

BOARD OF VARIANCE

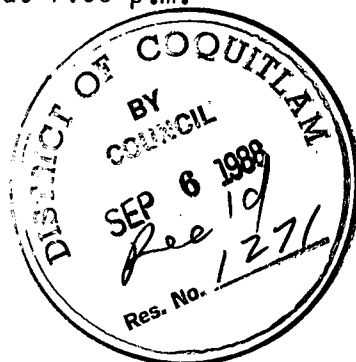
Tuesday, August 30, 1988  
Board of Variance - 7:00 p.m.

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, August 30, 1988 at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman;  
Ms. K. Adams;  
Mr. J. Bennett;  
Mr. J. Clarkson.



Staff present were:

Mr. K. McLaren, Development Control Technician;  
Mr. E. Spooner, Building Inspector;  
Mrs. S. Aikenhead, Deputy 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. All applicants would then be informed by letter from the Clerk's Office as to the decision of the Board.

REPORT FROM THE PLANNING DEPARTMENT

Submitted to the Board for this meeting was a brief from the Planning Department dealing with each of the applications before the Board. A copy of that report is attached hereto and forms a part of these minutes.

REPORT FROM THE PERMITS AND LICENCE DEPARTMENT

Submitted to the Board for this meeting was a brief from the Licence and Permits Department dealing with each of the applications before the Board. A copy of that report is attached hereto and forms a part of these minutes.

ITEM #1 - C. BOLLMAN  
581 HARRISON AVENUE  
SUBJECT: RELAXATION OF REQUIREMENTS FOR MAXIMUM SIZE OF ACCESSORY BUILDINGS.

Mr. Bollman appeared before the Board of Variance to request relaxation of the maximum size allowed for accessory buildings. He stated that at present he has a garage 20' x 24' and he wishes to build an addition to it that would be 25' x 24'. In addition Mr. Bollman has two sheds that are 6' x 10' each. He stated he was therefore requesting that he be allowed accessory buildings of 111.5 square metres in total.

Mr. Bollman stated his hobby is restoring antique cars and at the present time he must do his work in the driveway of his home. He stated this addition and the existing garage would be finished off to match his home. He also informed the Board that he would not be doing any major work on cars in his garage. All major work is done elsewhere. He stated his neighbours are aware of this application and have no objections to it.

There was no opposition expressed to this application.

ITEM #2 - A. W. J. LONON  
1160 KERWAN AVENUE  
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS

Mr. Lonon informed the Board that they had recently purchased this home and now find they have a problem as the garage is not long enough to house his truck. He stated he has a 1/2 ton pick-up and it is about 3 inches too long to fit in the garage. The doors of the garage will not close when the truck is parked inside. He stated he wished to extend the garage 4 feet, which would bring it to 21' from the front property line.

Mr. Lonon informed the Board that he had spoken to the neighbours beside him and across the street from him and they have no objections to this application.

There was no opposition expressed to this application.

ITEM #3 - H. AND J. BAUM  
840 ATKINS STREET  
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. Baum informed the Board that he wished to enclose his carport. As it is only 4' 3" from the side property line he must get the Board's approval before he can convert this to a garage. He stated he would like to be able to use the back portion of the garage for a workshop area and by closing it in would give his machinery protection from the elements and security.

Mr. Baum stated he had spoken to his neighbours in regard to this application and they do not object to this.

There was no opposition expressed to this application.

ITEM #4 - P. ZIZZARI  
1221 DURANT DRIVE  
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. Potito Zizzari appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to build 3.37 feet from the side property line.

He stated that he had the surveyor come out and set the pins and the forms were then placed. The Building Inspector came out and okayed the forms and the concrete was then poured. Later that day the Building Inspector, after returning to his office, checked the survey certificate, noticed the discrepancy and came back out and told him he was intruding into the setback.

There was no opposition expressed to this application.

Mr. Crews, Chairman, left the meeting during discussion and vote on items 5 and 6.

Mr. John Bennett assumed the Chair.

ITEM #5 - HUTCHISON PROPERTIES LTD.  
613 DECKER PLACE  
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS

This property was the subject of a "drive by" by the Board of Variance in mid July as the Board would not be meeting until the end of August and the applicant could not continue building unless he received a relaxation of the front yard setback requirements from the Board.

