mawji appeared before the Board of Variance requesting relaxation of the rear yard setback requirements as they wish to make an extension to their carport. They feel that the carport is very shallow as it is only eighteen feet eight inches deep and they wished to extend it a further six feet.

A member of the Board of Variance asked the applicants if they had a body shop operation going on at this address. Mr. Shamji and Mr. Mawji both stated that they each owned two cars and worked on their own cars occasionally. They gave their occupations as being a mechanic and a service station attendant and assured the Board they did not have a body shop operation going on at this address.

Mr. & Mrs. Achtemichuk, 755 Adiron Street, informed the Board that their rear yard fence has been damaged by cars backing into it. They stated that they were concerned that if this appeal is allowed and the applicants extend their garage it would be even more difficult than at present to back out into the lane way. Mrs. Achtemichuk stated she was not certain who had damaged their fence but was concerned that the proposed extension to the carport would be too close to the lane for the applicants to back out without creating damage to their rear yard fence.

Mr. Shamji stated that they always back out at an angle and they had not damaged Mrs. Achtemichuk's fence. He went on to state the property next door to them was a four plex and there was a great number of cars parked at this location. As this four plex is located at the dead end of the lane way, when cars come down the lane and there are no parking spaces available they have to back around in a constricted area and this was the probable cause of the damage to Achtemichuk's fence.

There was no further opposition expressed to this application.

Thursday, March 1, 1979
Board of Variance, cont'd.

10. V. Friesen
2979 Ramsay Court
Subject: Relaxation of rear yard setback requirements.

Mr. Friesen appeared before the Board of Variance requesting relaxation of rear yard setback requirements. He stated that he has been looking for a lot large enough to accommodate a one level home for his family. He stated that his future wife's father recently had a stroke and is confined to a wheelchair. As he will be living with them they wish to build a one level home and they have found it very difficult to find a lot large enough to accommodate a home that would have the square footage to suit their requirements. Mr. Friesen stated that the proposed house will be located on the lot with the one corner only fourteen feet from the rear property line and he requested relaxation of the rear yard requirements in this regard.

There was no opposition expressed to this application.

CONCLUSIONS

1. G. & J. Trca

MOVED BY MR. FARION
SECONDED BY MR. AABJERG

That the Trca appeal be allowed as per application.

CARRIED UNANIMOUSLY

2. T. Herczeg

MOVED BY MR. AABJERG
SECONDED BY MR. FARION

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

3. D. Bretschneider

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

4. Henry J. Volp

MOVED BY MR. FARION
SECONDED BY MR. AABJERG

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

Thursday, March 1, 1979
Board of Variance, cont'd.

5. J. Timewell

MOVED BY MR. AABJERG
SECONDED BY MR. PETRIE

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

6. W.R.A. & R. Janak

MOVED BY MR. AABJERG
SECONDED BY MR. PETRIE

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

7. K. & L. MacKenzie

MOVED BY MR. AABJERG
SECONDED BY MR. PETRIE

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

8. J.H. & D.G. Setter

MOVED BY MR. AABJERG
SECONDED BY MR. FARION

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

9. S. Shamji & B. Mawji

MOVED BY MR. PETRIE
SECONDED BY MR. AABJERG

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

10. V. Friesen

MOVED BY MR. AABJERG
SECONDED BY MR. FARION

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

Thursday, March 1, 1979
Board of Variance, cont'd.

11. M.G. & P. Lucking

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY MR. HANSEN
SECONDED BY MR. AABJERG

That the Board of Variance meeting adjourn 8.55 p.m.

CARRIED UNANIMOUSLY



CHAIRMAN

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF 1979 03 01

ITEMS #1 TO #5

The Planning Department has no objection to these appeals.

ITEM #6

To clarify this application, I would point out that the required setback to the front face of the building in the front yard is 25 feet on Regan Avenue. Section 403(3)(b) of Zoning By-law No. 1928 allows certain siting exceptions which include allowing a porch or steps to project into that front yard no more than 4.27 feet. This application is to project into the front yard setback by approximately 10 feet, which is more than the maximum allowable under Section 403(3)(b).

The Planning Department has no objection to this appeal.

ITEMS #7 TO #11

The Planning Department has no objection to these appeals.

Respectfully submitted,


Ken McLaren
Development Control Technician

KM/ci

✓ c.c. S. Aikenhead, Assistant Municipal Clerk
T. Spooner, Building Inspector

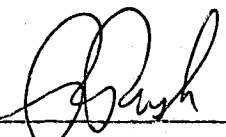
DISTRICT OF COQUITLAM

Inter-Office Communication

TO: S. Aikenhead DEPARTMENT: Administration DATE: March 1, 1979
FROM: C.E. Spooner DEPARTMENT: Building YOUR FILE:
SUBJECT: APPEAL TO MARCH 1, 1979 MEETING OUR FILE:

ITEMS 1-11

The Building Department has no objection to these appeals
as the Building Bylaw does not appear to be involved.


for C.E. SPOONER
BUILDING INSPECTOR

W. Janak
1572 Regan Avenue
Coquitlam, B.C.

January 25, 1979

Board of Variance
District of Coquitlam

Dear Sirs:

We have lived at 1572 Regan for the last 11 years and would now like to alter our home to accomodate our changing needs. In addition, we wanted to change the street appearance of the house to give it some individual character as our neighbour across the street did two years ago.

We acquired the services of an architectural designer to prepare the plans and great care was taken to co-ordinate our project with the scale and roof lines of our neighbours.

The proposed design indicates a landscaped entry of planters and steps that ties the entry to the ground and co-ordinates with our front yard landscaping. We have been informed that this plan violates the by-laws as it exceeds an allowance of four feet for landings and stairs. We realize that four feet is adequate for a minimum landing and steps, but feel that this standard is too abrupt and arbitrary for our landscaping theme.

Our plans indicate a porch that is five feet deep rather than four feet to accomodate visitors to our home comfortably. The porch would be three feet to three and a half feet above grade. The planter at porch level protects the glass corner window from accidental breakage at its edge, providing for some landscaping privacy and ties the front yard landscaping to the entry.

The steps from the porch to grade are indicated as six inch risers and twelve inch treads and assume a maximum rise of three feet, six inches. This proportion of stair is more comfortable than steeper stairs used outdoors.

We view this entry design as a landscaping feature rather than a functional necessity and believe that it is a positive improvement to the public appearance of our home.

We will be in touch with our neighbours to solicit their opinions and hope that the board gives due consideration to this proposal.

Yours sincerely,



Name: W. JANAK

Address: 1572 Regan Ave
Coquitlam

Date: 1979-01-29

To The Board of Variance:

I, D.A. CUNNING, am the neighbour at
1523 Regan Avenue.

Mr. Janak and I have met to discuss his proposed renovation and I have seen his plans. I understand that his front steps will project into the front yard and have no objection to this proposal.

Yours truly,



Name: W. JANAK
Address: 1572 Regan Ave
Coquitlam
Date: Feb. 3, 1979

To The Board of Variance:

I, KATHLEEN LOOK, am the
neighbour at 1582 Regan Avenue.

Mr. Janak and I have met to discuss his proposed renovation and I have seen his plans. I understand that his front steps will project into the front yard and I have no objection to this proposal.

Yours truly,

K. Look

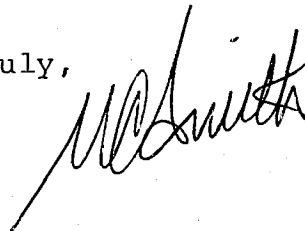
Name: W. JANAK
Address: 1572 Regan Ave
Coguitan
Date: Feb 4/79

To The Board of Variance:

I, Vaughn C. Smith, am the
neighbour at 1562 Regan Avenue.

Mr. Janak and I have met to discuss his proposed
renovation and I have seen his plans. I under-
stand that his front steps will project into the
front yard and I have no objection to this
proposal.

Yours truly,



Tuesday, May 1, 1979
Board of Variance - 7.00 p.m.

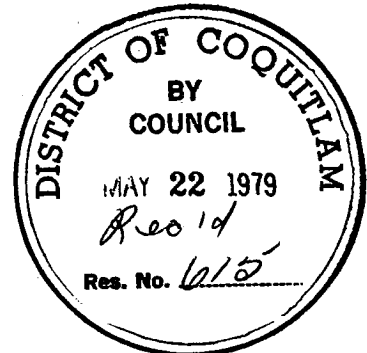
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BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, May 1, 1979 at 7.00 p.m.

Members present were:

Mr. G. Crews, Chairman
Mr. J. Petrie
Mr. R. Farion
Mr. B. Hansen
Mr. B. Aabjerg



Staff present were:

Mr. K. McLaren, Development and Control Technician;
Mr. C.E. Spooner, Building Inspector 2;
Mrs. S. Aikenhead, Assistant Municipal Clerk,
who acted as Secretary to the Board.

The Chairman explained to those present that all the appeals would be heard and the Board would rule on them later and that all applicants would then be informed by letter from the Municipal Clerk's office of the decision of the Board.

Submitted to the Board for this meeting were comments from Mr. C.E. Spooner, Building Inspector 2, dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these Minutes.

Also submitted were comments from the Planning Department dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these Minutes.

1. K. & B. Pachauer
1027 Corona Crescent
Subject: Relaxation of side yard setback requirements.

Mrs. Beverley Pachauer appeared before the Board of Variance to request relaxation of the side yard setback requirements. She stated that as additional space was required in the dining room a buffet was constructed and cantilevered into the side yard setback. This buffet protrudes into the side yard approximately 10" and is 6 feet long. She went on to state that they wished relaxation of the sideyard setback requirements to allow them to come within 5 feet of the side yard property line.

There was no opposition expressed to this application.

2. J.K. & I.E. Holm
439 Joyce Street
Subject: Relaxation of exterior sideyard setback requirements.

Mr. Holm appeared before the Board requesting relaxation of the exterior side yard setback requirements. He stated that he is planning to raise his home and will be putting a basement beneath it. He wishes to add on a covered front landing which will extend into the side yard setback 3 feet 10 inches. He requested that he be allowed to build this landing to within 8 feet 8 inches of the exterior sideyard property line.

There was no opposition expressed to this application.

Tuesday, May 1, 1979
Board of Variance - 7.00 p.m. cont'd.

3. G. & C. MacLeod
1118 Cottonwood Avenue
Subject: Relaxation of sideyard setback requirements.

Mr. MacLeod appeared before the Board and stated that he wished to subdivide his property but in order to receive approval for this subdivision, relaxation of sideyard setback requirements must be allowed by the Board of Variance. Mr. MacLeod requested relaxation of the sideyard setback requirements to 3.95 feet.

On a question from the Board, Mr. MacLeod confirmed that he would be removing the carport and sundeck from the existing home on this property. He stated that the proposed lot to be subdivided off would have dimensions of approximately 48 feet frontage by 124 feet deep and the existing lot would be 52 feet by 124 feet.

In the memo from the Building Department it was stated that the Building Code would not permit an unprotected opening in the east wall where the wall is less than 4 feet from the property line.

Mr. MacLeod stated that he would be removing the sliding glass door that gives access to the existing sundeck.

There was no opposition expressed to this application.

4. P. & A. Zosiak
2267 Lorraine Avenue
Subject: Relaxation of sideyard setback requirements.

Mr. Zosiak appeared before the Board and stated that he has to tear down his existing carport and sundeck because of dry rot and he would like to reconstruct the same as a garage in order to prevent dry rot from recurring again. He stated that he wished to come to within 4 feet 2 inches of the side yard property line with the proposed garage.

There was no opposition expressed to this application.

5. M. & A.C. Fellman
3044 Spuraway Avenue
Subject: Relaxation of sideyard setback requirements.

Mr. & Mrs. Fellman appeared before the Board and stated that they have a young family and a no basement home which gives them a limited amount of room. They proposed to close in the existing carport and convert it to a family room and would like to add on a carport which would be 3 feet 3 inches from the sideyard property line.

Mr. & Mrs. Fellman were informed that the Building Department stated in their memo that they had no objection to the appeal however it should be made clear whether the 3 foot 3 inch dimension requested is to the overhang or to the carport posts. The Building Department would not recommend approval of any construction less than 2 feet from the property line.

Mr. & Mrs. Fellman then stated that they wished to amend their application and requested relaxation to allow them to come within 2 feet 3 inches of the property line.

There was no opposition expressed to this application.

Tuesday, May 1, 1979
Board of Variance, cont'd.

6. T.C. & L. Willies
1415 Pipeline Road
Subject: Relaxation of rear yard setback requirements.

Mr. & Mrs. Willies appeared before the Board of Variance requesting relaxation of rear yard setback requirements to allow them to build an additon to their home to within 16 feet of the rear yard property line. Their reasons for doing so were:

1. To provide undercover parking for their vehicles. As they live on Pipeline Road their vehicles get very dusty from the traffic going to and from the nearby gravel operations.
2. Mr. Willies parents-in-law now live with them and for this reason the Willies wish to add another bedroom to their home.
3. Mr. Willies stated that they have 2 teenage children and only one bathroom and therefore would like to add another bathroom.
4. They presently have no dining room and wish to add a dining room.

Mr. Willies went on to state that there is presently a storage shed on the north side of the property that will be torn down if the house is extended and the neighbours are very much in favour of this shed being demolished.

On a question from the Board, Mr. Willies stated that he would be building the additon himself as he has done all the improvements to their home in the past. However, he would be sub-contracting some of the jobs out.

There was no opposition expressed to this application.

7. R. & D. Cook
2091 Orland Drive
Subject: Relaxation of sideyard setback requirements.

Mr. Cook appeared before the Board to request relaxation of side yard setback requirements to allow him to construct the overhang on his new carport to come within 3 feet of the side yard property line in order to match the existing home. Mr. Cook informed the Board that his application requested relaxation to allow him to come within 2 feet of the sideyard property line and this should be amended to read 3 feet.

Mr. Cook presented to the Board letters from his neighbours stating they have no objections to this application. The letters received were from M. Murphy, 664 Wilmot Street; J. & E. Wessels, 2081 Orland Drive; U. Singh, 2111 Orland Drive; T. Hopkins, 2080 Orland Drive. These letters are attached hereto and form a part of these Minutes.

There was no opposition expressed to this application.

8. Molin Estates Ltd.

This application was withdrawn by the applicant.

Tuesday, May 1, 1979
Board of Variance, cont'd.

9. Nietschmann Development Corp.
1277 Nestor Street, 3206, 3207, 3212,
3220, 3221, 3227 Dunkirk, 1231, 1233
Hornby Street, 3216, 3222, 3226, Georgeson Avenue.
Subject: Relaxation of sideyard setback requirements.

Mr. Walter Roper, designer of the homes in question appeared before the Board to request relaxation of the side yard setback requirements to allow projection of 8 inches in excess of the maximum allowable projection into a side yard.

Mr. Roper informed the Board that he felt that the hardship was the fact that the projection occurred in the ensuite bathroom located on the second floor of the homes. This bathroom has the vanity cantilivered into the sideyard. This did not show up on the survey plan as it is located on the second floor of the home. Mr. Roper informed the Board that the homes were framed in and both the designer and the Building Department overlooked the top floor projection until it was too late to do much about it except rip it out. Mr. Roper further stated that since it is on the second storey the projection into the side yard does not really create any interference.

The Secretary informed the Board that a message was received from Wall and Redekop, owners of the surrounding properties in the area, and they had no objections to this application.

There was no opposition expressed to this application.

10. H.N. & B.L. Peake
921 Kelvin Street
Subject: Relaxation of front yard setback requirements.

Mr. Peake appeared before the Board and requested relaxation of front yard setback requirements in order to allow him to construct a garage that would come to within 15.5 feet of the front yard property line.

Mr. Peake stated that he would like to construct a side by side garage on his property and this appears to be his only possible location for same.

He further stated that they presently have two cars and they have children who ride their bikes down the side of the carport, scratching the cars in the process.

Mr. Peake informed the Board that he would like to see the existing carport incorporated into this double garage making it a three car garage or a workshop. He said it will also add security to the home.

Mr. Peake stated that he may be bringing home a company vehicle which he would like to have under cover. Further, as this street is a cul-de-sac he wishes to take his vehicles off the street and place them under cover.

There was no opposition expressed to this application.

Tuesday, May 1, 1979
Board of Variance, cont'd.

11. R.D. & P.J. Eckstein
520 Roxham Avenue
Subject: Relaxation of sideyard setback requirements.

Mr. Eckstein informed the Board that he was requesting relaxation of side yard setback requirements to allow him to construct a deck and stairs leading off the dining room of this home. This deck would come to within 2.5 feet of the sideyard property line.

Mr. Eckstein stated that he had a set of plans drawn up and submitted to the Building Department and on inspection it was discovered that a small deck on the south side of the structure was protruding into the required side yard setback. In order to meet the setback requirements, he would have to cut back the deck to a point where it would become useless. The whole concept of this part of the house was designed around this deck. The deck is 10 feet long, is recessed into the building 6 feet and is elevated about 4 feet above the finished grade. The back of the fire place protrudes onto the deck and also a fire box has been designed into the deck. In order to utilize this fire box you have to have access onto the deck.

A member of the Board asked the Building Inspector if this was a concrete patio would there be a problem and the Building Inspector stated that there would not be any problem.

There was no opposition expressed to this application.

12. J.A. Clarkson
910 Thermal Drive
Subject: Relaxation of sideyard setback requirements.

Mr. Clarkson and his contractor appeared before the Board requesting relaxation of side yard setback requirements to 5 feet. Mr. Clarkson stated he wished to renovate his house which was originally built in 1961. He stated the renovation included extending the front of the house but as the house is only 5 feet from the property line and the renovated portion would also be the same distance from the property line, he would be protruding into the required side yard setback.

The Chairman of the Board explained to Mr. Clarkson that when this house was originally built in 1961 survey certificates were not required from the builders and probably an error was made by the builder in locating the house 5 feet from the property line instead of the required 6 feet.

