

Zoning Appeal Board

ZONING BOARD OF APPEAL

Monday, January 16th, 1967
1111 Brunette Avenue
New Westminster, B. C.



A meeting of the Zoning Board of Appeal convened in the General Office of the Municipal Hall, 1111 Brunette Avenue, New Westminster, B. C., on Monday, January 16th, 1967, at 7:30 p. m., with Chairman Mr. K. Matheson, Mr. E. J. C. Stewart and Mr. R. Parsons present.

The twelve applications were heard in the order listed on the agenda.

Following the review of the case, the applicant would be dismissed and the members of the Board would consider the matter and the Secretary would advise the applicant in due course of their decision.

1. Mr. George Smith, 223 LeBleu Street, requesting the right to build closer to his side lot line than the Zoning By-Law requires.

The report of the Engineering Supervisor was received showing a plan of the existing structure, stating that Mr. Smith declined his request to indicate the location of the proposed carport, as requested by the Zoning Appeal Board at their meeting of October 27th, 1966.

Moved by Mr. R. C. Parsons seconded by Mr. E. J. C. Stewart:
That the application of Mr. George Smith, 223 LeBleu Street, be tabled until such time as Mr. Smith is present to state his case.

Carried.

2. Mr. John Antle, 964 Mayfair, Lot 139, Block "B", D.L. 369, Plan 18427, made representation requesting permission to enlarge his living accommodations and to shield in a carport closer to the street line than twenty-five feet.

This application was tabled for further clarification of the By-Law by the Municipality's solicitors.

3. Mr. Marchessault and his Architect made representation to the Appeal Board, and his architect explained the apartment plot plan stating that three apartment blocks would be constructed on property described as a Portion of Parcel "E" of Lot 27, of Lots 3, 107 and 45 and Parts of 1 & 16, with 92 units in each. The problem arises with the parking of at least two-thirds of the number of cars underground, with the underground parking abutting on both the front yard and side yard. They were requesting that the By-Law in this instance allow underground parking to come to the property line,

The Building Inspector explained that underground parking is considered a structure and not permitted on front or side yards.

One ratepayer, whose property is adjacent to the property in question, stated that if at all possible, could there not be a ten foot clearance as he was concerned of the drainage problem that could be created, but he was assured by the architect that there would not be a drainage problem on his property.

Moved by Mr. Parsons seconded by Mr. Stewart:
That approval be given in principle providing the retaining wall or no part of the parking structure is above grade.

Carried.

- continued -

January 16th, 1967,
continued.

4. Mrs. Masotti, 1675 Austin Avenue, addressed the Board explaining her desire to move an existing store and living quarters to a new foundation on property described as the Rem. of Lot 3, Block 29, D.L. 357, Plan 9697.

Mrs. Masotti stated the present structure was at least twenty years old and renovations were definitely needed. She explained the present structure is 17 feet from the road and when moved to new foundations would be 25 feet from the road and would provide more parking area.

No objections were received.

Moved by Mr. Parsons seconded by Mr. Stewart:
That this appeal be granted.

Carried.

5. Bryport Securities Limited, Mr. A.G. Bryan in connection with Lot 45 of Lots 4, 5 & 6, D.L. 63, Plan 20624 being 85 Denman Court, requesting relaxation of the front yard set-back to 17 feet to accommodate a double carport.

A petition was received showing four neighbours in favour of this appeal.

Moved by Mr. Parsons seconded by Mr. Stewart:
That this appeal be granted.

Carried.

6. Mr. L.A. Miles addressed the Board stating he was desirous of subdividing property described as Lot 96, of Blk. "F", D.L. 3 etc., Plan 26835, as was previously subdivided approximately two years ago, but when the sewers were installed he consolidated the two lots into one. Since that time the By-Law has been amended as to rear yard set-backs, and was requesting relaxation of the By-Law.

Mr. Miles stated that the existing house has been there for many years. He mentioned the fact that all the lots on the street are identical in size to the lot he proposes to subdivide. He stated he had a 25 foot side yard clearance as well as a 25 foot front clearance and only an 8 foot rear yard clearance.

Mr. Stewart stated he was doubtful that this was an application to be heard by this Board.

There were no objections to Mr. Miles' appeal.

Moved by Mr. Parsons seconded by Mr. Stewart:
That on behalf of this Board, we obtain the opinion of our Solicitor as to this Board's jurisdiction and powers to deal with this appeal.

Carried.