The discrepancy is approximately a 4" intrusion of the foundation into the front yard setback of this property. This apparently came about as a result of a misunderstanding between the surveyor and the contractor in a telephone conversation as to how far back the forms had to be moved. Before the discrepancy was realized, the forms had been poured.

The applicant owns all the lots immediately adjacent to or abutting on this lot and therefore there are no objections to this application. All members of the Board with the exception of Mr. Crews signified by telephone to the Clerk's Department, that they were in favour of this application.

ITEM #6 - ST. GERMAIN LTD.  
2719 ALICE LAKE PLACE  
SUBJECT: RELAXATION OF EXTERIOR SIDE YARD SETBACK REQUIREMENTS

Mr. John Rojic, site manager for St. Germain Ltd., appeared before the Board of Variance requesting relaxation of the exterior side yard setback requirements to allow them to build 7.87' from the exterior side property line. He stated that under the Zoning Bylaw bay windows may be set into the setback an additional .6 meters. Their company's architect drew up plans assuming that this particular encroachment would be considered a bay window. However, the Building Inspector interpreted the bylaw differently and states this is not a bay window. The owners of the home have entered into a contract with St. Germain Ltd. to build this home and have gone away for a 6 week holiday and cannot be reached. Therefore the company has a deadline to meet and either must receive a relaxation from the Board or not continue with the building of the home.

Mr. Rojic informed the meeting that his company owns all of the lots immediately adjacent to or abutting on this lot and therefore there are no objections to this application.

There was no opposition expressed to this application.

CONCLUSIONS

5. Hutchison Properties.

MOVED BY MR. CLARKSON  
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, front yard setback relaxed to 5.92 meters.

CARRIED UNANIMOUSLY

6. St. Germain Ltd.

MOVED BY MS. ADAMS  
SECONDED BY MR. CLARKSON

That this appeal be allowed as per application, that is, exterior side yard setback relaxed to 2.4 meters.

CARRIED UNANIMOUSLY

Mr. Crews returned to the meeting at this time.

1. C. Bollman.

MOVED BY MS. ADAMS  
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, maximum size accessory building regulations relaxed to allow accessory buildings to a maximum size 111.5 square meters in total.

CARRIED UNANIMOUSLY

2. A. Lonon.

MOVED BY MR. BENNETT  
SECONDED BY MR. CLARKSON

That this appeal be allowed as per application, that is, front yard setback relaxed to 21 feet.

CARRIED UNANIMOUSLY

3. H. and J. Baum.

MOVED BY MS. ADAMS  
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, side yard setback relaxed to 1.29 meters.

CARRIED UNANIMOUSLY

4. P. Zizzari.

MOVED BY MR. BENNETT  
SECONDED BY MR. CLARKSON

That this appeal be allowed as per application, that is, side yard setback relaxed to 1.03 meters.

CARRIED UNANIMOUSLY

NEXT MEETING DATE

A tentative date for the next Board of Variance meeting was set for Tuesday, October 25, 1988.

ADJOURNMENT

MOVED BY MR. CLARKSON  
SECONDED BY MR. BENNETT

That the Board of Variance meeting adjourn. 8:00 p.m.

\_\_\_\_\_  
CHAIRMAN

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE - AUGUST 30, 1988

ITEMS #1 - #5

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

Respectfully submitted,



K.D. McLaren  
Development Control Technician

KDM/je

**DISTRICT OF COQUITLAM**

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Inter-Office Communication

TO: SANDRA AIKENHEAD                      DEPARTMENT: ADMINISTRATION                      DATE: 88-08-29  
FROM: TED SPOONER                              DEPARTMENT: PERMITS & LICENCES                      YOUR FILE:  
SUBJECT: BUILDING DEPARTMENT COMMENTS TO THE 88 08 30 BOARD OF VARIANCE                      OUR FILE:  
MEETING

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ITEMS - 1 - 8: The Building Department has no objections to these appeals as the Building By-Laws does not appear to be involved.



C.E. (Ted) Spooner  
Building Inspector

CES/bc



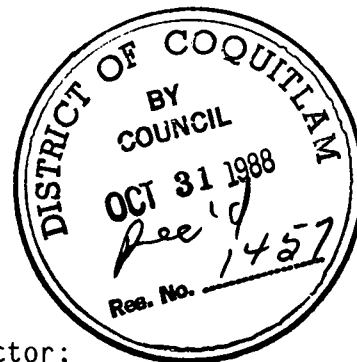
Tuesday, October 25, 1988  
Board of Variance - 7:00 p.m.