Mr. Clarkson went on to inform the Board that for aesthetic reasons, he wished to make the extension in line with the original house rather than having a jog in the design. Mr. Clarkson's builder stated that it was proposed to be a three gable house and in order to make it look like the original home rather than an addition it would be a lot better to have the line run straight along.

Tuesday, May 1, 1979
Board of Variance, cont'd.

Mr. Clarkson stated that they were converting a bedroom into a family room and adding two bedrooms in the front and by doing this all the living quarters will be at the rear of the house to take advantage of the view. Mr. Clarkson's contractor informed the Board that the distance between Mr. Clarkson's house and the house to the south would be 12 feet and the distance between Mr. Clarkson's house and the house to the north would be approximately 21 feet.

Mr. W. Glegg, 909 Thermal Drive informed the Board that he would like to see this addition go ahead in line with the existing house and not go up as patch work and he was definitely in favour of Mr. Clarkson's application.

There was no opposition expressed to this application.

CONCLUSIONS

1. K. & B. Pachauer

MOVED BY MR. HANSEN
SECONDED BY MR. AABJERG

That this appeal be allowed as per application.

2. J.K. & I.E. Holm

CARRIED UNANIMOUSLY

MOVED BY MR. AABJERG
SECONDED BY MR. FARION

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

3. G. & C. MacLeod

MOVED BY MR. FARION
SECONDED BY MR. HANSEN

That this appeal be allowed as per application.

CARRIED

Mr. Petrie registered opposition.

4. P. & A. Zosiak

MOVED BY MR. PETRIE
SECONDED BY MR. AABJERG

That this appeal be allowed as per application.

CARRIED

Mr. Crews registered opposition.

5. M. & A.C. Fellman

MOVED BY MR. PETRIE
SECONDED BY MR. AABJERG

That Mr. & Mrs. Fellman's application be allowed, i.e. that the Board allow relaxation of sideyard setback requirements to 2 feet 3 inches from the side yard property line.

CARRIED UNANIMOUSLY

Tuesday, May 1, 1979
Board of Variance, cont'd.

6. T.C. & L. Willies

MOVED BY MR. HANSEN
SECONDED BY MR. FARION

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

7. R. & D. Cook

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That this appeal be allowed as per amended application,
i.e. allow relaxation of side yard setback requirements
to 3 feet from the side yard property line.

CARRIED UNANIMOUSLY

9. Nietschmann Development Corp.

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

10. H.N. & B.L. Peake

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That this application be declined.

CARRIED UNANIMOUSLY

11. R.D. & P.J. Echstein

MOVED BY MR. AABJERG
SECONDED BY MR. PETRIE

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

12. J.A. Clarkson

MOVED BY MR. FARION
SECONDED BY MR. AABJERG

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

Tuesday, May 1, 1979
Board of Variance, cont'd.

OTHER BUSINESS

NOTICE IN FUTURE NEWSLETTERS

Re: Building Renovations

Mr. Aabjerg suggested that a Notice go in all future newsletters to residents informing them that they must apply for a Building Permit before they commence any building renovations.

MEMO FROM BUILDING INSPECTOR

Re: 1041 Buoy Drive and Legal Opinion

Discussion took place regarding a memo dated 1979 04 20 received from the Chief Building Inspector regarding 1041 Buoy Drive - Carport. This memo is attached hereto and forms a part of these minutes. Mr. Rush had suggested that the Board of Variance may wish to review its approval of this application.

A legal opinion dated April 24, 1979 was obtained from Mr. Bruce E. Emerson, Barrister and Solicitor, where in Mr. Emerson informs the Board that they are without authority to reopen this appeal for reconsideration.

It was suggested by a member of the Board that the Board is not getting adequate plans from most applicants when they appear before them.

Mr. McLaren suggested that if the Board was concerned about the design of a project they could request that it be tabled and more extensive plans be submitted to the Board for a future meeting.

The Chairman stated he did not feel that the Board had the power to control the design of a structure.

The Chairman stated further that with regard to hardship this applicant had proved indeed that there was a hardship with regard to siting of a carport at this particular location.

MOVED BY MR. AABJERG
SECONDED BY MR. PETRIE

That the Chief Building Inspector's memorandum and Mr. Emerson's legal opinion be received.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY MR. FARION
SECONDED BY MR. AABJERG

That Board of Variance meeting adjourn. 8.35 p.m.

CARRIED UNANIMOUSLY


CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: S. Aikenhead

DEPARTMENT: Administration

DATE: 1979 05 01

FROM: C.E. Spooner

DEPARTMENT: Building

YOUR FILE:

SUBJECT: Appeals to 1979 05 01

OUR FILE:

Items 1 & 2

The Building Dept. has no comment as the Building By-law does not appear to be involved.

Item 3

The Building Dept. has no objection to this appeal, however the Building Code will not permit any unprotected opening in east wall where wall is less than 4'0" from property line.

Item 4


The Building Dept. has no comment as the Building By-law does not appear to be involved.

Item 5

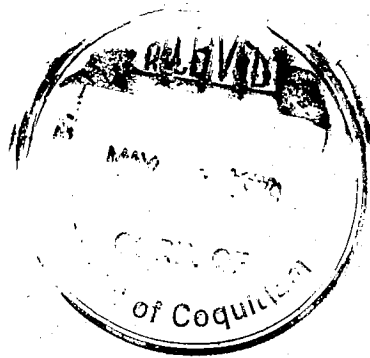
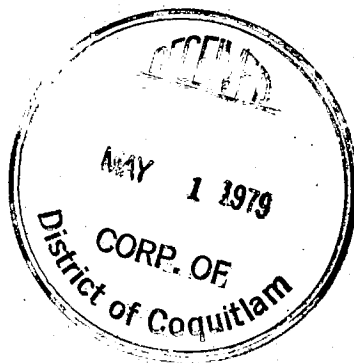
The Building Dept. has no objection to this appeal, however it should be made clear whether the 3'3" dimension shown on sketch is to the overhang or to the carport posts. The Building Dept. would not recommend approval of any construction less than 2'0" from the property line.

Items 6 - 12 incl.

The Building Dept. has no comment as the Building By-law does not appear to be involved.


C.E. Spooner,
Building Inspector

CES/am



PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF 1979 05 01

ITEMS #1 AND #2

The Planning Department has no objection to these appeals.

ITEM #3

The Subdivision Committee, at their meeting of 1979 03 13, gave preliminary approval to the attached subdivision sketch 8-1977A subject to, amongst other requirements, Board of Variance approval of the approximate 3.95 foot setback to the proposed new property line from the existing home. I would note that this is the setback from the new property line and not from the existing lot line, as indicated in the applicant's submission. The Planning Department has no objection to this appeal.

ITEMS #4 TO #7

The Planning Department has no objection to these appeals.

ITEM #8

I understand that this application has been withdrawn since a recent by-law amendment would negate the requirement for this relaxation.

ITEM #9

These applications are all within a small lot RS-4 subdivision north-east of the town centre area in Coquitlam. At the time of rezoning, prior to the subdivision of this property, the applicants agreed to hire a qualified design person to review plans for all lots in the subdivision in order that a variation of design could be achieved in this new market area. Since the person in charge of this design review is applying for the relaxations, the Planning Department would have no objection to this application.

We would note, however, that when drafting the by-law for the RS-4 regulations, attempts were made to incorporate as much flexibility in siting as possible, realizing the constraints with designing suitable dwelling units on smaller width lots.

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF 1979 05 01

con't

ITEMS #10 AND #11

The Planning Department has no objection to these appeals.

ITEM #12

The Planning Department has no objection to this appeal, however, would point out that at the time this building was constructed in 1962, the requirement for a side yard setback was, in fact, six feet. The building permit also showed a six-foot side yard setback. I would presume that the reason the house is not sited at six feet is that at that time the Building Department was not requiring survey plot plans of foundation locations and therefore it would have been left to the contractor's responsibility to attain the six-foot side yard setback.

Respectfully submitted,


Ken McLaren
Development Control Technician

KM/ci

c.c. T. Spooner, Building Inspector

April 20, 1979.

The Murphys
664 Wilmot St.
Cogentlam, B.C.
V3J 6P3.

We have no objection to having
the overhang of the carport roof
within two (2) feet of the property
line of 2091 Island Drive.

Sincerely,

Mary Murphy
(Property owner)
behind

April 19, 1979

Wessels

2081. Orland-Drive

We have no objection to having
orchard of Casportree within
2 feet of property line. to 2091 =
Orland-Drive.

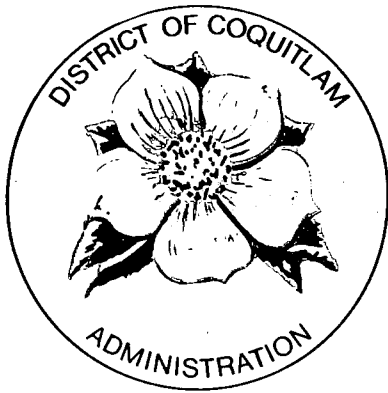
J. E. Wessels

Hopkins

2080 Orland Drive

We have no objection to having overhang
of carport roof within 2 feet of property
line at 2091 Orland Drive.

Mrs. J. Hopkins



DISTRICT OF COQUITLAM

1111 BRUNETTE AVENUE, COQUITLAM, B.C. PHONE 526-3611

V3K 1E9

MAYOR J.L. TONN

1979 04 20

Chairman and Members
Board of Variance
District of Coquitlam

Dear Sirs:

Re: 1041 Buoy Drive - Review of
Decision of Board - March 1, 1979

Attached you will find a memo from the Chief Building Inspector suggesting that you may wish to review the appeal of Mr. Lucking, 1041 Buoy Drive, which the Board allowed at the meeting of March 1, 1979.

I have requested a legal opinion from Mr. Bruce Emerson, Barrister & Solicitor, in regard to this matter and he feels he can have his opinion back to us in time for the May 1, 1979 meeting.

Yours truly,


(Mrs.) Sandra Aikenhead
Assistant Municipal Clerk.

SA/lr

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Board of Variance DEPARTMENT: DATE: 1979 04 20
FROM: R.W. Rush DEPARTMENT: YOUR FILE:
SUBJECT: 1041 Buoy Drive - Carport OUR FILE:

I don't know if there is any precedent for reviewing or revoking approvals of the Board of Variance, but I would suggest that you may wish to review your approval of the proposed carport at 1041 Buoy Drive (considered at your last meeting).

The proposed carport is completely out of character with the rest of the buildings in the area. Its framework is proposed to be constructed of steel angle iron and channel sections. The roof is to be plexiglass, of unspecified colour, in parabolic-shaped sections.

The structure will be higher than the house to which it is accessory, and the house next door. It will only be 9' from the front property line.

It was an experienced architect that brought this matter to our attention, when he did a site inspection, and reviewed the plans. He was abhorred enough that anyone would build such a structure so out of keeping with the rest of the buildings in the neighbourhood ... let alone to have it featured by being higher than the house, and being allowed to place it only 9' from the front property line besides.

There is no question whatsoever of the Board's prerogative to approve the siting of such a structure so close to the front property line, but we wonder if the Board was fully aware of the proposed design of the structure before approving its location.

It would be much easier for us to simply shrug, and let this matter pass by, but we feel it is our duty to bring the design considerations to your attention for review, in anticipation of future complaints and comments by neighbours and the public.

The building permit has not yet been issued. We are still waiting for the applicant to submit a Professional Engineer's design of the structure, so there would not appear to be undue hardship to the applicant if the Board were to review or revoke their previous decision.

RWR/bb


R.W. Rush, P. Eng.,
Chief Building Inspector

To Whom It May Concern:

April 19/79.

○ We have no objection to having overhang of carport roof within 2 (two) feet of property line at 2091 Orland Drive.

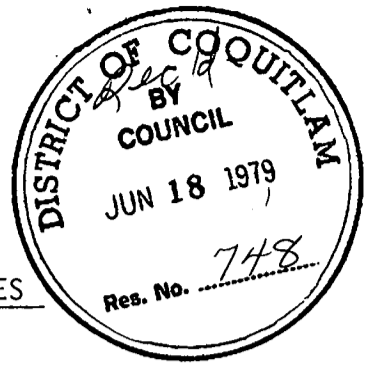
H. Singh

2111 Orland Dr.

H. Singh

503

Tuesday, May 29, 1979
Board of Variance - 7.00 p.m.



BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, May 29, 1979 at 7.00 p.m.

Members present were:

- Mr. G. Crews, Chairman
- Mr. J. Petrie
- Mr. R. Farion
- Mr. B. Hansen
- Mr. B. Aabjerg

Staff present were:

- Mr. K. McLaren, Development Control Technician;
- Mr. C.E. Spooner, Building Inspector 2;
- Mrs. S. Aikenhead, Assistant Municipal Clerk, who acted as Secretary to the Board.

The Chairman explained to those present that all the appeals would be heard and the Board would rule on them later and that all applicants would then be informed by letter from the Municipal Clerk's office of the decision of the Board.

Submitted to the Board for this meeting were comments from Mr. C.E. Spooner, Building Inspector 2, dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these Minutes.

Also submitted to the Board was a brief from the Planning Department dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these Minutes.

1. Precise Development Ltd.
1202 Secret Court
Subject: Relaxation of exterior side yard setback requirements.

Mr. Lyle Slater, Vice President of Precise Development Ltd. appeared before the Board to request relaxation of the exterior side yard setback requirements. He stated that he wished relaxation of the exterior side yard setback requirements to 2.69 metres. Mr. Slater went on to state that besides not being familiar with the metric system his engineer that drew up the design and the site plan did not take into account the depth of the arc in this cul-de-sac and therefore the one corner of the foundation closest to the arc is located only 2.69 metres from the property line.

There was no opposition expressed to this application.

Tuesday, May 29, 1979
Board of Variance - 7.00 p.m.

2. D.A. Brown
2498 Austin Avenue
Subject: Relaxation of front yard setback
requirements on major arterial streets.
-

Mr. Brown appeared before the Board requesting permission to close in his carport. He stated that he would not be adding on to the carport just closing in the existing carport. As it is only 25 feet from the front property line and as Austin Avenue is considered a major arterial and front yard setbacks are to be 37 feet he must appear before the Board of Variance and request permission. He stated that his reason for closing in his carport is in order to build a workshop and at some future date he will be placing a new carport on the south side of his home.

There was no opposition expressed to this application.

3. J. & A.G. Filipponi
1587 Balmoral Avenue
Subject: Relaxation of front yard setback
requirements.
-

Mr. K. Chalmers, builder for the Filipponis, appeared before the Board of Variance and stated they wished relaxation of the front yard setback requirements. He stated that he wished to amend the application that had been submitted wherein they had requested relaxation of front yard setback requirements to 21 feet. He now requested that this be amended to allow relaxation to 19 feet as they had not taken into account the 4 foot cantilever on the carport. He went on to state that they were adding on a family room, dining room and a kitchen at the rear of the property and the carport would intrude into the front yard setback 6 feet beyond the allowable 25 feet.

Mr. D. Baker of 1697 Balmoral Avenue requested clarification of this application.

Mr. Chalmers showed Mr. Baker the plans for the new addition and Mr. Baker then stated he had no objections to this application.

There was no further opposition expressed to this application.

4. T.C. & L. Willies
1415 Pipeline Road
Subject: Relaxation of rear yard setback
requirements.
-

Mr. T.C. Willies appeared before the Board of Variance requesting relaxation of the rear yard setback requirements to 15 feet from the rear property line. He stated he had appeared before the Board last month and received a 16 foot setback but on re-measuring he felt that the carport he would be able to build with this 16 foot setback would be too narrow and the extra foot would give him a little more room for parking his cars.

Tuesday, May 29, 1979
Board of Variance - 7.00 p.m.

On a question from the Board Mr. Willies agreed that his carport with the 15 foot setback will still be very narrow and he did state that he would like to have requested a 13 foot rear yard setback, but he was not sure how the Board would receive this request. He now confirmed that he would like to amend his application and request a 13 foot rear yard setback.

There was no opposition expressed to this application.

5. A. & D.L. Vecchies
1625 Dansey Avenue
Subject: Relaxation of side yard setback requirements.
-

Mr. Vecchies appeared before the Board of Variance and requested relaxation of the side yard setback requirements to 4 feet 6 inches from the side yard property line to allow him to install a china cabinet. He stated he is building an addition on to his home which will add a family room, enlarge some of the bedrooms and the dining room.

Mr. Vecchies tabled with the Board a letter he had received from neighbours stating they had no objections to his request. These letters were from Mr. & Mrs. K. Hansen, 1682 Dansey Avenue and Mr. Cramb of 1625 Dansey Avenue and are attached hereto and form a part of these Minutes.

There was no opposition expressed to this application.

6. J. P. Barron
Corner of Glen Drive & Westwood
Subject: Requests relaxation of exterior side yard setback requirements.
-

Mr. Bill Venice, representative for Mr. J.P. Barron of Abbey Construction Ltd., appeared before the Board of Variance requesting relaxation of exterior side yard setback requirements to 6 feet from the exterior side yard property line. He stated they have an option to purchase this lot and as it is a triangular small lot they are having difficulty siting a home on it and if they could come to within 6 feet of the side yard setback they would be able to build a more attractive home. He went on to state that if he could amend his application he would like to get as close to the side yard property as he possibly could and he requested that the Board of Variance consider amending his application to allow him to come right up to the property line or as close as they saw fit. With the 6 foot set back the proposed house would be 720 square feet on each floor with a carport possibly underneath. He went on to state that it would be a ground level entry home of two stories. Mr. & Mrs. Hoffman, 3050 Glen Drive stated they were in favour of this application. Mr. Hoffman also spoke for Mr. Yung of 1180 Westwood Street and stated that he would have no objections to this home being built on this property.

Tuesday, May 29, 1979
Board of Variance - 7.00 p.m.