7. Mr. Aikenhead, Concrete Castings, Lougheed Highway, presented his appeal to erect a six foot chain link fence to protect his property, described as Lot 82, D.L. 3 etc., Plan 26347. He stated he had sustained damage amounting to \$700 in one year to products alone due to vandalism and trespassers.

Mr. Aikenhead went on further to request a three strand barb wire top to deter vandals. No objections were received to this appeal.

January 16th, 1967,
continued.

Moved by Mr. Parsons seconded by Mr. Stewart:

- That permission be granted Mr. Aikenhead of Concrete Castings to erect a six foot chain link fence, without barb wire, and that he be given an opportunity to present his case again should the six foot chain link fence be not sufficient.

Carried.

8. Mr. R.L. Spani, of Spani & Sons Construction, addressed the Board stating the difficulty of placing a dwelling on a corner lot of this length and still maintain a 25 foot rear yard; property in question described as Lot 165, D.L. 358, Plan 30363 - 624 Draycott Street. No objections were received to this appeal.

Moved by Mr. Stewart seconded by Mr. Parsons:
That this appeal be granted.

Carried.

9. Mr. James Tuningly presented his appeal to the Board stating his desire to build a new carport and patio deck on his existing home situate at 1715 Glendale Avenue. He stated his present carport was too steep and dangerous to property directly below his residence. He requested relaxation of the side-yard clearance to 9 feet 6 inches. No objections were received to this appeal.

Moved by Mr. Stewart seconded by Mr. Parsons:
That this appeal be granted.

Carried.

10. Mr. C.J. Downing appeared before the Board and explained his desire to construct an addition to his present dwelling in that of a carport and bedroom above the carport. Due to the nature of the shape of the lot, which would leave between 7 and 8 feet between his property line and he was requesting relaxation of the rear yard set-back. He presented a petition with 13 signatures of neighbours in the immediate area as having no objection to the proposed addition to his dwelling at 1376 Chine Crescent.

Moved by Mr. Parsons seconded by Mr. Stewart:
That this appeal be granted.

Carried.

11. Mr. F. Tetu appeared before the Board, requesting relaxation of the side-yard set-back to 4 feet in order that he may construct a carport on property at 1105 Hammond Avenue. No objections were received.

Moved by Mr. Stewart seconded by Mr. Parsons:
That this appeal be granted.

Carried.

12. Mr. E. Hult, 1900 Bowman Avenue, appeared before the Board requesting relaxation in the height regulations regarding his boat shed which is an A-Frame structure and is 17 feet high, 5 feet over the regulations. Mr. Hult presented a petition containing the signatures of four neighbours in the immediate vicinity, who have no objections to the boat shed being 17 feet in height.

Moved by Mr. Parsons seconded by Mr. Stewart:
That this appeal be granted.

Carried.

Moved by Mr. Parsons seconded by Mr. Stewart:
That the Board adjourn at 9:55 p.m.

Carried.

E. Stewart CHAIRMAN

Monday, March 20th, 1967.

Co B
Co A
P.

ZONING BOARD OF APPEAL

A meeting of the Zoning Board of Appeal convened in the General Office for the first portion of the meeting and later moving into the Council Chambers, on Monday, March 20th, 1967, at 7:30 p. m.

The cases were heard in the order of the notice published.

1. Mrs. P. Doiron, 1833 Trent Avenue, requesting a review of her former application to construct a sundeck with the post and overhand 2'4" from her neighbours property line.

Two Neighbours and an interested ratepayer spoke in regard to the invasion of privacy, and the perpetuating of the right of ratepayers to build so close to the property line.

Moved by Mr. R. C. Parsons seconded by Mr. E. J. C. Stewart:
That the application be denied and Mrs. Doiron informed that she must conform to the By-Laws.

CARRIED.

2. Mr. K. Gerow, representing Realty Securities Limited and A. W. McLeod Limited, requesting set-back relaxation in the building of a commercial building east of the Bank of Nova Scotia on Brunette Avenue, allowing a six foot set-back on the east, and the front of the building parallel to the front of the Bank of Nova Scotia.

Moved by Mr. R. C. Parsons seconded by Mr. E. J. C. Stewart:
That a six foot set-back on the east and the front parallel to the Bank of Nova Scotia building be granted.

CARRIED.

3. Mr. P. Lemay, President of the Christopher Club presented plans and specifications for his proposed extension on Lots 243 and 244, Block 21, to 30, D.L. 356.

Moved by Mr. E. J. C. Stewart seconded by Mr. R. C. Parsons:
That the request be rejected on the grounds that the land would not supply the rear yard and sufficient parking for the size of the building anticipated.