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, October 25, 1988 at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman;  
Ms. K. Adams;  
Mr. J. Bennett;  
Mr. J. Clarkson.



Staff present were:

Mr. E. Spooner, Building Inspector;  
Mrs. S. Aikenhead, Deputy 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. All applicants would then be informed by letter from the Clerk's Office as to the decision of the Board.

REPORT FROM THE PERMITS AND LICENCE DEPARTMENT

Submitted to the Board for this meeting was a brief from the Licence and Permits Department dealing with each of the applications before the Board. A copy of that report is attached hereto and forms a part of these minutes.

REPORT FROM THE PLANNING DEPARTMENT

Submitted to the Board for this meeting was a brief from the Planning Department dealing with each of the applications before the Board. A copy of that report is attached hereto and forms a part of these minutes.

ITEM #1 - DEGOBBI INDUSTRIES  
2815 HIALEAH PLACE  
SUBJECT: RELAXATION OF REAR YARD SETBACK REQUIREMENTS

Mr. Glen Knudsen, Foreman for DeGobbi Industries, appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow them to construct a sundeck 4.17 meters from the rear property line.

Mr. Knudsen informed the meeting that DeGobbi Industries had built this house and on selling same the new owners asked them to construct a sundeck that would be 8 feet in width. The sundeck proposed for this house was 4 feet in width which would not accommodate a set of patio furniture. Mr. Knudsen informed the meeting he had gone ahead and built the deck not realizing he was encroaching in the rear yard setback requirement. He admitted it was his mistake, however, the other houses on Hialeah Place were all built on slab on grade. They had the same width of decking so he never

gave it a second thought. He stated he failed to remember that decks above grade had to meet the setback requirements.

There was no opposition expressed to this application.

ITEM #2 - H. IWAASA  
623 - 627 LOUGHEED HIGHWAY  
SUBJECT: RELAXATION OF FRONT AND REAR YARD SETBACK  
REQUIREMENTS

Mr. Iwaasa appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow him to build 18 feet from the front property line and 18 feet from the rear property line. He stated he had purchased this lot in September from B.C. Lands and he wished to build a duplex on it. Because of the irregular shape of the lot, being 5 sided, he was having difficulty siting a duplex on this lot.

Mr. Jack Cliffe, 611 Edgar Avenue, questioned why Mr. Iwaasa had a "For Sale" sign on this property if he wished to build on it.

Mr. Iwaasa informed the meeting that he wished to do a joint venture with someone else.

Mr. Cliffe stated that there had been a duplex on that property originally and after the property was expropriated by the Highways Department, the neighbours were told that this would become a greenbelt area. He then asked where the garages would be located and where they would enter the duplex. Mr. Iwaasa informed them that the entry to the duplex would be from Edgar Avenue and the residents were shown the proposed plan.

Mr. Cliffe stated that there was a duplex at the corner of Edgar and Guilby now and it was not kept up, the grass was never cut and the place was unkempt.

Mr. Iwaasa was asked by the Board why he could not build a duplex that would be designed to meet the setbacks of this lot. He stated it was a question of reasonable cost.

Mr. Cliffe stated that it appeared to him that Mr. Iwaasa was not concerned with the aesthetics of the property he had just purchased it for speculation. He further stated that this is an extremely noisy corner with all the traffic.

Mr. Iwaasa stated he did not understand how the aesthetics would be sacrificed if he built a rectangular duplex rather than having one designed specifically for this lot. He further stated that the reason the "For Sale" sign was on this lot is because he wishes to do a joint venture.

There was no further opposition expressed to this application.

ITEM #3 - R. AND D. WARREN  
519 ASCOT STREET  
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS

Mr. Bill Jenkins appeared before the Board on behalf of Mr. and Mrs. Warren who were purchasing this property from Mr. O'Reilly. Mr. Jenkins stated that the Warrens had entered into an agreement to purchase this property from Mr. O'Reilly subject to being allowed to extend the single carport to a double carport or garage. He stated this subject to has now been removed in view of the fact that the neighbours appear to have no objections to this application. He stated Mr. Warren wished to extend the carport to

18 feet from the front property line. This would allow him to place his two vehicles and a motorcycle in the carport. At the present time the carport is only 11 1/2 feet wide and will only accommodate the one vehicle.