One of the members of the Board stated that he would like to see a drawing of the proposed house before this was approved. The builder stated that he could not give them a drawing until they knew what kind of setbacks they could get. The builder went on to state that this home would definitely be a ground level entry home of two stories no fireplace, a duroid roof with a four-twelve or a five-twelve pitched roof. He stated that it would be as conventional a home as you could build on this type of a lot and the more lot they could use the more rectangular the house would be and they would really like to come within inches of the side yard property line.

The Building Inspector informed Mr. Venice that if a building is built closer than 4 feet to a side yard property line there can be no windows on the wall facing that property line.

There was no opposition expressed to this application.

7. J. & A. Czinege
1012 Corona Crescent
Subject: Relaxation of front yard setback requirements.
-

Mr. J. Czinege appeared before the Board of Variance and tabled a letter with the Board outlining his proposal. This letter is attached hereto and forms a part of these Minutes. Mr. Czinege went on to state that last year four lots in his area were given relaxation to twenty feet because of the sewer easement that runs through the back 1/3 of the properties in the area. He informed the Board that the plan he has chosen for the home he wishes to build on this lot has a garage at the front that would intrude into the front yard setback to 16 feet from the front property line. He went on to inform the Board that several other properties in the area have been built to within 18 feet of the front property line and these homes fit in quite well appearance wise. Mr. Czinege went on to inform the Board that he had contacted the neighbours in his area and they have no objections to this request.

On a question from a member of the Board Mr. Czinege informed them that the total floor area of the proposed home would be 2100 square feet on two floors. He also assured the Board that they were building this home for themselves and it was not a speculation home.

There was no opposition expressed to this application.

Tuesday, May 29, 1979
Board of Variance - 7.00 p.m.

CONCLUSIONS

1. Precise Development Ltd.

MOVED BY MR. HANSEN
SECONDED BY MR. FARION

That this appeal be allowed - setback required
2.69 metres from the exterior side yard property
line.

Mr. Hansen registered opposition.

CARRIED

2. D.A. Brown

MOVED BY MR. PETRIE
SECONDED BY MR. AABJERG

That this appeal be allowed - setback to be
25 feet from front property line.

CARRIED UNANIMOUSLY

3. J. & A. G Filipponi

MOVED BY MR. AABJERG
SECONDED BY MR. FARION

That this appeal be allowed as per application.
- setback to be 19 feet from front yard property
line.

CARRIED UNANIMOUSLY

4. T.C. & L. Willies

MOVED BY MR. FARION
SECONDED BY MR. AABJERG

That this appeal be allowed as per application
- setback to be 13 feet from rear yard property
line.

CARRIED UNANIMOUSLY

5. A. & D.L. Vecchies

MOVED BY MR. FARION
SECONDED BY MR. AABJERG

That this appeal be allowed as per application
- setback to be 4 feet 6 inches from the side
yard property line.

CARRIED UNANIMOUSLY

Tuesday, May 29, 1979
Board of Variance - 7.00 p.m.

6. J.P. Barron

MOVED BY MR. PETRIE
SECONDED BY MR. HANSEN

That this appeal be allowed as per application.
- setback to be 6 feet from exterior side yard
property line.

CARRIED UNANIMOUSLY

7. A. Czinege

MOVED BY MR. HANSEN
SECONDED BY MR. FARION

That this appeal be allowed with setback to be
18 feet from the front yard property line.

Mr. Petrie registered opposition.

CARRIED

ADJOURNMENT

MOVED BY MR. FARION
SECONDED BY MR. AABJERG

That the Board of Variance meeting adjourn 8.55 p.m.

CARRIED UNANIMOUSLY


CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication

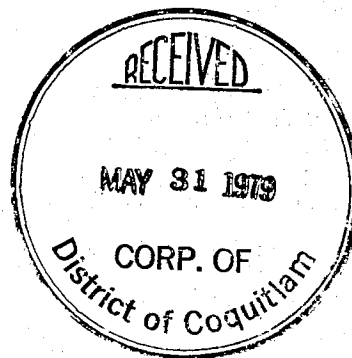
TO: S. AIKENHEAD DEPARTMENT: ADMINISTRATION DATE: May 29, 1979
FROM: C.E. SPOONER DEPARTMENT: BUILDING YOUR FILE:
SUBJECT: APPEALS TO 1979 05 29 BOARD OF VARIANCE OUR FILE:

ITEMS 1 - 7

The Building Department has no objection to these appeals as the Building Code does not appear to be involved.



C.E. SPOONER
BUILDING INSPECTOR



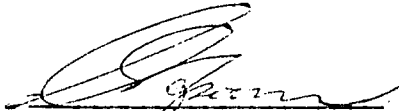
DISTRICT OF COQUITLAM

Inter-Office Communication

TO: S. AIKENHEAD DEPARTMENT: ADMINISTRATION DATE: May 29, 1979
FROM: C.E. SPOONER DEPARTMENT: BUILDING YOUR FILE:
SUBJECT: APPEALS TO 1979 05 29 BOARD OF VARIANCE OUR FILE:

ITEMS 1 - 7

The Building Department has no objection to these appeals as the Building Code does not appear to be involved.



C.E. SPOONER
BUILDING INSPECTOR

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF 1979 05 29

ITEMS #1 TO #5

The Planning Department has no objection to these appeals.

ITEM #6

This site is located on the south side of Glen Drive just west of Westwood Street in an area designated for intensive commercial redevelopment on the Coquitlam Town Centre Plan. On the east side of the property is a 33 foot municipal road allowance. This road allowance is not constructed and is not proposed for construction in the future, however, since this dedication exists, the Zoning By-law requires that technically a 12½ foot setback is required.

In view of the fact that the property is zoned to allow the construction of a single-family dwelling and the 33 foot road allowance directly to the east of the subject property is not proposed for construction in the longer term, the Planning Department has no objection to this appeal.

ITEM #7

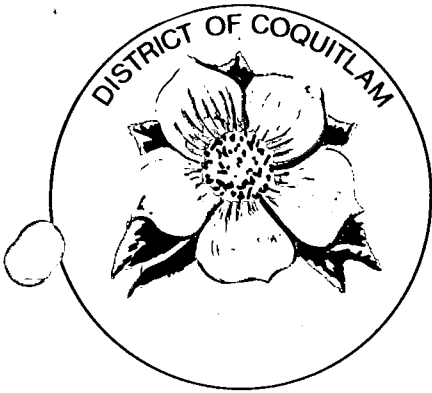
The Planning Department has no objection to this appeal.

Respectfully submitted,



Ken McLaren
Development Control Technician

KM/ci



DISTRICT OF COQUITLAM

1111 BRUNETTE AVENUE, COQUITLAM, B.C. PHONE 526-3611

V3K 1E9

MAYOR J.L. TONN

1979 05 23

Dear Sir/Madam:

This is to advise that the Board of Variance will meet on
Tuesday, May 29, 1979 at 7.00 p.m.
in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue,
Coquitlam, B.C. to hear certain applications for the alleviation of
hardship under our zoning regulations.

Property in question is at 1625 Dansey Ave,
requesting relaxation of side yard setback requirements.

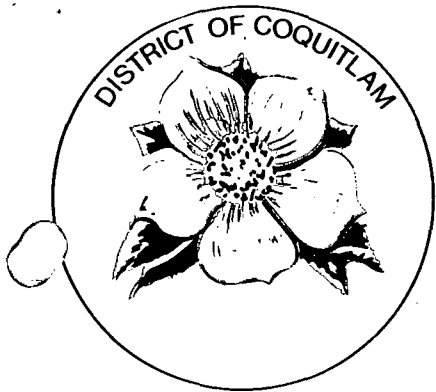
As you have holdings near these properties, you may wish to
attend the meeting of the Board of Variance and express your opinion.

Yours truly,

S. Aikenhead
S. Aikenhead
Assistant Municipal Clerk.

*To whom it may concern.
Please be advised that we
have no objections to the above
proposition*

*Kai Hansen
Jenni Hansen
1682 Dansey Ave
936-4755*



DISTRICT OF COQUITLAM

1111 BRUNETTE AVENUE, COQUITLAM, B.C. PHONE 526-3611

V3K 1E9

MAYOR J.L. TONN

1979 05 23

Dear Sir/Madam:

This is to advise that the Board of Variance will meet on
Tuesday, May 29, 1979 at 7.00 p.m.
in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue,
Coquitlam, B.C. to hear certain applications for the alleviation of
hardship under our zoning regulations.

Property in question is at 1625 Dansey Ave,
requesting relaxation of side yard setback requirements.

As you have holdings near these properties, you may wish to
attend the meeting of the Board of Variance and express your opinion.

Yours truly,

S. Aikenhead
Assistant Municipal Clerk.

*We have no objection to the relaxation
of the regulations for the work proposed at
1625 Dansey Ave.*

CRUMB

Mrs. & Mrs. J. Czinege
227 April Road
Port Moody, B. C.
V3H 3V3

May 29, 1979.

District of Coquitlam
1111 Brunette Avenue
Coquitlam, B. C.
V3K 1E8

Board of Variance:

Re: 1012 Corona Crescent
Relaxation of front-yard setback to 16 feet.

We respectfully request a sixteen foot front-yard setback, as there is a sewer easement bisecting our property almost in half; leaving a very small building site. The sewer easement begins 66.27 feet from the front property line. The total depth of this property is 120.0 feet.

The home we have selected to build is 56'6" deep. We have already decreased the depth to 50'0" to coincide with the sixteen foot front-yard setback we are presently requesting.

It is only the attached garage that will be situated sixteen feet from the front property line. The house itself will be set back over thirty-six feet from the property line.

We feel that if we have to decrease the depth of our proposed home any further, we will not have the necessary area we require.

998 Corona Crescent - Granted 18' frontyard setback.
1004 " " Board of Variance meeting April 20, 1977.

- Both of these homes seem well situated and are visually pleasing. Neither seem out of line with the contour of the street.

1024 Corona Crescent - All granted 20' front-yard setback.
1028 " " Board of Variance meeting April 27, 1976.
1032 " "
1036 " "
1041 " "
1043 " "

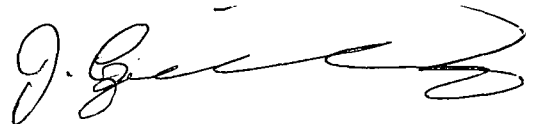
1047 Corona Crescent - Granted 20' front-yard setback.
Board of Variance meeting June 1976.

We have voiced our intentions of applying to the Board of Variances for a sixteen foot front-yard setback to residents in the immediate area and to date have met with no objections.

I am sure the home we plan to build will complement the neighbourhood and will not appear out of line with the balance of the street.

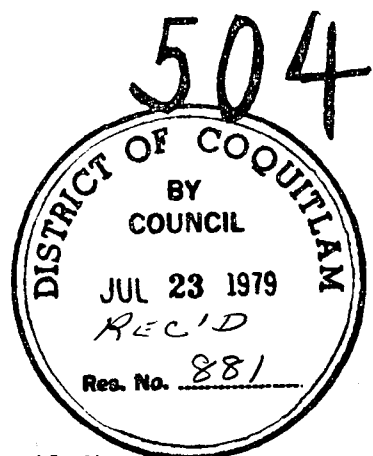
Thank-you for your consideration in this matter.

Respectfully,

A handwritten signature in cursive script, appearing to read "J. Czinege".

John Czinege

Thursday, July 5, 1979
Board of Variance- 7.00 p.m.



BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, July 5, 1979 at 7.00 p.m.

Members present were:

Mr. G. Crews, Chairman
Mr. J. Petrie
Mr. B. Hansen
Mr. B. Aabjerg

Staff present were:

Mr. C.E. Spooner, Building Inspector 2;
Mrs. S. Aikenhead, Assistant Municipal Clerk,
who acted as Secretary to the Board.

The Chairman explained to those present that all the appeals would be heard and the Board would rule on them later and that all applicants would then be informed by letter from the Municipal Clerk's office of the decision of the Board.

Submitted to the Board for this meeting were comments from the Planning Department dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these Minutes.

1. B. & L. Sigurdson
826 Atkins Street
Subject: Relaxation of side yard setback requirements.

Mr. Sigurdson appeared before the Board and requested relaxation of the side yard setback requirements. He stated he wished the setback relaxed from the required six feet down to four feet six inches from the property line. Mr. Sigurdson went on to state as they have three teenage children their home is becoming too small for them and by enclosing the sundeck and turning it into a family room this would give them the extra required living area they feel they need.

There was no opposition expressed to this application.

2. K.A. & D.F. Chalmers
935 Oakview Street
Subject: Relaxation of side yard setback requirements.

Mr. Chalmers appeared before the Board and stated that they wished to have the side yard setback requirements relaxed to four feet six inches to allow construction of a wood box which is part of his fireplace.

Mr. Chalmers went on to state that his brother did some renovations to the Chalmers home while they were away and the fireplace he designed has a wood box which is an extension of the fireplace and extends into the side yard setback four feet six inches as does the fireplace itself. He stated that he has been informed by the Building Department that the fireplace is legal but the portion of it that is a wood box is not legal and he would have to go to the Board of Variance to appeal this regulation, he went on to inform the Board he felt it would be a hardship to him if he had to tear this chimney down.

Thursday, July 5, 1979
Board of Variance - 7.00 p.m.

Mr. Chalmers presented to the Board a letter from M.K. Williston of 881 Oakview Street the neighbour immediately adjacent to him and Mr. Williston states he has no objection to these modifications. This letter is attached hereto and forms a part of these Minutes.

There was no opposition expressed to this application.

3. R. & D. Cook
2091 Orland Drive
Subject: Relaxation of front yard setback requirements.

Mr. Cook appeared before the Board and requested relaxation of the front yard setback requirements and stated he wished the requirements relaxed to allow him to come to twenty-two feet one inch from the front property line. Mr. Cook went on to inform the Board that he wished to build a new roof which would come out over the front entry way and sidewalk to his home as this entry way and sidewalk are presently unprotected and open to the prevailing winds and rain from the south.

Mr. Cook presented to the Board letters from Mr. & Mrs. Hopkins, 2080 Orland Drive; Mr. Singh; 2111 Orland Drive; M. Murphy, 664 Wilmot Street and E. Wessels, 2081 Orland Drive. These people all state they have no objections to Mr. Cook's building plans. These letters are attached hereto and form a part of these Minutes.

There was no opposition expressed to this application.

4. S. P. & D.J. Costa
1234 Beedie Drive
Subject: Relaxation of front yard setback requirements.

Mr. R. Thiessen, of Tri Power Industries Ltd. and Mr. Dieter Glups of Glups Construction appeared before the Board of Variance on behalf of Mr. Costa. Mr. Thiessen informed the Board that this house is sited four feet too close from the front property line because of the curve at the corner of Beedie Drive and Metcalfe Way. He informed the Board that they had maintained the legal setback requirements on the rest of the property but they did wish relaxation of the front yard setback to sixteen feet from the front property line. Mr. Thiessen informed the Board that Mrs. Costa is handicapped and they require a home with the living area all on one level and they therefore could not go to a two level home which might bring them within the required setbacks.

There was no opposition expressed to this application.

5. A.L. Taylor
1224 Hornby Street
Subject: Relaxation of rear yard setback requirements.

Mr. Taylor appeared before the Board and stated he wished relaxation of the rear yard setback requirements to allow him to come to 2.883 metres from the rear yard property line. He stated he wished to build a carport which would be attached to his home to cover his second vehicle. He stated he does at the present have a single garage attached to his non-basement home.

There was no opposition expressed to this application.

Thursday, July 5, 1979
Board of Variance - 7.00 p.m.

6. D. & V. Stewart
822 Miller Avenue
Subject: Relaxation of side yard setback requirements.

Mr. Stewart appeared before the Board of Variance and requested relaxation of the side yard setback requirements to allow him to come to within three feet of the side yard property line. He stated that while they were doing renovations to his home and he wishes to extend the house out one foot into the rear yard but as the house presently encroaches into the side yard setback to within three feet of the side yard property line he required a ruling from the Board of Variance on this.

There was no opposition expressed to this application.

7. Career Holdings Ltd.
1882 Beedie Place
Subject: Relaxation of front yard setback requirements.

Mr. Thiessen of Tri Power Industries Ltd. and Mr. Dieter Glups of Glups Bros. Construction appeared before the Board of Variance in regard to this application and requested relaxation of the front yard setback requirements to 3.90 metres. Mr. Thiessen informed the Board that due to the double curve on the lot frontage they were unable to maintain the six metres required on the north east corner of the home.

Mr. Thiessen and Mr. Glups tabled with the Board of Variance a letter from Ruby Miller's Play & Learn Daycare Centre at 1237 Beedie Drive wherein Mrs. Miller states that she has no objections to this application or Items 8,9,10 and 11. This letter is attached hereto and forms a part of these Minutes.

There was no opposition expressed to this application.

8. Career Holdings Ltd.
1884 Beedie Place
Subject: Relaxation of rear yard setback requirements.

Mr. Thiessen and Mr. Glups informed the Board of Variance that due to the triangular shape of the lot they are unable to build a conventional plan to fit within the required setbacks and they would therefore request relaxation of the rear yard setback to 1.35 metres.

There was no opposition expressed to this application.

9. Career Holdings Ltd.
1885 Metcalfe Way
Subject: Relaxation of rear yard setback requirements.

Mr. Thiessen and Mr. Glups appeared before the Board and requested relaxation of the rear yard setback requirements to 5.39 metres. Mr. Thiessen informed the Board this home has a cantilevered second storey at the rear and it will encroach into the rear yard setback .61 metres. He also informed the Board that the foundation meets the setback requirements and it is only the second story that would encroach.

There was no opposition expressed to this application.

Thursday, July 5, 1979
Board of Variance - 7.00 p.m.

10. Career Holdings Ltd.
1888 Beedie Place
Subject: Relaxation of rear yard setback requirements.

Mr. Thiessen and Mr. Glups appeared before the Board and requested relaxation of the rear yard setback requirements to 3.80 metres. Mr. Thiessen informed the Board that due to the irregular shape of the lot the north east corner of the dwelling at the closest point projects 2.2 metres into the allowable rear yard. He also informed the Board that the rear and side yard size is considerably larger than average but because of the irregular shape they are having problems fitting a conventional home onto this lot.