CARRIED.

4. Mr. & Mrs. L. A. Bouvier, requesting permission to instal a full basement and remodel a duplex at 1563 Rochester Avenue.

A number of ratepayers appeared requesting information as to the suitability of this house as it stands now.

Moved by Mr. R. C. Parsons seconded by Mr. E. J. C. Stewart:
That this request be rejected.

CARRIED.

5. Mrs. Anna Steeves, 726 Dogwood Avenue, requesting set-back relaxation for a carport which is now four feet from the south property line, and she wishes to enclose the partially enclosed carport to be utilized as a recreation room.

Moved by Mr. E. J. C. Stewart seconded by Mr. R. C. Parsons:
That this request be granted.

CARRIED.

March 20th, 1967, continued
Zoning Board of Appeal

6. Renfrew Construction Company Limited requesting the siting of a building closer than twenty-five feet to the rear lot on 648 Midvale Street.

Moved by Mr. R. C. Parsons seconded by Mr. E. J. C. Stewart:
That this be approved providing the house is built to a minimum of twenty feet front yard set-back.

CARRIED.

7. Mr. E. Lazaruk, 992 Kinsac Street, requesting set-back relaxation, but no building programme was presented.

Moved by Mr. E. J. C. Stewart seconded by Mr. R. C. Parsons:
That whereas there are no plans for this application, that the application be refused.

CARRIED.

8. Mr. Alex Michie, requesting relaxation of set-back regulations at 432 Donald Street, to fifteen feet.

Six ratepayers living in the area surrounding the property were in favour of the request to protect the trees and withhold the opening of the lane.

Moved by Mr. R. C. Parsons seconded by Mr. E. J. C. Stewart:
That whereas there is no plan and the applicant not being present, the application be refused.

CARRIED.

9. C. A. Vandergugten, requesting relaxation of the rear yard set-back at 553 Perth Avenue.

Moved by Mr. E. J. C. Stewart seconded by Mr. R. C. Parsons:
That this application be granted.

CARRIED.

10. Mr. J. Campesato, requesting front yard set-back relaxation at 2050 Alpine Court and 2055 Alpine Court, on lots described as 175 and 158.

Moved by Mr. R. C. Parsons seconded by Mr. E. J. C. Stewart:
That Mr. Campesato's application be approved providing that a two foot infraction be only permitted on lot 158 and a one foot infraction permitted on lot 175.

CARRIED.

11. Mr. L. A. Miles requesting for rear yard or side yard set-back relaxation at 811 Edgar Avenue, with the solicitor's report on the authority of this Board of Appeal to deal with the matter.

Moved by Mr. R. C. Parsons seconded by Mr. E. J. C. Stewart:
That the application be granted.

CARRIED.

12. Application by Mr. G. Smith, 223 LeBleu Street, to construct a carport on the south of his dwelling to within three feet of his boundary line.
This was checked by our Engineering Department and a declaration by Mr. Smith that his carport will not be closer than three feet to his neighbour's property line.

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Monday, March 20th, 1967, continued.
Zoning Board of Appeal

Application Mr. G. Smith (continued)

Moved by Mr. R. C. Parsons seconded by Mr. E. J. C. Stewart:
That the application be granted.

CARRIED.

14. Application by Mr. J. Antle, 964 Mayfair for front yard set-back relaxation to permit a coachair.

The Building Inspector explained conflict in the solicitor's communication dated December 2nd, 1966, and his contacts with them as late as this day in which a letter will be directed that will clear the matter.

Moved by Mr. R. C. Parsons seconded by Mr. E. J. C. Stewart:
That this be tabled until the solicitor's letter is at hand.

CARRIED.

15. Mr. N. Wainman, Building Inspector, reported on the granting of relaxation of rear yard set-back on an irregular shaped lot in Chines Crescent to Mr. C. J. Downing.

On this occasion the Zoning Board of Appeal considered a front yard set-back and it was explained that the rear set-back would be in the vicinity of seven feet.

Mr. Wainman stated that this has now been determined to be 6'2".

Moved by Mr. E. J. C. Stewart seconded by Mr. R. C. Parsons:
That Mr. Downing's approval be on the understanding that there be no increase in the size of the building, and that 6'2" be approved.

CARRIED.

Moved by Mr. R. C. Parsons seconded by Mr. E. J. C. Stewart:
That the Board of Appeal adjourn.

CARRIED.