On a question from the Board, Mr. Jenkins stated that if the carport was built to the allowable 20 feet width, Mr. Warren will not be able to get both vehicles and his motorcycle under cover whereas with the other 3 feet he could.

There was no opposition expressed to this application.

ITEM #4 - K. MENZIES

214 ALLARD STREET

SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. Richard Philbrook appeared before the Board of Variance on behalf of Ms. Menzies. He stated that they presently have a carport which is built to 5 feet from the side property line. He stated he wished to tear this carport down and reconstruct it to a width of 12 feet which would bring him 4 1/2 feet from this side property line. Eventually they wish to extend their living room area and sundeck above this carport. He informed the meeting he would like this extra space in the carport so he could place his tools in the garage and his antique car which he is restoring.

On a question from the Board, Mr. Philbrook stated that it would be very expensive for him to build in the back yard and as they have such a nice view from their home they wished to add on to their living room above this proposed garage and place their sundeck above the garage as well.

Mrs. Ann Goertzen, 216 Allard Street, stated she lives on the other side of Ms. Menzies property and she wanted to know if this request would affect her taxes. She also asked if Mr. Philbrook built this would it affect the sale of the property next door. Ms. Goertzen was informed that this application would have no affect on the taxes of the surrounding properties.

Mr. Goertzen stated that Mr. Philbrook should check to make sure of the property lines because the Goertzens have discovered, after they purchased their property, that they had two feet less than they thought they had purchased. He stated Mr. Philbrook may find that he has two feet more than he thinks he has.

There was no opposition expressed to this application.

ITEM #5 - H. WEBB

96 - 145 KING EDWARD STREET

SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS

Mr. Herb Webb appeared before the Board of Variance requesting relaxation of the front yard setback requirements to allow him to construct an enclosed sundeck/sunroom which would come to 6 feet from the front property line. He stated when he purchased his mobile home the sales staff informed him he could put a strip of concrete on the east side of his mobile home pad 6 feet wide enabling him to move his mobile home back to 6 feet from the side property line which would give him a 12 foot pad on the street side on which he wished to build his sunroom. He stated he had applied for a permit and found out he couldn't do this as he would be intruding into the front yard setback requirements. He requested relaxation to the 6 feet as both he and his wife have trouble walking and he wanted to close in the sundeck and put in a ramp for a wheelchair.

Mr. Stan Lawson, 95 - 145 King Edward Street, appeared before the Hearing in opposition to this application. He stated that when he purchased his mobile home he was under the impression from the park that there were rules and regulations and any alterations had to go to the Board of Variance or at least through the park manager. Mr. Lawson stated that Mr. Webb has moved his mobile home 6 feet closer to his home and he never found out about this until he received his letter from the Board. He stated he is now 6 feet closer to their back windows and now he wants to close in the front and block off the boulevard.

Mr. Spooner informed Mr. Lawson that Mr. Webb is within the bylaws by moving his mobile home back to 6 feet from the side property line.

Mr. Lawson stated he didn't think that this addition would improve the neighbourhood. He has a large investment in his home and this will bring down the value of his home.

There was no further opposition expressed to this application.

#### CONCLUSIONS

##### 1. DeGobbi Industries Ltd.

MOVED BY MR. BENNETT  
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, rear yard setback relaxed to 4.17 meters.

CARRIED UNANIMOUSLY

##### 2. H. Iwaasa.

MOVED BY MR. BENNETT  
SECONDED BY MR. CLARKSON

That this appeal be denied.

CARRIED UNANIMOUSLY

##### 3. R. and D. Warren.

MOVED BY MS. ADAMS  
SECONDED BY MR. BENNETT

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

CARRIED UNANIMOUSLY

##### 4. K. Menzies.

MOVED BY MR. CLARKSON  
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, side yard setback relaxed to 4.5 feet.

CARRIED UNANIMOUSLY

5. H. Webb.

MOVED BY MR. CLARKSON  
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is,  
front yard setback relaxed to 6 feet.