There was no opposition expressed to this application.

11. Career Holdings Ltd.
1227 Beedie Drive
Subject: Relaxation of front yard setback requirements.

Mr. Glups and Mr. Thiessen appeared before the Board of Variance and requested relaxation of the front yard setback requirements to 5.80 metres. Mr. Thiessen informed the Board that with the front yard averaging they are still encroaching .2 metres. He stated they can maintain the 6 metres in the middle of the house but on one corner they have more than 6 metres and on the other corner they have less than 6 metres.

Mr. Thiessen told the Board that in the future phases of this sub-division the lots will be designed to fit the homes rather than the homes to fit the lots. He stated this problem will not be happening again, and the future sub-division will be planned to avoid these problems.

There was no opposition expressed to this application.

12. J. & C. Henderson
424 Trinity Street
Subject: Relaxation of maximum height requirements.

Mr. Henderson appeared before the Board of Variance and stated he wished to build a garage in the rear yard of his property and he wished the relaxation of the height requirements to 16½ feet. He stated he wished to build this garage to this height so he could keep his trailer in it and also allow him a little room to work on the top of the trailer if it is required. He informed the Board that he wished to put on a roof that would be similar to the house roof and be aesthetically pleasing and compatible to the area.

There was no opposition expressed to this application.

Thursday, July 5, 1979
Board of Variance - 7.00 p.m.

13. R. Rommann
1016 Corona Crescent
Subject: Relaxation of front yard setback requirements.

Mrs. Rommann appeared before the Board of Variance and requested relaxation of the front yard setback requirements to eighteen feet. Mrs. Rommann informed the Board that the lot they wished to build their home on has an easement running through the centre of it and they therefore must build this house to the front of this easement. In order to give them the required living area and also to give them a reasonable size sundeck she requested relaxation to the eighteen feet.

There was no opposition expressed to this application.

14. J. Connolly
2566 Passage Drive
Subject: Relaxation of side yard setback requirements.

Mr. Connolly appeared before the Board of Variance and requested relaxation of the side yard setback requirements. He informed the Board that he wished to convert his carport into a garage and his reasons for doing so were to prevent vandalism to his vehicles and also to allow safe storage of chemicals for his swimming pool. He stated that at the present time he has a neighbourhood swim programme going on and the neighbourhood children come to his home and he wishes to have a safe secure storage area for the pool chemicals. As he has a non-basement home this appears to be the only feasible area to store these chemicals in. Mr. Connolly tabled with the Board of Variance a letter from all his surrounding neighbours in the area as well as a letter from Mr. Kenneth Parsons of 2564 Passage Drive, these letters are attached hereto and form a part of these Minutes.

Mr. J. Parry owner of the home next door to Mr. Connolly appeared before the Board and stated that he had no objections to this application and in fact felt it would enhance the area to have this converted into a garage.

There was no opposition expressed to this application.

15. B. Arnold
868 Herrmann Street
Subject: Relaxation of side yard setback requirements.

Mr. B. Arnold builder and Mr. B. Pimnak owner of the home at 868 Herrmann Street appeared before the Board of Variance. Mr. Arnold informed the Board that he had built a china cabinet into the dining area for Mr. B. Pimnak and this encroaches into the side yard setback one foot and he wished relaxation of the side yard setback requirements to five feet. He stated this china cabinet has already been framed in and it would be a hardship to have to tear it out.

There was no opposition expressed to this application.

Thursday, July 5, 1979
Board of Variance - 7.00 p.m.

16. S. & L. Turnbull
735 Robinson Street
Subject: Relaxation of side yard setback requirements.

Mr. Turnbull appeared before the Board of Variance and stated that he wished to build a shed dormer on the side wall of his home which would be in line with the existing lower wall of the building. The existing structure at the point of construction is five feet from the side yard property line and he therefore requested relaxation of the set back requirements to five feet. Mr. Turnbull went on to inform the Board that the living area in the upstairs of his home is presently very small and all rooms in the upstairs have slanting sides which really curtail the living area. He stated that by adding the dormer he will be getting an extra 128 square feet of living space.

There was no opposition expressed to this application.

CONCLUSIONS

1. B. & L. Sigurdson

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

2. K.A. & D.F. Chalmers

MOVED BY MR. AABJERG
SECONDED BY MR. PETRIE

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

3. R. & D. Cook

MOVED BY MR. HANSEN
SECONDED BY MR. AABJERG

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

4. S.P. & D.J. Costa

MOVED BY MR. AABJERG
SECONDED BY MR. PETRIE

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

Thursday, July 5, 1979
Board of Variance - 7.00 p.m.

5. A.L. Taylor

MOVED BY MR. HANSEN
SECONDED BY MR. AABJERG

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

6. D. & V. Stewart

MOVED BY MR. HANSEN
SECONDED BY MR. AABJERG

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

7. Career Holdings Ltd.

MOVED BY MR. AABJERG
SECONDED BY MR. PETRIE

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

8. Career Holdings Ltd.

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

9. Career Holdings Ltd.

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

10. Career Holdings Ltd.

MOVED BY MR. HANSEN
SECONDED BY MR. AABJERG

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

11. Career Holdings Ltd.

MOVED BY MR. HANSEN
SECONDED BY MR. PETRIE

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

Thursday, July 5, 1979
Board of Variance - 7.00 p.m.

12. J. & C. Henderson

MOVED BY MR. AABJERG
SECONDED BY MR. Petrie

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

13. R. Rommann

MOVED BY MR. PETRIE
SECONDED BY MR. HANSEN

That this appeal be denied. Motion lost. Mr. Crews
and Mr. Aabjerg registered opposition.

MOVED BY MR. HANSEN
SECONDED BY MR. AABJERG

That this appeal be allowed as per application.

CARRIED

Mr. Petrie registered opposition.

14. J. Connolly

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

15. B. Arnold

MOVED BY MR. HANSEN
SECONDED BY MR. PETRIE

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

16. S. Turnbull

MOVED BY MR. PETRIE
SECONDED BY MR. AABJERG

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY MR. PETRIE
SECONDED BY MR. HANSEN

That the Board of Variance meeting adjourn - 10.00 p.m.

CARRIED UNANIMOUSLY


CHAIRMAN

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF 1979 07 05

ITEMS #1 TO #4

The Planning Department has no objection to these appeals.

ITEM #5

This lot lies within a small-lot RS-4 subdivision north-east of the Town Centre area in Coquitlam. When drafting the by-law for the RS-4 regulations, attempts were made to incorporate as much flexibility in siting as possible, realizing the constraints with designing suitable dwelling units on smaller width lots. Much consideration was given to the lot coverage requirements in view of the size of the lots in the area and the need to control lot coverage to maintain an adequate amount of open space. This is felt to be particularly important when the size of the lots is in the 4,000 sq. ft. category. Since we are now advised that the lot coverage is less than 39%, we have no objection to this application.

ITEM #6

The Planning Department would have no objection to this appeal.

ITEMS #7 TO #11

These applications are all within Phase 2 of the Oxbow Lake Estates development. The zoning of the property is RS-5, which is almost identical to the RS-4 zoning category, except that the RS-5 zoning is utilized on strata title development. The Planning Department would not object to these appeals since it does not appear that any application is being made to relax the maximum allowable lot coverage. As in the RS-4 zone, we take the position that the lot coverage is a livability factor which, in general, the Planning Department would not like to see relaxed on small lot development.

ITEMS #12 TO #16

The Planning Department has no objection to these appeals. We advised Council that Board of Variance applications were very likely if rezoning proceeded due to the smaller sizes of the lots which had already been created.

Respectfully submitted,



D.M. Buchanan
Planning Director

KM/ci

881 Oakview Street
Coquitlam, B.C.

July 4, 1979

District of Coquitlam
1111 Brunett Street
Coquitlam, B.C.

Attention: The Board of Variance

Gentlemen:

Re: Easement of Setback Regulations
935 Oakview Street

I am the neighbour immediately adjacent to 935 Oakview Street on the southern side. I am aware of all the recent improvements and have no objection to any of these modifications.

Sincerely yours,



M.K. Williston

MKW:hal

June 18, 1979

Mr. & Mrs. Vaughn Hopkins
2080 Orland Drive
Coquitlam, B.C. 936-7350

We have no objection to roof across
front of house at 2091 Orland Drive.

Mrs. Lynn Hopkins

June 18/79.

To Whom it May Concern;

We have no objection to roof
across front of house at
2091 Oakland Drive.

Pulla Singh
2111 Oakland Ave., Coq.

June 18, 1979.

Dear Sir or Madam,

I Mary Murphy have no
objections to a roof across the
front of the house at
2091 Orland Drive.

Sincerely,

Mary Murphy
664 Wilmot St.
Coquitlam, B.C.
V3J6P3.

(property owner behind)

June 14. 1979

J. & E. Kessels
2031 Orland - Dr.
Coquitlam B.C.

We have no objection to roof across
front of house at 2031, Orland Drive.

E. Kessels.

2564, Passage Drive,
Boquitlam,
B. C.

4th July 1979

The District of Boquitlam,
11, Brunette Ave.,
Boquitlam, B. C.

Dear Sis,

With regard to the Board of Variance meeting tomorrow to discuss the side yard setback relaxation requested by our next-door neighbour, I gather from him that this is required so that he can enclose his car port.

If this is so, I have no objection to this at all and consider that it will enhance the area and adjacent property. I fully intend to do the same when I have the funds available.

yours truly
Kenneth B. Parsons

TO: Coquitlam Board of Variance
 FROM: Jim Connolly
 RE: Enclosure of the carport at 2566 Passage Drive,
 Coquitlam, B.C.

We the undersigned are neighbours of Mr. And Mrs. James Connolly.

Mr. Connolly has approached us and has explained his plans concerning the enclosure of his carport.

We are pleased to see him do this, as we have considered doing the same to our own homes. The enclosure, if done according to the plan would be a definite improvement to the appearance of our neighbourhood.

We also concur with Mr. Connolly's reasoning for the proposed enclosure of the garage. They are as follows:

- a) Security from vandalism
- b) Would shelter the view of his pool, thus children would not be tempted to get into his yard
- c) Damage to vehicles due to animals
- d) Outside storage of pool chemicals while being secure from children

We hope you will give serious consideration to this proposal.

Yours truly

NAME:	ADDRESS	SIGNATURE
John and Larye Perry	2568 Passage	Perry
Wade & Shandy Collins	2571 Passage	
GORD SIM	2572 PASSAGE DR.	G. O. S.
Shirley Law	2577 Passage Dr.	
Ken Howard	2579 Passage Dr. Coquitlam, B.C.	
Alton Stasenko	2582 Passage Dr	✓
Joey HA	2583 BEESDE Drive	COB
Mrs. M. Mamy	2580 Passage Drive	
BILL SAUNDERS	2578 PASSAGE DR. COQ.	
OR Beck	2563 Passage Dr Coq.	
S. Beck	2563 Passage Dr. Coq.	

OVER

KENNETH B. PARSONS 2561, PASSAGE DRIVE

K.B. Parsons

ANDY + JEAN FINNERAN 2562 PASSAGE DR.

J. Finneran

ERIC & LIZ BROWN 2570 PASSAGE DR.

Eric Brown

Letty J. Nelson 1045 Spar Dr. Log B.C.

Elizabeth Brown

K.A. Grospear 1044 Spar Dr.

K.A. Grospear

GLUPS BROS. CONSTRUCTION

The Newton Plaza, Ste. 205 - 7188 King George Hwy., Surrey, B.C. V3W 5A3 Telephone 596-1751

June 21, 1979

Ruby Miller
Ruby Miller's Play & Learn Daycare
1237 Beedie Drive
Coquitlam, B.C.

Dear Madame;

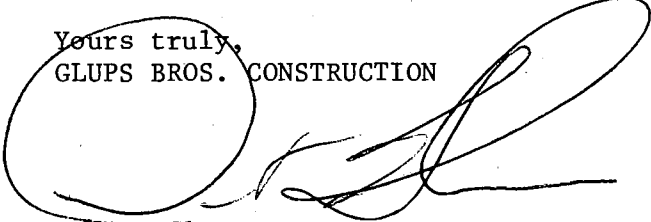
We would like to bring to your attention the following lots 100, 101, 103, 94 & 66, which we are going to be presenting to the District of Coquitlam, Board of Variance for relaxation on the Building Department's Set Back Rules. The proposed changes we feel are of a minor nature.

Due to the shape of some of the lots, rear and side yard set backs cannot be achieved but percentage coverage of these lots is less than average.

We herewith enclose copies of the corresponding plot plans for your reference.

We would appreciate your approval and support for these changes.

Yours truly,
GLUPS BROS. CONSTRUCTION



Dieter Glups
Development Manager

DG:ks



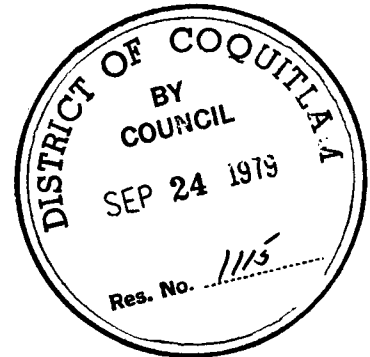
Thursday, September 6, 1979
Board of Variance - 7:00 p.m.

BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, September 6, 1979 at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman
Mr. J. Petrie
Mr. R. Farion
Mr. B. Hansen
Mr. B. Aabjerg



Staff present were:

Mr. K. McLaren, Development and Control Technician;
Mr. C.E. Spooner, Building Inspector 2;
Mrs. S. Aikenhead, Assistant Municipal Clerk
who acted as Secretary to the Board.

The Chairman explained to those present that all the appeals would be heard and the Board would rule on them later and that all applicants would then be informed by letter from the Municipal Clerk's Office of the decision of the Board.

Submitted to the Board for this meeting were comments from Mr. C.E. Spooner, Building Inspector 2, dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these Minutes.

Also submitted were comments from the Planning Department dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these Minutes.

1. S. & L. Rondestvedt
992 Corona Crescent
Subject: Relaxation of front yard setback requirements.

This item was withdrawn from the agenda at the request of the applicant.

2. J.C. Doepker
721 Regan Avenue
Subject: Relaxation of side yard setback requirements.

The applicant was not in attendance at the meeting and therefore this application was not dealt with.

3. T. Kitchener
1020 Corona Crescent
Subject: Relaxation of front yard setback requirements.

Mrs. T. Kitchener appeared before the Board requesting relaxation of the front yard setback requirements to allow them to construct their home to 18 feet from the front property line. She stated that when they had purchased the property they had been given the understanding that it had a 20 foot front yard setback and only after the purchase did they realize they had to meet the 25 foot frontage requirement. Mrs. Kitchener went on to explain to the Board that as the sewer easement goes through the centre of their property, the 25 foot setback requirement would make it impossible for them to build the home they wished to build. She stated that even with a 20 foot setback they would still have to reduce the proposed home by one foot and at that, the home would be sitting right next to the easement and this is why they are requesting an

Thursday, September 6, 1979
Board of Variance - 7:00 p.m. cont'd

18 foot front yard setback requirement. On a question from the Board, Mrs. Kitchener informed them that the main floor area of this home would be 950 square feet and that the second floor would be 800 square feet.

Mr. Ferguson, the Real Estate Agent who sold Mrs. Kitchener the lot, stated that when they sold the lot to Mrs. Kitchener they were under the impression that the relaxation of the front yard setback requirements was transferable from owner to owner.

There was no opposition expressed to this application.

4. A.W. & D.J. Uridge
569 Cottonwood Avenue
Subject: Relaxation of side yard setback requirements.

Mr. Uridge appeared before the Board requesting relaxation of side yard setback requirements to 5.6 feet. Mr. Uridge informed the Board that he wished to subdivide his property but when subdivision takes place, the existing home will only be 5.6 feet from the newly-created sideyard property line. He stated that it would be very costly to have to move this home and he assured the Board that the garage that now sits on the property will either be torn down or moved over to meet the setback requirements.

There was no opposition expressed to this application.

5. J.H. & N.H. Schurman
855 Grover Avenue
Subject: Relaxation of rear yard setback requirements.

Mr. and Mrs. Schurman appeared before the Board requesting relaxation of the rear yard setback requirements to 12'6" from the rear yard property line. Mr. Schurman stated they wished to subdivide their property and to move their home to meet the setback requirements would be extremely expensive. Mrs. Schurman tabled a letter with the Board explaining their situation and this letter is attached hereto and forms a part of these minutes.

Mrs. McEachern of 842 Como Lake Avenue, informed the Board that as she was the neighbour directly behind who would be most concerned with this subdivision, she had no objections to this request and was in complete agreement with same.

There was no opposition expressed to this application.

6. P. Simmons
648 Harrison Avenue
Subject: Relaxation of side yard setback requirements.

Mr. D. McCann of 639 Kemsley Avenue, appeared before the Board on behalf of Mr. Simmons who was out of town. Mr. McCann stated that Mr. Simmons wished to keep his carport in its present location which is two feet from the side yard property line. He stated that the only access Mr. Simmons has to his three-car garage, located at the rear of his house, is through this carport. If he is forced to move the carport over and attach it to the house to give him the required four-foot side yard setback, the posts of the carport will be in the middle of the driveway to the garage.

Thursday, September 6, 1979
Board of Variance - 7:00 p.m.

cont'd

Mr. and Mrs. Rican of 640 Harrison Avenue appeared before the Board and stated they were in opposition to this application as they lived immediately next door to Mr. Simmons and were the neighbours most directly affected by this carport. Mrs. Rican informed the Board that from her kitchen window she looks directly into his back yard and this carport does block out the sun. Mrs. Rican informed the Board that when Mr. Simmons moved the carport to the side of his home and built the three-car garage, it was supposed to be a temporary structure only but it is still in the same location. Mrs. Rican also informed the Board that this carport does not have a drain-pipe hooked up to drain the water away and it drips down to the ground and onto their property as their property is lower than Mr. Simmons'. Mrs. Rican stated she felt this carport was unsightly and it should be moved over to the required four feet or be removed altogether.