CARRIED UNANIMOUSLY

NEXT MEETING DATE

The Board set Tuesday, December 13, 1988 as their next  
meeting date.

ADJOURNMENT

The Chairman declared the meeting adjourned at 8:20 p.m.

\_\_\_\_\_  
CHAIRMAN

# DISTRICT OF COQUITLAM

## Inter-Office Communication

TO: SANDRA AIKENHEAD DEPARTMENT: ADMINISTRATION DATE: 88-8-24  
FROM: TED SPOONER DEPARTMENT: PERMITS & LICENCES YOUR FILE:  
SUBJECT: BUILDING DEPARTMENT COMMENTS TO THE 88 10 25 OUR FILE:  
BOARD OF VARIANCE

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ITEMS - 1 - 5: The Building Department has no objections to these appeals as the Building By-Laws does not appear to be involved.



C.E. (Ted) Spooner  
Building Inspector

CES:sr

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE - OCTOBER 25, 1988

ITEMS #1 - #5

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

Respectfully submitted,



K.D. McLaren  
Development Control Technician

KDM/je

October 13, 1988

Dear;

To facilitate the sale of my house, I have made application (in conjunction with the Purchaser) to the Board of Variance to allow an extension of the existing carport.

If the extension is approved, it would extend a further 11 1/2 feet from the end of the existing carport (i.e., it would double the width).


The new outside wall of the carport would be approximately 34 1/2 feet from the sidewalk; but only 18 feet back from my property line (which is 15 1/2 feet in from the sidewalk.) - See attached diagram

Since this distance is about 4 feet closer to the front property line than the bylaw allows, I would appreciate your consent to help me support this application.

Please sign to indicate that you would not be opposed to the proposed carport extension.

Thank-you.

  
Peter O'Reilly

X 

1858 Haverley,  
Coquitlan, BC.  
937-7567  
(MR. PETERSON)



October 13, 1988

Dear;

To facilitate the sale of my house, I have made application (in conjunction with the Purchaser) to the Board of Variance to allow an extension of the existing carport.

If the extension is approved, it would extend a further 11 1/2 feet from the end of the existing carport (i.e., it would double the width).

The new outside wall of the carport would be approximately 34 1/2 feet from the sidewalk; but only 18 feet back from my property line (which is 15 1/2 feet in from the sidewalk.) - See attached diagram

Since this distance is about 4 feet closer to the front property line than the bylaw allows, I would appreciate your consent to help me support this application.

Please sign to indicate that you would not be opposed to the proposed carport extension.

Thank-you.

  
Peter O'Reilly

X Maylene Lane  
517 ASCOT ST

October 13, 1988

Dear;

To facilitate the sale of my house, I have made application (in conjunction with the Purchaser) to the Board of Variance to allow an extension of the existing carport.

If the extension is approved, it would extend a further 11 1/2 feet from the end of the existing carport (i.e., it would double the width).

The new outside wall of the carport would be approximately 34 1/2 feet from the sidewalk; but only 18 feet back from my property line (which is 15 1/2 feet in from the sidewalk.) - See attached diagram

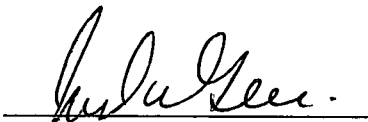

Since this distance is about 4 feet closer to the front property line than the bylaw allows, I would appreciate your consent to help me support this application.

Please sign to indicate that you would not be opposed to the proposed carport extension.

Thank-you.

  
Peter O'Reilly

x

  
  
(JIM DEBEER)  
1845 HAVERSLEY

October 13, 1988

Dear;

To facilitate the sale of my house, I have made application (in conjunction with the Purchaser) to the Board of Variance to allow an extension of the existing carport.

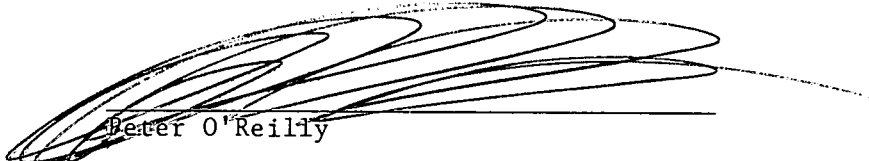
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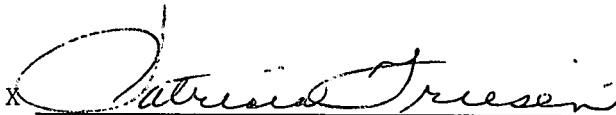
Since this distance is about 4 feet closer to the front property line than the bylaw allows, I would appreciate your consent to help me support this application.