Mr. McCann stated that Mr. Simmons had spoken to some of the other neighbours in the area in Mr. McCann's presence, and they had stated they had no objections to this application.

Mrs. Rican stated that she felt that a small home such as this does not need a three-bay garage at the rear as well as a carport at the side of the home. She said Mr. Simmons has a racing car, two large boat-trailers, one truck and one car, and he also parks cars in front of the neighbour's home.

There was no further opposition expressed to this application.

7. Precise Development Ltd.
3210 Valdez Court
Subject: Relaxation of front yard setback requirements.

Mr. Lyle Slater, Secretary and Superintendent of Precise Developments Ltd. appeared before the Board to request relaxation of the front yard setback requirements. He informed the Board that he would like the front yard setback requirement relaxed to 5.6 metres as the home he is building on this lot is going to be one foot too wide for the shape of the lot. He went on to state that the house is only 1,050 square feet and he would prefer not to make it any smaller than it is. He stated that the infringing corner of this home is due to the arc in the cul de sac.

There was no opposition expressed to this application.

8. K. & L. Lloyd
1507 Marine Crescent
Subject: Relaxation of side yard setback requirements.

Mr. Lloyd appeared before the Board and requested relaxation of the sideyard setback requirements to allow him to come to 4'9" from the sideyard property line. He stated that they presently have a one-car carport and they would like to excavate in this location to a depth of four or five feet and construct a double garage with a third bedroom above. On a question from the Board, Mr. Lloyd informed them that his house presently is a two-bedroom home and they would like to add a third bedroom.

Thursday, September 6, 1979
Board of Variance - 7:00 p.m. cont'd

Mr. and Mrs. Young of 1501 Marine Crescent, directly across the street from Mr. and Mrs. Lloyd, stated they had no objection to this application.

There was no opposition expressed to this application.

9. B. Allen
2566 Steeple Court
Subject: Relaxation of front yard setback requirements.

This application was withdrawn by the applicant.

10. Career Holdings Ltd.
1195 Parkland Drive
Subject: Relaxation of rear yard setback requirements.

Mr. Keith Beedie, President of Career Holdings Ltd., appeared before the Board of Variance to request relaxation of rear yard setback requirements to allow them to construct the home ten feet from the rear yard property line. Mr. Beedie tabled with the Board a letter outlining their position and explaining their reasons for this request. This letter is attached hereto and forms a part of these minutes.

Mr. Beedie went on to inform the Board that this lot backs on to Oxbow Lake Estates' common property area so no one would be affected to the rear of this lot. He stated this home is occupied by the caretaker of Oxbow Lake Estates.

There was no opposition expressed to this application.

11. Burke Mountain Enterprises Ltd.
1006 Westwood Street
Subject: Relaxation of front yard setback requirements.

This application was withdrawn by the applicant.

12. R. & R. Stewart
2760 Daybreak Avenue
Subject: Relaxation of side yard setback requirements.

Mr. R. Stewart appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to convert his carport to a garage. Mr. Stewart informed the Board that his carport is located 3.4 feet from the side yard property line and he therefore requested relaxation to this setback. He stated he wished to close in his carport for security reasons as well as to provide insulation to the bedroom floor directly above one-half of this carport. Mr. Stewart informed the Board that he has had two motorcycles and two bicycles stolen out of his carport and this has caused him a great deal of concern and this was the main reason for closing his carport in. Mr. Stewart tabled with the Board the plans he has had done by an architect for this proposed garage.

In response to a question from a member of the Board, Mr. Stewart stated that he did not feel that closing in one-half of his carport would be aesthetically appealing and he therefore felt that he should close in both sides of the carport.

There was no opposition expressed to this application.

CONCLUSIONS

3. T. Kitchener

MOVED BY MR. FARION
SECONDED BY MR. AABJERG

That this appeal be allowed as per application, that is, front yard setback relaxed to 18 feet.

CARRIED UNANIMOUSLY

4. A.W. & D.J. Uridge

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is, side yard setback relaxed to 5.6 feet.

CARRIED
Mr. Hansen and Mr.
Aabjerg registered opposition

5. J.H. & N.H. Schurman

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That this appeal be allowed as per application, that is, rear yard setback relaxed to 12'6".

CARRIED UNANIMOUSLY

6. Peter Simmons

MOVED BY MR. HANSEN
SECONDED BY MR. FARION

That this appeal be denied.

CARRIED UNANIMOUSLY

7. Precise Development Ltd.

MOVED BY MR. PETRIE
SECONDED BY AABJERG

That this appeal be allowed as per application, that is, front yard setback relaxed to 5.6 metres.

CARRIED UNANIMOUSLY

8. K. & L. Lloyd

MOVED BY MR. AABJERG
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is, side yard setback relaxed to 4'9".

CARRIED UNANIMOUSLY

10. Career Holdings Ltd.

MOVED BY MR. HANSEN
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is, rear yard setback relaxed to ten feet.

CARRIED UNANIMOUSLY

Thursday, September 6, 1979
Board of Variance - 7:00 p.m.

12. R. & R. Stewart

MOVED BY MR. FARION
SECONDED BY MR. AABJERG

That this appeal be allowed as per application,
that is, side yard setback relaxed to 3.4'.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY MR. HANSEN
SECONDED BY MR. PETRIE

That the Board of Variance meeting adjourn. 8:45 p.m.

CARRIED UNANIMOUSLY



CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: S. AIKENHEAD DEPARTMENT: ADMINISTRATION DATE: SEPTEMBER 7, 1979
FROM: C. E. SPOONER DEPARTMENT: BUILDING YOUR FILE:
SUBJECT: APPEALS TO SEPTEMBER 6, 1979 BOARD OF VARIANCE OUR FILE:

ITEM 2 & 6

The Building Department has no objection provided there is no construction closer than the proposed 2'0" from property line.

ITEM 3,4,5,7,8,10, & 12

The Building Department has no objection as the Building Bylaw does not appear to be involved.



C.E. SPOONER
BUILDING INSPECTOR

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF 1979 09 06

ITEM #1 - 992 CORONA CRESCENT

I understand this item has been withdrawn.

ITEMS #2 & #3 - 721 REGAN AVENUE & 1020 CORONA CRESCENT

These items appear to be local issues and therefore the Planning Department has no objection.

ITEM #4 - 569 COTTONWOOD AVENUE

The pertinent Subdivision Committee preliminary approval and sketch is attached to the Board of Variance agenda. I would note that the new lot being created is at the minimum width allowable under the Subdivision Control By-law. The Planning Department has no objection to this appeal.

ITEM #5 - 855 GROVER AVENUE

Attached please find a copy of a Subdivision Committee preliminary approval letter and the sketch to which it pertains. The Planning Department has no objection to this appeal.

ITEMS #6 TO #8 - 648 HARRISON AVENUE, 3210 VALDEZ COURT, 1507 MARINE CRESCENT

These items all appear to be local issues.

ITEM #9 - 2566 STEEPLE COURT

This item has been withdrawn.

ITEM #10 - 1195 PARKLAND DRIVE

This item appears to be a local issue.

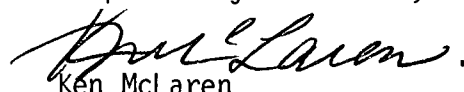
ITEM #11 - 1006 WESTWOOD STREET

I understand that this item has been withdrawn.

ITEM #12 - 2760 DAYBREAK AVENUE

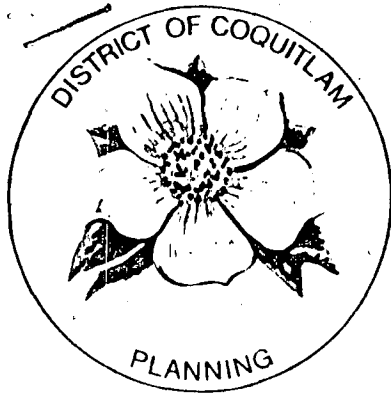
This item appears to be a local issue.

Respectfully submitted,



Ken McLaren
Development Control Technician

KM/ci
Encl.



DISTRICT OF COQUITLAM

1111 BRUNETTE AVENUE, COQUITLAM, B.C. PHONE 526-3611

V3K 1E9

MAYOR J.L. TONN

1979 08 20

Our File: 8-1821

Mr. & Mrs. John H. Schurman
855 Grover Avenue
Coquitlam, B. C.

Dear Sir/Madam:

Subject: Application for Subdivision

Legal Description: Lot 78, Blk. A, D.L. 366, Pl. 27636

Address of Property: 855 Grover Avenue & 902 Como Lake Avenue

We wish to advise that the Subdivision Committee, at their meeting of 1979 08 14 considered your application for subdivision and recorded the following statement:

"Approved subject to:

1. Board of Variance approval of the 3.75 metre setback to the proposed new rear lot line.
2. Physical construction of the services required by Subdivision Control By-Law No. 1930 on Grover Avenue.
3. Cash deposit for the future installation of the services required by Subdivision Control By-Law No. 1930 on Como Lake Avenue.
4. Physical construction of the lane to the standards of Subdivision Control By-Law No. 1930.
5. Payment of 1979 municipal taxes, noting that if final approval is sought after 1979 09 01, then the estimated 1980 taxes must be paid as well.
6. Payment of the development cost charge, consisting of \$600 for each of the two new dwelling units permitted to be constructed."

Please contact the Planning Department if you have any questions regarding proposed lot size, shape or dimensions; and the Engineering Department regarding service requirements, easements and final approval.

PLEASE NOTE THAT PRELIMINARY APPROVALS ARE VALID FOR A PERIOD OF 90 DAYS. THE APPLICANT MUST SUBMIT, BEFORE THE EXPIRY DATE, A WRITTEN REQUEST FOR AN EXTENSION OF TIME, WHICH INCLUDES THE REASON(S) THAT THE FINAL APPROVAL STAGE HAS NOT BEEN REACHED. THIS WILL ENSURE THAT THE APPLICATION FEE IS NOT RE-IMPOSED.

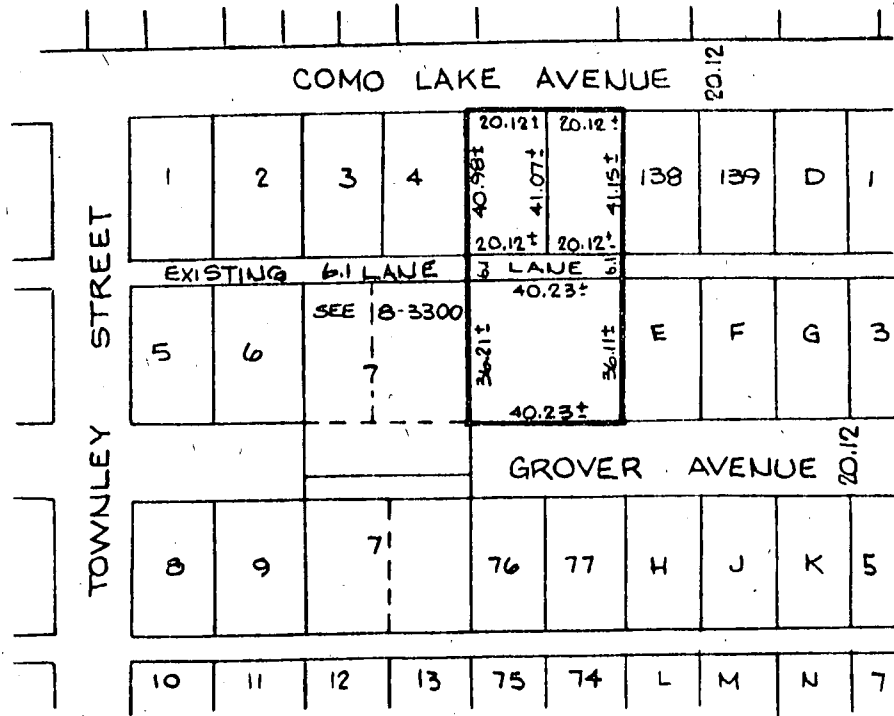
Yours truly,

D.M. Buchanan
D.M. Buchanan
Planning Director

cc: L.T. Scott, Supervisor - Subdivision & Development

SUBDIVISION OF LOT 78 BLK A DL366 PL 27636

OWNERS: JOHN & NORMA SCHURMAN



NOTES:

1. LOTS TO BE A MINIMUM OF 650 M²
2. LOCATION OF HOUSE REQUIRES BOARD OF VARIANCE APPROVAL OF PROPOSED REAR LOT LINE.
3. DASH LINES INDICATE PROPOSED FUTURE SUBDIVISION.

GENERIC

Any plans shown on this drawing were prepared and shown to the Planning Department. All plans must be approved by the Planning Department prior to any final approval. Any new subdivision must be approved by the Planning Department.

CORPORATION OF THE
CITY OF WILLIAMSBURG
PLANNING DEPARTMENT

Approved with conditions
1979 08 14
A. Maxwell for Planning Director

DRAWN DCC	SCALE 1:2000	DRG. NO. 8-1821 A
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855 Glover Ave.,
Coquitlam, B.C. V3J 3E4
August 27, 1979.

Dear Mrs. Aikenhead:

Enclosed is the letter to the board of variance explaining our position in the matter.

September fifth at seven o'clock is the date and time I have noted for the meeting. Is this correct?

If you wish to contact me, my phone number is 939-7671.

Yours truly,
(Mrs) Norma Schuman

855 Grover Avenue,
Coquitlam, B.C. V3J 3E4
August 27, 1979.

The Board of Variance, District of Coquitlam.

Dear Sirs:

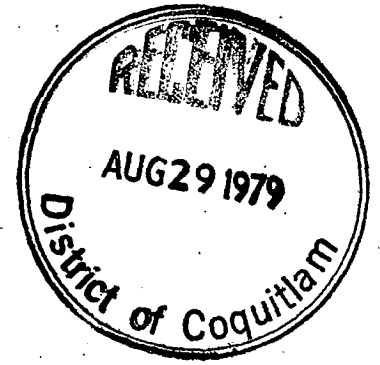
As we are approaching retirement, we wish to reduce the care and upkeep of our property, thus our request to subdivide off two lots.

When we were planning to build our home, twenty-five years ago, we wanted it to be on Grover Avenue, which was not, at that time, through our area. In order to locate the house on a suitable site, we inquired regarding the length of the lots on Como Lake Avenue and were told they would be one hundred and twenty feet. We felt, at the time, we had made ample allowance for a reasonable setback.

However, when the lane was constructed and lots on Como Lake were subdivided, they were made one hundred and thirty-four point four feet. Extending them nearly fifteen feet has created the situation we are presently facing.

Your thoughtful consideration of our application will be deeply appreciated.

Yours truly,
John and Norma Schuman



RECEIVED

AUG 29 1979

District of Coquitlam

Career Holdings Ltd.

17ER #10

~~5367 KINGSWAY BURNABY B.C. V5H 2G1~~

TELEPHONE (604) ~~435-3321~~
~~435-3321~~

5367 Kingsway, Burnaby, B. C. V5H 2G1
435-3321

August 22, 1979.

District of Coquitlam,
Board of Variance,
1111 Brunette Avenue,
Coquitlam, B. C.
V3K 1E9

To the Members of the Board of Variance:

We are requesting relaxation on the twenty foot rear yard set back requirement under the RS-5 zoning by-law.

The house on this lot was moved from its previous location in Oxbow over to this site to enable us to subdivide Phase 2.

At the time of this moving, we were operating under the RM-3 (Mobile Home) by-law and consequently, we sited the home to suit the rear lot requirement of a minimum of ten feet.

This siting keeps the rear of the house in line with the rear of the house on Lot 13 to the north.

Due to the configuration of Lot 111, the rear of the house would also line up with the rear of the house to be constructed on the Lot immediately to the south, Lot 112 (RS-5 - twenty feet).

This subdivision has now been rezoned to RS-5 requiring a twenty foot rear yard and consequently, the siting does not conform with this new zoning (approved August 13th, 1979).

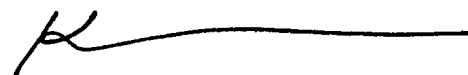
The house in question is a very nice three bedroom home and the design is quite in keeping with the homes in the area. The house is occupied by Mr. and Mrs. Bill McAdam, who are the caretakers for the total subdivision. The original permit to move this house was granted on a temporary basis as there was no physical lot subdivided at that time and it is our desire now to have a permanent building permit approval.

We respectfully request your approval for this application.

Thanking you, we remain,

Yours truly,

CAREER HOLDINGS LTD.



K. R. Beedie,
President.



Board of Variance - 7:00 p.m.
Tuesday, September 25, 1979

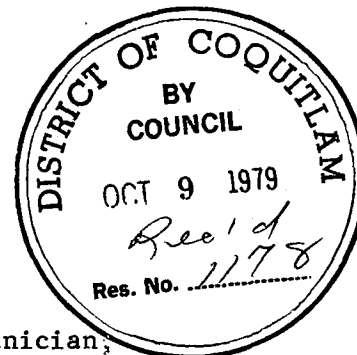
504

BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, September 25, 1979 at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman
Mr. R. Farion
Mr. B. Hansen
Mr. B. Aabjerg



Staff present were:

Mr. K. McLaren, Development and Control Technician,
Mr. C. E. Spooner, Building Inspector 2
Mr. H. Castillou, Municipal Solicitor
Mr. B. Sutherland, Engineering Clerk
Mrs. S. Aikenhead, Assistant Municipal Clerk, who acted
as Secretary to the Board

The Chairman explained to those present that all the appeals would be heard and the Board would rule on them later and that all applicants would then be informed by letter from the Municipal Clerk's office of the decision of the Board.

Submitted to the Board for this meeting were comments from Mr. C.E. Spooner, Building Inspector 2, dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these Minutes.

Also submitted to the Board was a brief from the Planning Department dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these Minutes.

1. R. Fitzpatrick
826 Longlac Street
Subject: Relaxation of Side Yard Setback Requirements

Mr. Fitzpatrick appeared before the Board requesting relaxation of side yard setback requirements in order to allow him to enclose his carport and convert it to a garage. He informed the Board that his carport is four feet from the side yard property line and he had started to enclose this carport when he had been told by a neighbour that he was supposed to have a building permit. When Mr. Fitzpatrick applied for his permit he was advised by the Building Department that he did not have the required six foot side yard setback and he was therefore requesting relaxation of the side yard setback requirements. Mr. Fitzpatrick tabled with the Board a letter signed by several of the surrounding property owners stating they had no objections to this application. This letter is attached hereto and forms a part of these Minutes.

There was no opposition expressed to this application.

2. B. D. Ivers
602 Gatensbury Street
Subject: Relaxation of Exterior Side Yard Setback Requirements

Mr. B. Monell appeared before the Board of Variance on behalf of Miss Ivers. He informed the Board that Miss Ivers wished to build a carport on to the side of her home and this proposed carport would come to 5'8" from the property line. On a question from the Board, Mr. Monell stated that Miss Ivers wished to build the carport at the side of the home rather than at the front or the rear of the home because she did not wish to have the tall trees on the property cut down and that a culvert has already been installed at the side of the property. He went on to inform the Board that this property is extremely close to Winslow School, which is being used by Douglas College this fall, and there

will be very little room to park on the streets in this area. Mr. Monell tabled with the Board a letter signed by several residents of the area stating they had no objection to this proposal. This letter is attached hereto and forms a part of these Minutes.

There was no opposition expressed to this application.

3. A. Manaigre
374 Lebleu Street
Re: Relaxation of Side Yard Setback Requirements

Mr. Manaigre appeared before the Board of Variance requesting relaxation of the side yard setback requirements to 2'3" from the property line. He informed the Board that this land was subdivided in 1978, which gave the carport a 2'3" distance from the property line and the carport is partially enclosed at the present time. On a question from the Board, Mr. Manaigre stated that he had bought the property after the subdivision and the home on the adjoining lot was built after that time. He stated that they wish to close in the carport as they have no storage area in their basement, the main floor, or in their attic. He stated that the basement area is fully developed and there is no place left for storage and by closing in the carport this would give him sufficient area for storage and his cars would be parked outside.

Mr. Schumuk, of 376 Lebleu Street, appeared before the Board and asked if this relaxation is granted, would it allow Mr. Manaigre or a subsequent owner to close in the sundeck area located directly above this carport and to come to within 2'3" of the property line as well. Mr. Schumuk was informed by the Board that this would not be allowed. This relaxation only applied to the closing in of the garage, but Mr. Manaigre could close in his sundeck and come to 6' from the property line if he so wished as the Board had no control over that. Mr. Schumuk stated that, in that case, he had no objections to this application.

There was no opposition expressed to this application.

4. E. and A. Adolf
930 Kelvin Street
Re: Relaxation of Side Yard Setback Requirements

Mr. Adolf stated that he was building a house on this lot and the design had called for the carport to come to 4' from the side yard property line and only when he had the forms ready for the pouring of the cement did he find out that the 4' side yard setback does not allow for a 1' overhang on the carport roof. He went on to state that he does not wish to spoil the appearance of the house by eliminating the 1' overhang on the carport side and he therefore requested relaxation of the side yard setback requirements to 3'.

Mr. H. Peake, 921 Kelvin Street and Mr. D. McRae, a neighbour across the street from Mr. Adolf, were in attendance and questioned Mr. Adolf on this application.

There was no opposition expressed to the application.

5. Kovach Construction Ltd. & Lee
2578 Steeple Court
Re: Relaxation of Front Yard Setback Requirements

Mr. S. Ronyecz, architect for the applicant, appeared before the Board of Variance and requested relaxation of front yard setback requirements. He stated that due to the steep slope of the lot, as well as the arc in this cul-de-sac, he requested relaxation of the front yard setback requirements to 14'6".

A letter from Genstar Development was received stating their architect had reviewed the plans and they have no objections to this application. This letter is attached hereto and forms a part of these Minutes.

There was no opposition expressed to this application.

7. Eisner Construction Ltd.
3181 Bowen Drive
Re: Relaxation of Rear Yard Setback Requirements

Mr. Harold Eisner and another representative of Eisner Construction appeared before the Board of Variance in regard to this matter. They requested relaxation of the rear yard setback requirements to allow them to come to 5.80 metres from the rear yard property line. They informed the Board that they had done 6 lots at the same time and they had the surveyor pin the lots and then they proceeded to pour the forms and on the morning that the surveyor came back to inform them that the forms on the one lot encroached into the rear yard setback by 8", the concrete had already been poured into these forms. They went on to inform the Board that this is a very tight lot to put a home on due to the curve of the road. They went on to state that they have had 15 sites the same as this one and this is the only one where a mistake was made.

There was no opposition expressed to this application.

8. Engineered Homes
2674 Burnside Place
Re: Relaxation of Side Yard Setback Requirements

Mr. Gary Meyer, representative of Engineered Homes, appeared before the Board of Variance and stated they requested relaxation of the side yard setback requirements to 5' from the property line, as they wished to build a bay window in the dining room of this home.

Mr. Meyer stated that when this house was planned and sited on the lot, they had no intention of putting in a bay window but the prospective owner requested this and they now wish to appeal to the Board for relaxation of the side yard setback requirements to allow this.

There was no opposition expressed to this application.

6. District of Coquitlam
Re: Approval of Easements Pursuant to Municipalities Enabling and Validating Act

Mr. H. Castillou, Municipal Solicitor, appeared before the Board together with Mr. B. Sutherland, Engineering Clerk Negotiator, to request of the Board approval of various easements for municipal utilities pursuant to section 133 of the Municipalities Enabling and Validating Act.

Mr. Castillou informed the Board that the Municipality required the easements as utilities had already been placed on the properties many years ago and the Municipality finds it necessary to register these easements as access may be required in order to do any repairs that may become necessary over the years.

Mr. and Mrs. Donald Hemming, of 642 Gardena Drive, appeared before the Board in regard to the easement that crosses their property. Mr. Hemming stated that they have had a fence along the back part of their property which has fallen down and he wishes to rebuild it. He stated that the fence had a concrete foundation which is still there and which he wishes to use again. He was informed that if this concrete foundation is already there it could be used but no new permanent structures should be placed over the easement. Mr. Hemming also asked if this would affect his planting a garden in future years and he was informed that no, it would not.

Mr. Hemming inquired if there was a possibility that they could get a tax reduction because of this easement crossing their property and he was informed that an easement would not be considered a valid reason for reducing taxes.

Mr. and Mrs. D. K. Thompson, of 644 Gardena Drive, appeared before the Board and stated that they were concerned about this easement crossing their property. Mr. Thompson stated that the easement goes through a corner of his home under his carport. Mr. Thompson stated that several years ago when he moved into his home it was discovered that the sanitary sewer line was hooked up to the storm sewer and when this matter was discovered, the Public Works crews came on his property to correct it and since that time the foundation in the carport in the area where they had been digging has caved in. He stated he is concerned that something along this line is going to happen in the future if the works crews are allowed back on his property.

Mr. Sutherland informed Mr. Thompson that the Municipality has no plans to do any further work on this property at the present time, they would only go on the property if it was necessary to do repairs. The Solicitor informed Mr. Thompson that if the District does any damage to his property, they would have to put the property back in its original form.

Mr. Thompson reiterated that his main concern was that 2 or 3 years after the Municipality has done repairs, that the house might settle again, as it did the last time.

Mr. Thompson also spoke for Mr. Vaughn, of 627 Elmwood Drive. He stated that Mr. Vaughn is concerned as a portion of his garage is over the easement that goes through his property. The Solicitor stated that he saw no problem with regard to this garage being over the easement.

There was no further opposition expressed to easements being sought by the Municipality.

The Board did, however, proceed to study each easement request of the Municipality in order that they could be fully informed prior to making a decision.

CONCLUSIONS

1. R. Fitzpatrick

MOVED BY MR. AABJERG
SECONDED BY MR. FARION:

That this appeal be allowed, that is, side yard setback relaxed to 4'.

CARRIED UNANIMOUSLY

2. B. Ivers

MOVED BY MR. FARION
SECONDED BY MR. AABJERG:

That this appeal be denied.

CARRIED UNANIMOUSLY

3. A. Manaigre

MOVED BY MR. FARION
SECONDED BY MR. HANSEN:

That this appeal be allowed, that is, side yard setback relaxed to 2'3" for carport enclosure only.

CARRIED UNANIMOUSLY

4. E. and A. Adolf

MOVED BY MR. AABJERG
SECONDED BY MR. FARION:

That this appeal be allowed, that, side yard setback relaxed to 3'.

CARRIED UNANIMOUSLY

5. Kovach Construction Ltd. & Lee

MOVED BY MR. FARION
SECONDED BY MR. AABJERG:

That this appeal be denied.

CARRIED UNANIMOUSLY

7. Eisner Construction Ltd.

MOVED BY MR. FARION
SECONDED BY MR. AABJERG:

That this appeal be allowed, that is, rear yard setback relaxed to 5.80 metres.

CARRIED UNANIMOUSLY

8. Engineered Homes

MOVED BY MR. AABJERG
SECONDED BY MR. FARION:

That this appeal be allowed, that is, side yard setback relaxed to 5'.

CARRIED UNANIMOUSLY

6. District of Coquitlam

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN:

That, pursuant to section 133 of the Municipalities Enabling and Validating Act, the Board of Variance has upheld the applications of the District of Coquitlam as per attached plans, insofar as land on, over or under which utilities are to pass is more than 3 metres from the nearest registered property line measured at right angles to such line and the Board is satisfied that no undue hardship will be caused thereby.

CARRIED UNANIMOUSLY

Date of Next Board of Variance Meeting

It was decided to hold the next Board of Variance meeting on Tuesday, November 6, 1979 at 7:00 p.m.

ADJOURNMENT

MOVED BY MR. FARION
SECONDED BY MR. HANSEN:

That the Board of Variance meeting adjourn. 9:25 p.m.

CARRIED UNANIMOUSLY


CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: S. AIKENHEAD DEPARTMENT: ADMINISTRATION DATE: SEPT. 25, 1979
FROM: C. E. SPOONER DEPARTMENT: BUILDING YOUR FILE:
SUBJECT: BUILDING DEPARTMENT COMMENT TO BOARD OF VARIANCE OUR FILE:

ITEMS 1 - 8

The Building Department has no objections to the above appeals as the Building Bylaw does not appear to be involved.

Valerie Boli
C.E. SPOONER
BUILDING INSPECTOR

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF 1979 09 25

ITEMS #1 TO #5

These items appear to be local issues.

ITEM #6

This matter is being presented by the Legal Department and a member of the Engineering Department will be in attendance to answer questions from the Board relating to these easements.

ITEMS #7 & #8

These items appear to be local issues and therefore the Planning Department has no objection.

Respectfully submitted,



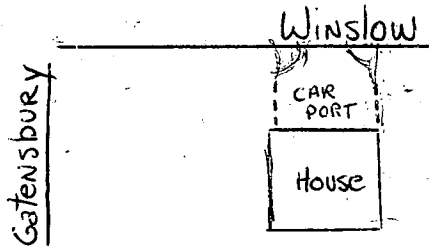
Ken McLaren
Development Control Technician

KM/ci

The Fitzpatrick report
enclosure does not
affect us.
J. MacPherson
830 Longlac
D. Hauck
822 Longlac St.

Giesita Panda
825 Lillian St Alex Panda
Coquitlan. Olga Panda
B.C.

We, the undersign have no objection to the property owner residing at 602 Gatensbury (Portion of Lot 5 Plan 23608 and Portion of Lot 22 Plan 10359) to the building of a carport, on the side of the house facing Winslow as shown on the diagram below.



NAME	ADDRESS	PHONE	SIGNATURE
Helma Cyr	611 Gatensbury St.	9366284	
Clifford J King	606 Gatensbury St	939 0642	
Eleanor Trisk	1303 Winslow	936-3244	
Marlene Shelton	1214 Winslow Ave.	931-3921	
Gordon Evans	588 Gatensbury Ave.	936-3589	
John Ro	587 Gatensbury St	937-3044	
Benneth J Cyr	611 Gatensbury St		Cognitron Phone 9366284



September 24, 1979

Board of Variance
District of Coquitlam
1111 Brunette Avenue
Coquitlam, B. C.
V3K 1E8

Attention: Mrs. S. Aikenhead
Assistant Municipal Clerk

Dear Madam:

Re: 2578 Steeple Court
Front Yard Setback Requirement Relief

With respect to the subject application, which is to be heard at 7:00 p.m. on Tuesday, September 25, 1979, please be advised that we have no objection to the application.

Our Architect, who is responsible for checking all the house plans for this stage of Eagle Ridge, has reviewed the house plans and is in agreement with the Owner's proposals.

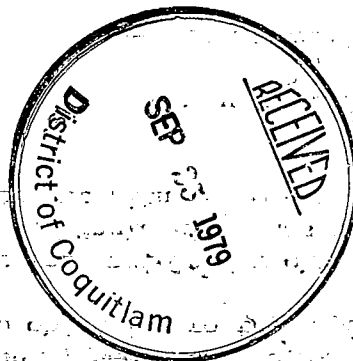
Yours very truly,

GENSTAR DEVELOPMENT COMPANY

A handwritten signature in cursive script, appearing to read 'W. H. Hayes'.

W. H. Hayes, P.Eng.
Development Manager
Lower Mainland Region

WHH/amc



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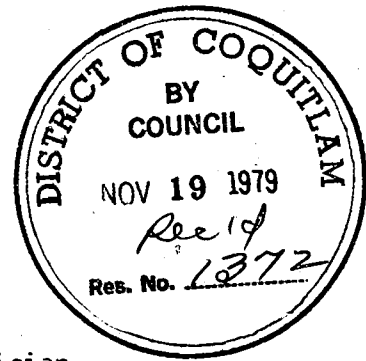
504
Board of Variance - 7:00 p.m.
Tuesday, November 6, 1979

BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, November 6, 1979 at 7:00 p.m.

Members present were:

Mr. B. Aabjerg, Acting Chairman
Mr. R. Farion
Mr. B. Hansen
Mr. J. Petrie



Staff present were:

Mr. K. McLaren, Development Control Technician
Mr. C. E. Spooner, Building Inspector II
Mrs. S. Aikenhead, Assistant Municipal Clerk,
who acted as Secretary to the Board.

The Chairman explained to those present that all appeals would be heard and the Board would rule on them later and that all applicants would then be informed by letter from the Municipal Clerk's Office of the decision of the Board.

Submitted to the Board for this meeting were comments from Mr. C. E. Spooner, Building Inspector II, dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these Minutes.

Also submitted to the Board was a brief from the Planning Department dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these Minutes.

1. John C. Doepker
721 Regan Avenue
Subject: Relaxation of side yard setback requirements.

Mr. Doepker appeared before the Board of Variance requesting relaxation of side yard setback requirements to allow him to come to two (2) feet from side yard property line with his carport.

He stated that in July of this year he had approached the Building Department for a building permit to add a carport to his home and he was informed at that time that he would have to receive relaxation of side yard setback requirements from the Board of Variance before a building permit could be issued to him. He went on to state that he put in an application to the Board of Variance but as there was no Board meeting scheduled until September and he had planned to build his carport during his holidays in August he went ahead and built the carport without a permit. He informed the Board that he had not attended the meeting in September as the meeting date had completely slipped his mind. He was in attendance at the meeting this evening as a result of receiving a letter from the Municipality requesting that he attend to explain his position.

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Mr. Doecker was informed that the Building Department comments stated that there could be no construction closer than two (2) feet to any property line and this would include overhangs.

Mr. Doecker informed the Board that the overhang of his carport probably was no closer than eighteen (18) inches to the side yard property line.

The Building Inspector informed Mr. Doecker that anything closer than two (2) feet to the property line must be of non combustible material.

There was no opposition expressed to this application.

2. S. & E. Zanatta
Corner of Wilkey Avenue and Coast Meridian Road
Subject: Relaxation of rear yard setback requirements.
-

Mrs. Zanatta appeared before the Board requesting relaxation of rear yard setback requirements to allow them to build their home to six feet from their rear yard property line. Mrs. Zanatta explained to the members of the Board that Coast Meridian Road would be considered their front yard and Wilkey Avenue their exterior side yard and that they would be building twelve and a half (12½) feet back from Wilkey Avenue.

She went on to state that they wish to build their home as close to the rear of the property line as possible because:

1. There is a creek running through the front of their property and according to health regulations they must build at least one hundred feet back from this creek.
2. The slope of the land won't allow them to build any further forward.
3. The health unit has approved the septic field for this property and the proposed building site appears to be the only location feasible for the home because of this septic field.

Mr. McLaren, Planning Control Technician, advised Mrs. Zanatta that if possible he would recommend that they move the proposed location of the home to give it a twenty-five foot setback from Wilkey Avenue with a view to future subdivision of this property when Wilkey Avenue is completed.

Mrs. Zanatta explained that she didn't think they could set their home this far back because of the septic field that the Health Unit requires.

Mr. Henry Vagar appeared before the Board and asked to look at the proposed site plan. After checking same and after being assured by Mrs. Zanatta that the septic field would be at least one hundred feet from the creek he stated that he had no objections to this application.

No opposition was expressed to this application.

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Tuesday, November 6, 1979

3. L. & C. Howell
1382 Haversley Avenue
Subject: Relaxation of front yard setback
requirements.
-

Mr. Howell appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow him to come to 23.8 feet from the front yard property line.

Mr. Howell stated that he owned, under strata title, one-half of a duplex and he now wished to close in his half of the carport to make a work area. He stated that he had applied for a building permit and was informed at that time that the carport on this property at one corner was only 23.8 feet from the front property line and he was therefore requesting relaxation of the front yard setback to 23.8 feet.