Please sign to indicate that you would not be opposed to the proposed carport extension.

Thank-you.



Peter O'Reilly



PAT FRIESEN  
525 ASCOT ST

October 13, 1988

Dear;

To facilitate the sale of my house, I have made application (in conjunction with the Purchaser) to the Board of Variance to allow an extension of the existing carport.

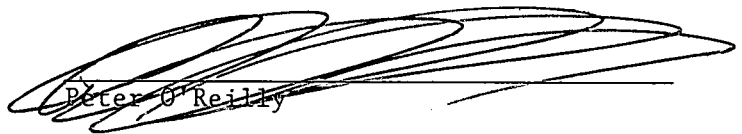
If the extension is approved, it would extend a further 11 1/2 feet from the end of the existing carport (i.e., it would double the width).

The new outside wall of the carport would be approximately 34 1/2 feet from the sidewalk; but only 18 feet back from my property line (which is 15 1/2 feet in from the sidewalk.) - See attached diagram

Since this distance is about 4 feet closer to the front property line than the bylaw allows, I would appreciate your consent to help me support this application.

Please sign to indicate that you would not be opposed to the proposed carport extension.

Thank-you.

  
Peter O'Reilly

x Janet Riddell

530 ASCOT ST

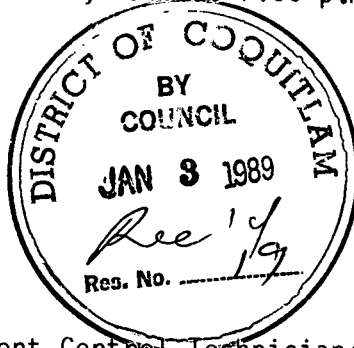
Tuesday, December 13, 1988  
Board of Variance - 7:00 p.m.

BOARD OF VARIANCE MINUTES

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Members present were:

Mr. G. Crews, Chairman;  
Mr. J. Bennett;  
Mr. J. Clarkson.



Staff present were:

Mr. K. McLaren, Development Control Technician;  
Mr. E. Spooner, Building Inspector II;  
Mrs. S. Aikenhead, Deputy 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. All applicants would then be informed by letter from the Clerk's Office as to the decision of the Board.

REPORT FROM THE PERMITS AND LICENCE DEPARTMENT

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REPORT FROM THE PLANNING DEPARTMENT

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ITEM #1 - M. AND J. GULDENHAAR  
3170 MARINER WAY  
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. M. Gueldenhaar appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to build a two car garage three feet from the side yard property line. He explained to the Board that he would have to remove a very large tree in their back yard if he was required to build six feet from the side property line. If he had to move the garage over, he would also be required to relocate the stairs inside his house. If the Board would grant him this extra three feet it would make the construction of the garage much simpler. He further stated that this driveway would be much safer than the present one they have. There is a fence between the Gueldenhaar and Davenport properties and at the present time, Mr. Gueldenhaar stated, he has to drive out very slowly because of the lack of visibility. By building the garage and driveway on the other side

of the yard he will have a clear view. He also stated that by placing the garage in this location it will give them and the Davenports more privacy. It would not block Mr. Davenports view as he only has one window facing that way and that window would probably be above the garage roofline.

Mr. Gueldenhaar stated that they have severe parking problems on this portion of Mariner Way lane and try to keep all their cars off the lane way. This would give him additional parking as well. He would also be relocating his workshop to his existing garage.

There was no opposition expressed to this application.

ITEM #2 - T. AND E. MATZEN  
167 - 145 KING EDWARD STREET  
SUBJECT: RELAXATION OF REAR YARD SETBACK REQUIREMENT

Mr. T. Matzen appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow him to construct a tool shed 4 feet 6 inches from the rear property line. Mr. Matzen stated he had commenced construction of this tool shed without realizing he was contravening the Zoning Bylaw.

There was no opposition expressed to this application.