There was no opposition expressed to this application.

4. P. Allinger
1830 Brunette Avenue
Subject: Relaxation of front yard setback
requirements.
-

There was no one in attendance to speak to this application.

5. P. K. & C. F. Mui
848 Reddington Court
Subject: Relaxation of rear yard setback
requirements.
-

There was no one in attendance to speak to this application.

6. B. Trevisan
959 Dansey Avenue
Subject: Relaxation of side yard setback
requirements.
-

Mr. Trevisan appeared before the Board of Variance requesting relaxation of side yard setback requirements to allow him to build a china cabinet in his dining room which would cantilever into the side yard setback eighteen inches, the same depth as the chimney. This china cabinet would be five feet by eighteen inches and would be setback four feet six inches from the side yard property line.

A Mrs. Street and a Mr. Rowbotham of 959 Dansey Avenue appeared before the Board in regard to this application and after hearing the application Mrs. Street stated that her father, Mr. Rowbotham, had no objections to the application.

There was no opposition expressed to this application.

Board of Variance - 7:00 p.m.
Tuesday, November 6, 1979

7. Engineered Homes Ltd.
2665 Burnside Place
Subject: Relaxation of side yard setback requirements.
-

Mr. Gary Meyer, representative of Engineered Homes Ltd., appeared before the Board of Variance requesting relaxation of the side yard setback requirements to allow them to construct this home to five feet from the side yard property line. Mr. Meyer stated that the foundation of this home is six feet from the side yard property line but as the house is built at an angle and there is a two foot cantilever portion at the rear of the home this intrudes into the side yard setback by one foot. Mr. Meyer informed the Board that this house is ~~already built~~ and because of the cantilever the mistake was not discovered until the final inspection.

On a question from a member of the Board Mr. Meyer stated he was not sure if the original house plans showed this cantilevered portion or if this was added at a later date.

There was no opposition expressed to this application.

8. J. & F. Stehr
3207 Bosun Place
Subject: Relaxation of rear yard setback requirements.
-

Mrs. Stehr appeared before the Board of Variance requesting relaxation of the rear yard setback requirements to allow them to add a sundeck to the rear of their carport. This sundeck would come to 9.7 feet from the rear property line.

Mrs. Stehr stated they wished to add this sundeck to have a play area for their child as the back yard is extremely steep. She also informed the Board that due to a mistake made by their builder, they have a very unsightly retaining wall at the rear of their carport and she wished to have a sundeck built over this to cover the unattractive concrete work that had to be put in to correct the builder's errors.

There was no opposition expressed to this application.

9. Honkonen Construction Ltd.
3231 Mayne Crescent
Subject: Relaxation of rear yard setback requirements.
-

Mr. Honkonen of Honkonen Construction Ltd. appeared before the Board of Variance to request relaxation of rear yard setback requirements to allow him to come within 5.543 metres of the rear yard setback as laid out on the plan he tabled with the Board of Variance.

Mr. Honkonen stated that the siting of the home is difficult due to the irregular shape of the lot and he did not wish to reduce the size of the home as it is presently only 1,140 square feet. He stated that if he had to cut off the extruding corner of the home it would not be very aesthetically appealing.

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There was no opposition expressed to this application.

10. Coltan Developments Ltd.
1181 Parkland Drive
Subject: Relaxation of rear yard setback
requirements.
-

Mr. R. Tiessen of Tri Power Industries Ltd., appeared before the Board in regard to this application. He stated that Tri Power Industries was the builder of the proposed home and Coltan Developments Ltd. was the owner of the property in question. Mr. Tiessen stated they were requesting a relaxation of the rear yard setback requirements to 3.87 metres from the rear yard property line. Mr. Tiessen stated they wished to build a sundeck at the rear of this home, the measurements which would be 2.43 metres into the rear yard setback. Mr. Tiessen stated he was making this application on behalf of a prospective purchaser on the understanding that he would buy the home if the sundeck was built. He informed the Board that this sundeck would be at the very most four feet above ground level.

On a question from a member of the Board the building inspector stated that the applicant could build a concrete patio without coming to the Board of Variance.

Mr. A. Forchuck, the prospective purchaser of this proposed home, stated that if a patio was built instead of a sundeck he would have no storage room underneath.

There was no opposition expressed to this application.

11. Coltan Developments Ltd.
1184 Parkland Drive
Subject: Relaxation of rear yard setback
requirements.
-

Mr. R. Tiessen of Tri Power Industries Ltd. appeared before the Board of Variance in regard to this application. He stated that this application was identical to Item #10 and they would request relaxation of the rear yard setback requirements to allow them to come to 3.57 metres from the rear yard property line.

Mr. Tiessen informed the Board that in this case they also have a prospective purchaser that wishes a sundeck at the rear of the house instead of a patio and this is why they are requesting relaxation of the rear yard setback requirements.

There was no opposition expressed to this application.

12. K. & S. McLaren
2950 Berkeley Place
Subject: Relaxation of side yard setback
requirements.
-

Board of Variance - 7:00 p.m.
Tuesday, November 6, 1979

Mr. McLaren's son appeared before the Board as his father's representative as the McLarens were out of town. He stated they were requesting relaxation of the side yard setback requirements to allow them to come to two feet from the side yard property line in order that they may build a carport at the side of their home. He stated that as they live on a very small cul-de-sac they have very limited on-street parking and they would also like covered parking for their vehicles.

There was no opposition expressed to this application.

13. Peterson & Reid Construction Ltd.
Westwood and Glen Drive
Subject: Relaxation of exterior side yard
setback requirements.
-

Mr. Warren Peterson of Peterson & Reid Construction Ltd. appeared before the Board to request relaxation of the exterior side yard setback requirements to allow them to come to six feet from the exterior side yard property line. Mr. Peterson tabled with the members of the Board the proposed house plan he wishes to use on this property. He stated that the square footage is approximately 675 square feet per floor and to reduce the size of the home any further would not be feasible.

There was no opposition expressed to this application.

CONCLUSIONS

1. J. C. Doepker

MOVED BY MR. FARION
SECONDED BY MR. PETRIE

That Mr. Doepker's appeal be allowed - with the carport including overhang to come no closer than two feet from the side yard property line.

CARRIED UNANIMOUSLY

2. S. & E. Zanatta

MOVED BY MR. FARION
SECONDED BY MR. HANSEN

That Mr. and Mrs. Zanatta be allowed a six foot rear yard setback from the east property line providing they maintain a twenty-five foot setback from Wilkey Avenue property line on the north, notwithstanding that the Board will allow less than a twenty-five foot setback if required in writing by the Simon Fraser Health Unit to facilitate the septic tank disposals system.

CARRIED UNANIMOUSLY

Board of Variance - 7:00 p.m.
Tuesday, November 6, 1979

3. L. & C. Howell

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

That this appeal be allowed - with front yard setback
relaxed to 23.8 feet.

CARRIED UNANIMOUSLY

4. P. Allinger

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

That this application be tabled until such time as the
applicant appears to present his case.

CARRIED UNANIMOUSLY

5. P. & C. Mui

MOVED BY MR. PETRIE
SECONDED BY MR. HANSEN

That this appeal be tabled until such time as the applicant
appears to present his case.

CARRIED UNANIMOUSLY

6. B. Trevisan

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

That this appeal be allowed - with side yard setback
relaxed to four feet six inches.

CARRIED UNANIMOUSLY

7. Engineered Homes Ltd.

MOVED BY MR. FARION
SECONDED BY MR. HANSEN

That this appeal be allowed - with side yard setback relaxed
to five feet.

CARRIED UNANIMOUSLY

8. J. & F. Stehr

MOVED BY MR. PETRIE
SECONDED BY MR. HANSEN

That this appeal be denied.

CARRIED UNANIMOUSLY

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Tuesday, November 6, 1979

9. Honkonen Construction Ltd.

MOVED BY MR. FARION
SECONDED BY MR. HANSEN

That this appeal be allowed - with rear yard setback relaxed
to 5.543 metres.

CARRIED UNANIMOUSLY

10. Coltan Developments Ltd.

MOVED BY MR. FARION
SECONDED BY MR. PETRIE

That this appeal be denied.

CARRIED UNANIMOUSLY

11. Coltan Developments Ltd.

MOVED BY MR. FARION
SECONDED BY MR. PETRIE

That this appeal be denied.

CARRIED UNANIMOUSLY

12. K. McLaren

MOVED BY MR. FARION
SECONDED BY MR. HANSEN

That this appeal be allowed - with setback relaxed to
two feet from the side yard property line, this relaxation
to include overhang.

CARRIED UNANIMOUSLY

13. Peterson & Reid Construction Ltd.

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

That this appeal be allowed - with exterior side yard setback
relaxed to six feet.

CARRIED UNANIMOUSLY

DATE OF NEXT BOARD VARIANCE MEETING

It was decided to hold the next Board of Variance Meeting on Wednesday,
December 19, 1979 at 7:00 p.m.

Board of Variance - 7:00 p.m.
Tuesday, November 6, 1979

ADJOURNMENT

MOVED BY MR. FARION
SECONDED BY MR. PETRIE

That the Board of Variance meeting adjourn.

CARRIED UNANIMOUSLY

Acting CHAIRMAN

B. Sabersg

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: S. Aikenhead DEPARTMENT: Administration DATE: Nov. 6, 1979
FROM: Secretary Board of Variance DEPARTMENT: Building YOUR FILE:
C. E. Spooner
SUBJECT: COMMENTS TO BOARD OF VARIANCE NOVEMBER 6 MEETING OUR FILE:

ITEM 1

The Building Department has no objection to this appeal provided there is no construction closer than 2'0" from property lines including overhang.

ITEM 2 TO 11

The Building Department has no objection to this appeal as the Building Bylaw does not appear to be involved.

ITEM 12

The Building Department has no objection to this appeal provided there is no construction closer than 2'0" from property line including overhang.

ITEM 13

The Building Department has no objection to this appeal as the Building Bylaw does not appear to be involved.


C. E. SPOONER
BUILDING INSPECTOR

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF 1979 11 06

ITEM #1

Although this property is presently landlocked in the rear as far as possible future subdivision is concerned, it does have potential for subdivision into two lots once Grover Street is extended. From the plans submitted and from the contour maps in the Planning Department, it would appear that if subdivision of the property were to occur, the existing carport and the proposed addition could not be maintained at the required 20 foot rear yard setback to the new property line. Therefore, at the time of subdivision, this carport structure would have to be removed, or a future appeal to the Board of Variance be made to allow it to remain.

The Planning Department does not object to this appeal but notes that the expense the applicant is making at this time should be done with the knowledge of the above possibilities if, in the future, he proposes to subdivide. It is further noted that any approval of this appeal by the Board of Variance should not be taken as an indication of a favourable reaction to any future appeal which may be made at the time of subdivision.

ITEM #2

The Planning Department would like to comment on this application in two respects. Firstly, it is noted that there is a creek running through the property, and under By-law No. 886, no building or any part thereof may be constructed within 15 metres of the natural boundary of this watercourse. Without having the benefit of a detailed location and size of the proposed structure, or the exact location of the natural boundary of the watercourse, it is difficult to tell whether the proposed single-family dwelling would comply with this siting requirement.

The second area on which the Planning Department would comment is in relation to possible future subdivision. In the longer term, when services are available to serve urban development in this area, it would appear that this site would have a subdivision potential of approximately two lots, taking into consideration the siting requirements under By-law No. 886, and depending on the exact location of the creek. The most logical method of subdivision would be for the construction of Wilkie Avenue and a future lot fronting on that street. It would therefore be advisable to locate the proposed new dwelling 25 feet from the north property line of the lot in order that, when future subdivision occurs, it will be sited in accordance with other dwellings which would be constructed on that street.

The Planning Department has no objection to the six foot setback on the east property line.

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF 1979 11 06
con't

ITEM #3 TO ITEM #11

These items would appear to be local issues and the Planning Department therefore has no objections.

ITEM #12 - 2950 BERKELEY PLACE

This site also has a creek running near its boundaries and therefore the siting requirements of By-law No. 886 would be applicable. It would appear from our plans that the proposed carport addition cannot be accommodated on the lot without a successful appeal being made to the Ministry of the Environment with regard to the required 15 metre setback from the natural boundary of the creek. I am simply making the Committee aware of this aspect of the proposal. The applicant has been made aware of it and is pursuing an appeal with the Ministry of the Environment.

The Planning Department has no objection to this item.

ITEM #13

An identical appeal to this one was made on this property at the Board of Variance meeting of 1979 05 29. I am attaching to this brief a copy of the Planning Department brief to the Board plus minutes of the meeting and the Board's decision on this matter.

Respectfully submitted,



Ken McLaren
Development Control Technician

KM/ci
Encl.

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF 1979 05 29

ITEMS #1 TO #5

The Planning Department has no objection to these appeals.

ITEM #6

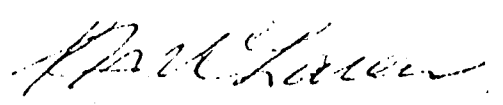
This site is located on the south side of Glen Drive just west of Westwood Street in an area designated for intensive commercial redevelopment on the Coquitlam Town Centre Plan. On the east side of the property is a 33 foot municipal road allowance. This road allowance is not constructed and is not proposed for construction in the future, however, since this dedication exists, the Zoning By-law requires that technically a 12½ foot setback is required.

In view of the fact that the property is zoned to allow the construction of a single-family dwelling and the 33 foot road allowance directly to the east of the subject property is not proposed for construction in the longer term, the Planning Department has no objection to this appeal.

ITEM #7

The Planning Department has no objection to this appeal.

Respectfully submitted,



Ken McLaren
Development Control Technician

KM/ci

On a question from the Board Mr. Willies agreed that his carport with the 15 foot setback will still be very narrow and he did state that he would like to have requested a 13 foot rear yard setback, but he was not sure how the Board would receive this request. He now confirmed that he would like to amend his application and request a 13 foot rear yard setback.

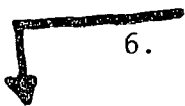
There was no opposition expressed to this application.

5. A. & D.L. Vecchies
1625 Dansey Avenue
Subject: Relaxation of side yard setback requirements.
-

Mr. Vecchies appeared before the Board of Variance and requested relaxation of the side yard setback requirements to 4 feet 6 inches from the side yard property line to allow him to install a china cabinet. He stated he is building an addition on to his home which will add a family room, enlarge some of the bedrooms and the dining room.

Mr. Vecchies tabled with the Board a letter he had received from neighbours stating they had no objections to his request. These letters were from Mr. & Mrs. K. Hansen, 1682 Dansey Avenue and Mr. Cramb of 1625 Dansey Avenue and are attached hereto and form a part of these Minutes.

There was no opposition expressed to this application.

- 
6. J. P. Barron
Corner of Glen Drive & Westwood
Subject: Requests relaxation of exterior side yard setback requirements.
-

Mr. Bill Venice, representative for Mr. J.P. Barron of Abbey Construction Ltd., appeared before the Board of Variance requesting relaxation of exterior side yard setback requirements to 6 feet from the exterior side yard property line. He stated they have an option to purchase this lot and as it is a triangular small lot they are having difficulty siting a home on it and if they could come to within 6 feet of the side yard setback they would be able to build a more attractive home. He went on to state that if he could amend his application he would like to get as close to the side yard property as he possibly could and he requested that the Board of Variance consider amending his application to allow him to come right up to the property line or as close as they saw fit. With the 6 foot set back the proposed house would be 720 square feet on each floor with a carport possibly underneath. He went on to state that it would be a ground level entry home of two stories. Mr. & Mrs. Hoffman, 3050 Glen Drive stated they were in favour of this application. Mr. Hoffman also spoke for Mr. Yung of 1180 Westwood Street and stated that he would have no objections to this home being built on this property.

One of the members of the Board stated that he would like to see a drawing of the proposed house before this was approved. The builder stated that he could not give them a drawing until they knew what kind of setbacks they could get. The builder went on to state that this home would definitely be a ground level entry home of two stories no fireplace, a duroid roof with a four-twelve or a five-twelve pitched roof. He stated that it would be as conventional a home as you could build on this type of a lot and the more lot they could use the more rectangular the house would be and they would really like to come within inches of the side yard property line.

The Building Inspector informed Mr. Venice that if a building is built closer than 4 feet to a side yard property line there can be no windows on the wall facing that property line.

There was no opposition expressed to this application.

7. J. & A. Czinege
1012 Corona Crescent
Subject: Relaxation of front yard setback requirements.

Mr. J. Czinege appeared before the Board of Variance and tabled a letter with the Board outlining his proposal. This letter is attached hereto and forms a part of these Minutes. Mr. Czinege went on to state that last year four lots in his area were given relaxation to twenty feet because of the sewer easement that runs through the back 1/3 of the properties in the area. He informed the Board that the plan he has chosen for the home he wishes to build on this lot has a garage at the front that would intrude into the front yard setback to 16 feet from the front property line. He went on to inform the Board that several other properties in the area have been built to within 18 feet of the front property line and these homes fit in quite well appearance wise. Mr. Czinege went on to inform the Board that he had contacted the neighbours in his area and they have no objections to this request.

On a question from a member of the Board Mr. Czinege informed them that the total floor area of the proposed home would be 2100 square feet on two floors. He also assured the Board that they were building this home for themselves and it was not a speculation home.

There was no opposition expressed to this application.

6. J.P. Barron

MOVED BY MR. PETRIE
SECONDED BY MR. HANSEN

That this appeal be allowed as per application.
- setback to be 6 feet from exterior side yard
property line.

CARRIED UNANIMOUSLY

7. A. Czinege

MOVED BY MR. HANSEN
SECONDED BY MR. FARION

That this appeal be allowed with setback to be
18 feet from the front yard property line.

Mr. Petrie registered opposition.

CARRIED

ADJOURNMENT

MOVED BY MR. FARION
SECONDED BY MR. AABJERG

That the Board of Variance meeting adjourn 8.55 p.m.

CARRIED UNANIMOUSLY

CHAIRMAN

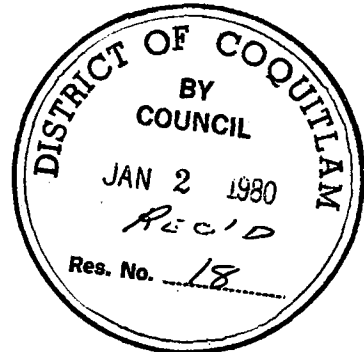
Wednesday, December 19, 1979
Board of Variance - 7:00 p.m.

BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Wednesday, December 19, 1979 at 7:00 p.m.

Members present were:

- Mr. G. Crews, Chairman
- Mr. J. Petrie
- Mr. B. Hansen
- Mr. B. Aabjerg



Staff present were:

- Mr. C.E. Spooner, Building Inspector 2;
- Mrs. S. Aikenhead, Assistant Municipal Clerk,
who acted as Secretary to the Board.

The Chairman explained to those present that all appeals would be heard and the Board would rule on them later and that all applicants would then be informed by letter from the Municipal Clerk's Office of the decision of the Board.

Submitted to the Board for this meeting were comments from Mr. C.E. Spooner, Building Inspector 2, dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these Minutes.

Also submitted were comments from the Planning Department dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these Minutes.

1. P. Allinger
1830 Brunette Avenue
Subject: Relaxation of front yard setback requirements.

Mr. Peter Allinger appeared before the Board of Variance requesting relaxation of his front yard setback requirements to ten feet from the front property line. He informed the Board that he had requested and received from the Board last year, relaxation of the front yard setback requirements on this property to fourteen feet but he has since discovered that the plan he had drawn up for this home he wishes to build will not meet the setback requirements. He stated that the house he proposes to build is 28 feet in width by 50 feet in length and if he doesn't receive the extra four feet relaxation, he would have to have the plans changed and the house would only be 24 feet in width by 50 feet in length. He went on to state that he is building this home for his sister and his father and that his father has been in the hospital but will be coming out in the new year and he would like to use the plans he has had drawn up rather than have to change them which would cost more money and also would delay the building of this house.

On a question from the Board, Mr. Allinger replied that "Yes" he was aware of the easement on this lot when he bought it.

Wednesday, December 19, 1979
Board of Variance - 7:00 p.m. cont'd.

1. P. Allinger (continued)

There was no opposition expressed to this application.

2. P. & J. Gutteridge
986 Saddle Street
Subject: Relaxation of side yard setback requirements.

Mr. and Mrs. Gutteridge appeared before the Board of Variance and requested relaxation of the side-yard setback requirement to allow them to enclose their carport. The reasons for wishing to do this were storage of material, energy conservation and house security. Mrs. Gutteridge informed the Board that the rooms directly above the carport are extremely cold and by enclosing the carport, they could reduce the heat loss to the rest of the house. Mr. Gutteridge stated he had already started to enclose his carport when he was informed that this was illegal to do so without a Building Permit. He said he did not realize that he had to have a permit to enclose a structure that was already there.

There was no opposition expressed to this application.

3. K. Siegl
960 Irvine Street
Subject: Relaxation of side yard setback requirements

Mr. Siegl appeared before the Board and stated he wished to close in his carport and was therefore requesting relaxation of the side yard setback requirements to 5.6 feet. Citing as his reason for wishing to close in the carport, he informed the Board that the vibrations in the bedrooms which are located over the carport, are so bad from the passing trains and vehicular traffic, that the plaster is cracking on the walls. Also, the posts in the carport that support the upper storey of the home, have moved three inches off the foundation and he is worried that the whole house is unstable. He stated that he had received a professional opinion on this problem and it had been suggested to him that he should enclose the carport to give more support to the upper storey above the carport.

There was no opposition expressed to this application.

4. H. and M. Rogers
558 Appian Way
Subject: Relaxation of rear yard setback requirements.

Mr. Rogers appeared before the Board of Variance and requested relaxation of rear yard setback requirements to 3.5 feet.

Mr. Rogers informed the Board that he has a wire fence around the property and he has already placed the gate-posts in cement at the entrance to the proposed storage shed and if he had to move the carport and the gate-posts it would be a hardship to him.

There was no opposition expressed to this application.

Wednesday, December 19, 1979
Board of Variance - 7:00 p.m. cont'd.

5. K. Hoffman
3214 Valdez Court
Subject: Relaxation of front yard setback requirements.

Mr. Hoffman appeared before the Board requesting relaxation of front yard setback requirements to allow him to build his sundeck to 3.602 metres from the front lot line. Mr. Hoffman informed the Board that he had seen a home design that he had liked and he had contracted to have this home built for him on a lot. However, he stated that when the home was constructed on the lot, he realized the sundeck would be located on the wrong side of the house, facing a blank wall of the neighbour's home. He requested relaxation of the front yard setback requirements to enable him to built the sundeck at the front of his home. This would enable them to take advantage of the view as well as allow his wife to watch the children when they were outside playing.

There was no opposition expressed to this application.

6. R. Heywood
554 Linton Street
Subject: Relaxation of front yard setback requirements.

Mr. Bristow, designer of this home, appeared before the Board of Variance on behalf of Mr. Heywood. He informed the Board of Variance that they were requesting relaxation of the front yard setback requirements to 24.5 feet and not sideyard setback requirements as set out in the agenda. He stated that construction of the forms have already been completed and if they were required to meet the front yard setback, they would have to remove the forms and redesign the home.

There was no opposition expressed to this application.

7. Precise Developments Ltd.
3217 Salt Spring Avenue
Subject: Relaxation of side yard setback requirements.

Mr. Lyle Slater of Precise Developments Ltd. appeared before the Board of Variance and requested relaxation of the side yard setback requirements to .365 metres. Mr. Slater informed the Board that there is a sliding door with cantilevered steps leading out onto a deck and this encroaches into the sideyard setback. He said this mistake was not caught until after the building had been completed and was occupied and it would be a hardship to the owners if they had to comply with the sideyard setback requirements.

There was no opposition expressed to this application.

8. N. Welcher
1700 Eden Avenue
Subject: Relaxation of fence height requirements.

Miss Welcher appeared before the Board of Variance to request relaxation of the fence height requirements to 6 feet as the fence she has constructed varies in height between 5'4" and 6' along one portion of her front property line. Miss Welcher tabled with the Board a petition from 34 of her neighbours stating they do not find her fence offensive. This petition is attached hereto and forms a part of these minutes. The Board was also informed by the Secretary that telephone calls had been received on December 19, 1979 from Mrs. A. W. Thompson of 1698 Eden Avenue

Wednesday, December 19, 1979
Board of Variance - 7:00 p.m. cont'd.

8. N: Welcher (continued)

and from Mrs. Forget of 1697 Eden Avenue, both stating they had no objections to this application and fully supported it.

Miss Welcher went on to inform the Board that when she built her fence this summer, when it was almost completed, the neighbours across the street came over and told her it was too high and she received a notice shortly thereafter about the fence height regulations in Coquitlam. She stated that if she had to lower the height of the fence, it would be a hardship as she would have to have it cut down and also it would eliminate the privacy she now enjoys in her yard.

Mr. Les Matthews, 1701 Eden Avenue, appeared before the Board of Variance and stated that he lives directly across the street from Miss Welcher. He stated that if there was any hardship involved, Miss Welcher brought it on herself. He stated that a year ago he had discussed the height of fences with her and she was well aware that she could not build a fence that height across from him. He went on to state that his wife approached Miss Welcher and told her she could not build this fence, the day after they saw her starting to build it. Mr. Matthews stated that Miss Welcher should have checked out the height requirements before she started building. He went on to inform the Board that he found the fence obtrusive and when he looks out his front window, all he sees is 12 feet of fence, both front and rear yard fences. Mr. Matthews also informed the Board that another concern he had was the possibility that Miss Welcher might move in a few years and the new owner might not maintain the fence and it would become unsightly. Mr. Matthews further informed the Board that he felt that if Miss Welcher wanted privacy, she should have bought a house in the middle of the block where she could have a high fence around her property.

Miss Welcher responded to Mr. Matthews by informing the Board that Mr. Matthews had not approached her a year ago and told her about the fence height regulations. She went on to state that, as a matter of fact, in the spring Mr. Matthews had approached her and told her how glad they were that she was building her home facing Eden Avenue rather than facing Poirier. She also questioned the fact that it took them 24 hours before they came over and told her they objected to her fence when it was obvious that she was building a fence that height.

There was no further opposition expressed to this application.

9. Genstar Development Limited
Corner Lansdowne and Charter Hill
Subject: Relaxation of fence height requirements.

Mr. Bill Hayes of Genstar Development Limited, appeared before the Board of Variance requesting relaxation of fence height requirements to allow them to erect a fence 1.65 metres in height. Mr. Hayes informed the Board that they had constructed a property line fence in Stage 3 of the Eagle Ridge development and one of the purposes of this fence was to erect a neighbourhood insignia sign identifying the area as Charter Hill. This fence would consist of

Wednesday, December 19, 1979
Board of Variance - 7:00 p.m. cont'd.

9. Genstar Development Limited (continued)

brick and would vary up to a maximum of 1.65 metres in height. Mr. Hayes stated that he knew the Board would be concerned about visibility at the intersections where these signs had been erected so he had gone out and taken photographs from various points at this intersection and these photographs were tabled with the Board.

There was no opposition expressed to this application.

10. D. Deakin
1327 Steeple Drive
Subject: Relaxation of side yard setback requirements.

Mr. Deakin appeared before the Board of Variance requesting relaxation of side yard setback requirements to 4'6" from the property line. He stated they wished to build a built-in china cabinet which would intrude into the side yard setback 18". He did not feel this would interfere in their side yard as it is in the second storey of the home.

There was no opposition expressed to this application.

CONCLUSIONS

1. P. Allinger

MOVED BY MR. AABJERG
SECONDED BY MR. PETRIE

That this appeal be denied.

CARRIED UNANIMOUSLY

2. P. & J. Gutteridge

MOVED BY MR. PETRIE
SECONDED BY MR. HANSEN

That this appeal be allowed with side yard setback to 4 feet.

CARRIED UNANIMOUSLY

3. K. Siegl

MOVED BY MR. AABJERG
SECONDED BY MR. PETRIE

That this appeal be allowed with sideyard setback relaxed to 5.6 feet.

CARRIED UNANIMOUSLY

4. H. & M. Rogers

MOVED BY MR. HANSEN
SECONDED BY MR. PETRIE

That this appeal be allowed with rear yard setbacks relaxed to 3.5 feet.

CARRIED UNANIMOUSLY

Wednesday, December 19, 1979
Board of Variance - 7:00 p.m. cont'd.

5. K. Hoffman

MOVED BY MR. HANSEN
SECONDED BY MR. AABJERG

That this appeal be allowed with front yard setback relaxed to 3.602 metres.

CARRIED UNANIMOUSLY

6. R. Heywood

MOVED BY MR. PETRIE
SECONDED BY MR. AABJERG

That this appeal be allowed with front yard setback relaxed to 24.5 feet.

CARRIED UNANIMOUSLY

7. Precise Developments

MOVED BY MR. HANSEN
SECONDED BY MR. PETRIE

That this appeal be allowed with side yard setback relaxed to .365 metres.

CARRIED UNANIMOUSLY

8. N. Welcher

MOVED BY MR. AABJERG
SECONDED BY MR. PETRIE

That this appeal be allowed with fence height requirements relaxed to 6 feet.

CARRIED UNANIMOUSLY

9. Genstar Development Limited

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That this appeal be tabled to the next meeting of the Board of Variance to enable the members of the Board to inspect the signs and to receive a legal opinion from our Solicitor on the question of liability should the relaxation be allowed by the Board of Variance and an accident occur.

CARRIED UNANIMOUSLY

10. D. Deakin

MOVED BY MR. HANSEN
SECONDED BY MR. AABJERG

That this appeal be allowed with side yard setback relaxed to 4'6".

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY MR. HANSEN
SECONDED BY MR. AABJERG

Wednesday, December 19, 1979
Board of Variance - 7:00 p.m. cont'd.

ADJOURNMENT (Continued)

That the Board of Variance meeting adjourn. 8:15 p.m.

CARRIED UNANIMOUSLY


CHAIRMAN

Attachments

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: S. AIKENHEAD

DEPARTMENT: ADMINISTRATION

DATE: 79/12/17

FROM: C.E. SPOONER

DEPARTMENT: BUILDING

YOUR FILE:

SUBJECT: COMMENTS TO BOARD OF VARIANCE DECEMBER 19, 1979, MEETING

OUR FILE:

ITEMS 1 thru 5


The Building Department has no objection as the Building Bylaw does not appear to be involved.

ITEM 6

This appeal should be changed to read - minimum front setback required 25'. Request relaxation to 24.5'.

ITEMS 7 thru 10

The Building Department has no objection as the Building Bylaw does not appear to be involved.


C. E. SPOONER
BUILDING INSPECTOR

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF 1979 12 19

ITEMS. #1 TO #7.

The Planning Department has no objection to these appeals as they appear to be local issues.

ITEM #8

The section of fence to which this application would appear to apply is on the easterly side of the property in the area between the front face of the house and Eden Avenue. For the Committee's information, I would also point out that there are other sections of fence and some hedging on the property which also do not comply with the by-law. These are the section of fence along the south property line between the dwelling and Poirier Street and the hedge on the west and north property lines. Of these other by-law infractions, the most crucial, as far as the Planning Department is concerned, would be the area formed by the six metre distance back from the corner of the property at Eden Avenue and Poirier Street. No fences or hedges in this area are allowed to exceed one metre in height. The Planning Department could not recommend in favour of an appeal in this area if one were forthcoming.

In relation to the appeal at hand for the fence on Eden Avenue, the Planning Department feels this is a local issue and would have no objection.

ITEM #9

This application is for an appeal of the maximum allowable height of the landscape screen within six metres of an exterior lot corner on two lots at the corner of Charter Hill Drive and Lansdowne Street. Although this particular application would not appear to restrict visibility at this time, the section of the by-law being appealed reflects the concern of the District with visual obstruction on corner lots. The Street and Traffic By-law reflects the same concern by restricting tree growth and shrubbery, etc. The Planning Department cannot recommend in favour of this appeal as there is some concern as to the question of liability should the relaxation be allowed and an accident occur. Furthermore, at such time as the land is developed and landscaped, visibility may well become a factor.

One further point I would raise is that this landscape screen is also functioning as a sign to advertise the development. I understand the Building Department is looking into this matter as to the acceptability of the sign under the Sign Control By-law.

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF 1979 12 19

ITEM #10

The Planning Department has no objection to this appeal as it would appear to be a local issue.

Respectfully submitted,



Ken McLaren
Development Control Technician

KM/ci

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: H. Castillou DEPARTMENT: Legal DATE: 1979 12 13
FROM: K. McLaren DEPARTMENT: Planning YOUR FILE:
SUBJECT: Board of Variance - Liability OUR FILE:

The Planning Department has been asked to comment over the last several years to the Board of Variance with regard to relaxation of fence height requirements within six metres of an exterior lot corner on a corner lot. The section of the Zoning By-law being appealed reflects the concern of the District with visual obstruction within six metres of the exterior lot corner on a corner lot. The Street and Traffic By-law reflects the same concern by restricting tree growth and shrubbery, etc.

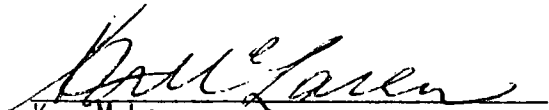
The Planning Department has been recommending against these appeals since, in discussion with our Engineering Department, there was some concern as to the question of liability should the relaxation be allowed and an accident occur, or should the Planning Department recommend in favour of the appeal and the accident occur.

In some cases, the offending fence or hedge does not create a visibility problem at the time the application is made, however, it could do in the future as growth occurs to either the hedge or around the fence.

Your comments on this matter would be appreciated in relation to:

- a) whether there would be any liability to the Board of Variance in such a circumstance;
- b) whether the municipality would be liable if municipal staff recommended in favour of the appeal to the Board of Variance.

KM/ci


Ken McLaren
Development Control Technician

c.c. J. Duguid, Traffic Supervisor
S. Aikenhead, Assistant Municipal Clerk ✓

We the undersigned feel that the recently completed fence facing Eden Ave. on the property named 1700 Eden Ave., although not complying with the Municipal By-law regarding height, is not offensive to me in any way.

Name	Address
B.K. Johnston	658 NEWPORT ST.
M.A. Johnstone	658 Newport Street
N. [unclear]	663 Newport Street
[unclear]	" " "
[unclear]	659 Newport St.
Gene Silling	655 Newport St.
Ruth	655 NEWPORT ST.
C. H. McLeod	647 NEWPORT ST.
S. McLeod	647 Newport St.
J. Ritchie	712 Colinet St.
Geo. Nielsen	1151 NEWPORT ST
S. Melle	651 Newport
S. McKenzie	1688 Eden Ave.
H. Thompson	4698 Eden Ave.
P.A. Thompson	1698 Eden Ave.
Linda Massigren	650 Newport St.
Linda Massigren	650 Newport St.
Sandra Bradley	940 Merritt St
[unclear]	643 Newport St.
Lucy Nielsen	1711 EDEN AVE COQ
Borgard Robinson	659 Newport St.
Melba Winter	643 Newport Street
Diana [unclear]	654 Newport St.
[unclear]	654 Newport St.
[unclear]	646 Newport St.
[unclear]	646 Newport St.
[unclear]	642 NEWPORT ST.
[unclear]	1697 EDEN AVE.
[unclear]	1697 Eden Ave.
[unclear]	1697 EDEN AVE
[unclear]	1697 Eden Ave.
[unclear]	1697 Eden Ave.
[unclear]	1697 Eden Ave.
[unclear]	667 Corner Street

34 NAMES