ITEM #3 - L. POSTNIKOFF  
850 WESTWOOD STREET  
SUBJECT: RELAXATION OF FRONT and side YARD SETBACK REQUIREMENTS

Mr. L. Postnikoff appeared before the Board of Variance to request relaxation of the front and side yard setback requirements to allow him to construct a carport which would be located two feet from the front property line and three feet, six inches from the side property line. Mr. Postnikoff stated that his neighbour has a large maple tree and the leaves from this tree drop on to Mr. Postnikoff's property and his sidewalk making it extremely slippery and hazardous in fall weather. He stated that last year the mail lady had fallen and hurt herself on his sidewalk. To solve the problem, Mr. Postnikoff constructed his carport right next to the trees so the leaves would fall on the roof of his carport rather than on the sidewalk. He stated he was not aware that he had contravened the Bylaw requirements by building at this location.

The neighbour at 852 Westwood Street stated that he had absolutely no objections whatsoever to this application and, in fact, he stated Mr. Postnikoff had done a beautiful job building the carport.

There was no opposition expressed to this application.

ITEM #4 - R. A. STONE  
3182 MARINER WAY  
SUBJECT: RELAXATION OF REAR YARD SETBACK REQUIREMENTS

Mr. Stone appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow him to construct a family room on his sundeck. This family room would come to five feet from the rear property line. Mr. Stone explained to the Board that he had received relaxation of the rear yard setback requirements from the Board of Variance in October 1987 to allow him to construct a garage and sundeck to 1 foot from the rear property line. He now finds that his sundeck is much larger than he first realized it would be and he thought it would

be more practical to close in a portion of it and build a family room. He stated if he puts in a fireplace it would have a short stack and therefore would not be inconvenient or unsightly to the neighbour on that side of the home. The family room measurements would be 19 feet by 18 feet and the lumber has already been purchased. Mr. Stone stated he didn't realize he would require a further variance for the family room when he started planning this project.

Mr. W. R. Sims, 3180 Mariner Way, stated that he did not object to this application but just wanted it known that any relaxation given to Mr. Stone should be granted to him if at some time in the future he decides to come to the Board of Variance with an application.

Mrs. Simms, 3185 Mariner Way, stated she lived on the other side of Mr. Stone and she had no objections to this application. She stated she just wished to thank Mr. Stone for being a good neighbour and taking into consideration her view before he constructed the garage and sundeck which he completed earlier this year.

Mr. Davenport of 3172 Mariner Way stated that he hoped the decision made this evening on Mr. Stone's application will be taken into consideration when Mr. Davenport presents his application to the Board of Variance in the future.

The Chairman advised all persons present that the Board of Variance does not set precedents. Each application is dealt with and considered as to individual hardship.

There was no opposition expressed to this application.

ITEM #5 - M. MANDLEY  
1676 MILFORD AVENUE  
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mrs. Mandley appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow her to construct a garage which would be located 4 feet from the side property line.

Mrs. Mandley stated that she lives with her adult son at this address. Her son has a permanent illness and is not able to work. She said in order to give them both some separate space she thought it would be a good idea to build a garage at the side of her home and this could be used as a workshop for her son. She wished to put in some sort of a gas heater and the gas connection is located very conveniently on that side of the house.

Mrs. Mandley stated she has spoken to her neighbour, Mr. Bourgeau of 1682 Milford Avenue and he has no objections to this application. Mrs. Mandley stated she would like to build the garage, and have it as a workshop for her son for the present and in future, when she wanted it to be used as a garage she would put the driveway in.

Mrs. Mandley was asked by the Board why she did not utilize the triple cement pad at the back of her property as she does have a paved lane way that could be used for access. It was felt this would be a saving to her.

Mrs. Mandley stated that she did not wish to build in the back yard as this could block her sunlight and view. She further stated she thought it would be a savings to build the garage to the side of her house as she would only have to build the three walls whereas if she puts it in the back yard, she would have to build a complete garage and a one car garage would look odd when she has a

triple cement pad out back. She would probably end up building a triple garage and she said this would double her costs. Further, she stated, there is the gas outlet at the side of the house which she wished to utilize to heat this garage/workshop. She stated that the plans she has made will keep the project within her budget but if she is forced to build out back it would cost too much.

There was no further opposition expressed to this application.

ITEM #6 - P. WALTON  
213 LAVAL STREET  
SUBJECT: RELAXATION OF HEIGHT REQUIREMENTS TO ACCESSORY BUILDINGS

There was no one in attendance to speak to this application and it was not dealt with.

CONCLUSIONS

1. M. and J. Gueldenhaar.

MOVED BY MR. CLARKSON  
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, side yard setback relaxed to 3 feet.

CARRIED UNANIMOUSLY

2. T. and E. Matzen.

MOVED BY MR. CLARKSON  
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, rear yard setback relaxed to 4 feet, 6 inches.

CARRIED UNANIMOUSLY

3. L. Postnikoff.

MOVED BY MR. CLARKSON  
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, front yard setback relaxed to 2 feet and side yard setback relaxed to 3.5 feet.

CARRIED UNANIMOUSLY

4. R. Stone.

MOVED BY MR. BENNETT  
SECONDED BY MR. CLARKSON

That this appeal be allowed as per application, that is, rear yard setback relaxed to 5 feet.

CARRIED UNANIMOUSLY



5. M. Mandley.

MOVED BY MR. BENNETT  
SECONDED BY MR. CLARKSON

That this appeal be denied.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY MR. CLARKSON  
SECONDED BY MR. BENNETT

That the Board of Variance meeting adjourn. 8:30 p.m.

\_\_\_\_\_  
CHAIRMAN

**DISTRICT OF COQUITLAM**

**Inter-Office Communication**

**TO:** Sandra Aikenhead

**DEPARTMENT:** Administration

**DATE:** 1988 12 07

**FROM:** Ted Spooner

**DEPARTMENT:** Permits & Licences **YOUR FILE:**

**SUBJECT:** PERMITS & LICENCES DEPARTMENT COMMENTS TO THE DECEMBER 13, 1988 **OUR FILE:**  
BOARD OF VARIANCE MEETING

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Items 1-6: The Permits & Licences Department have no objections to these appeals as the Building By-laws do not appear to be involved.



C.E. (Ted) Spooner  
Building Inspector

CES/jm

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE, TUESDAY, DEC. 13, 1988

ITEM #5

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

ITEM #6

The Planning Department would certainly encourage this applicant to pursue a design solution which is in keeping with the existing early Maillardville design character. In fact, this area is a potential development permit area arising out of the Maillardville Official Community Plan considerations. Ms. Tomina de Jong of the Planning Department has been involved with the Maillardville Redevelopment Committee and the consultants carrying out the Maillardville Official Community Plan work. She may be able to provide further assistance to the applicants in relation to the design character for this area.

The Planning Department has no objection to this appeal and would encourage the applicants to pursue a design theme consistent with that of the area.

Respectfully submitted



Ken McLaren  
Development Control Technician

KM/cr

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE, TUESDAY, DEC. 13, 1988

ITEMS #1 AND #2

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

ITEM #3

This item has been discussed with the Traffic Section of our Engineering Department since the proposed variance relates to a two-foot setback from the property line along a street. They question the advisability of this siting variance and feel it is undesirable to place a structure this close to a property line off a street, particularly one as busy as Westwood Street. They recognize the existing location of Westwood Street built to the eastern portion of the right-of-way, however, future widening may encroach into this large boulevard, thereby creating a less desirable situation. They feel with the large setback to the dwelling, there are alternative options available to the applicant which would be in accordance with the Zoning Bylaw. As far as the Planning Department is concerned, we have no technical reasons to object to this application, however, we note that the site plan does not appear to be in scale in terms of the size of the carport in relation to the dwelling unit. The lot is 33 feet wide and therefore the carport, being 16 feet wide, would take up one-half the lot width. In addition, the 24-foot depth carport, as drawn, would appear to be similar in scale to the 44-foot setback available between the carport and the principal dwelling unit.

In addition, it appears the applicants are appealing the side yard setback to the carport since they are proposing a 3.5-foot setback, where the Bylaw requires a 3.94-foot setback.

ITEM #4

This property was the subject of an appeal to the Board in October of 1987. That was an application for a rear yard setback for the sundeck. The applicants now wish to enclose part of the sundeck and appeal the rear yard setback once again.

The Planning Department has no objection to this appeal as it would appear to be a local issue. We would note, however, that the question of view blockage was raised by adjacent property owners at the previous Board of Variance hearing.