 CHAIRMAN

SECRETARY

ZONING BOARD OF APPEAL

Thursday, May 25th, 1967,
1111 Brunette Avenue
New Westminster, B. C.

A meeting of the Zoning Board of Appeal convened in the Council Chambers of the Municipal Hall on Thursday, May 25th, 1967, at 7:30 p. m. , with Chairman K. Matheson, Mr. R. C. Parsons, Mr. E. J. C. Stewart and Mr. N. Wainman present.

The six applications were heard in the order listed on the Agenda.

1. Mr. J. Antle, 964 Mayfair, appeared before the Board requesting relaxation of the front-yard set-back requirements to permit him to build a carport which would be ten feet from the front property line instead of the required 25 feet.

It was brought to the Board's attention that this application was a re-submission due to the tabling of this application at the last meeting of the Board in order that the Solicitor's interpretation of the By-Law in respect to front yard set-back requirements could be obtained.

A letter in this connection was received from the Solicitor under date of May 9th, 1967, in which the solicitor stated there was an infringement of the By-Law.

Mr. Antle presented signatures of his three neighbours stating they had no objections to Mr. Antle's appeal.

MOVED BY MR. R. C. PARSONS SECONDED BY MR. E. J. C. STEWART:
That this appeal be granted.

CARRIED.

2. Mr. R. Ducharme appeared before the Board requesting relaxation of the front yard set-back to twenty feet in order that he may construct a dwelling at 611 Bosworth Avenue. He explained that this being an odd-shaped lot with a creek and ravine running through the back of the property, he could not construct a dwelling on same and maintain the required twenty-five feet set-back requirement.

No opposition was registered against this appeal.

MOVED BY MR. E. J. C. STEWART SECONDED BY MR. R. C. PARSONS:
That this appeal be granted.

CARRIED.

3. A. Weber Construction Company requesting relaxation of the side-yard requirements to 6.13 feet. A representative of the Construction Company addressed the Board stating they were unaware that the lot, situate at 960 Kinsac Street, would be a corner lot once Miller Avenue was extended, and proceeded to build forms.

No objections were registered against this appeal.

MOVED BY MR. E. J. C. STEWART SECONDED BY MR. R. C. PARSONS:
That this appeal be granted.

CARRIED.

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4. Mr. E. Lazaruk addressed the Board requesting relaxation of the rear yard set-back requirement from twenty-five feet to twenty-two feet; as well as his verbal application requesting relaxation of the front-yard set-back from twenty-five feet to 22.8 feet, on property known as 992 Kinsac Street. Mr. Lazaruk stated the lot was an odd-shaped lot with a ravine on the westerly boundary.

MOVED BY MR. E. J. C. STEWART SECONDED BY MR. R. C. PARSONS:
That Mr. Lazaruk's appeal be granted as to a twenty-two foot rear yard requirement.

CARRIED.

MOVED BY MR. R. C. PARSONS SECONDED BY MR. E. J. C. STEWART:
That Mr. Lazaruk's appeal be granted for a 22.8 foot front yard set-back subject to Mr. Lazaruk presenting the signatures of the owners of Lots 96 and 98 stating they are not opposed to this relaxation to the Building Inspector.

CARRIED.

5. Mr. R. Griese addressed the Board requesting relaxation of the minimum area requirement of 8000 feet in order that he may construct a duplex dwelling on Lot 258, Blks. 21 to 30, D. L. 356, Plan 1714, located on the north side of Ridgeway Avenue. Mr. Griese stated he was short 80 square feet, and found it impossible to purchase the required 80 square feet from his neighbour.

MOVED BY MR. E. J. C. STEWART SECONDED BY MR. R. C. PARSONS:
That this appeal be granted.

CARRIED.

6. Mr. S. Tarron representing Mr. A. Daum addressed the Board requesting relaxation of the rear-yard requirement in connection with the subdivision of the Rem. of 6, and Lot 16, & 15, Blk. 1, D. L. 364, Plan 1613. Upon granting approval of the subdivision the existing house situate at 1400 Como Lake Avenue would be to a point of eight feet of the lane allowance, and therefore, Mr. Tarron made his appeal to the Board for the relaxation of the rear-yard requirement to eight feet of the Municipal lane.

MOVED BY MR. E. J. C. STEWART SECONDED BY MR. R. C. PARSONS:
That this appeal be granted.

CARRIED.

MOVED BY MR. E. J. C. STEWART SECONDED BY MR. R. C. PARSONS:
That the Board adjourn.

CARRIED.

R. A. Matheson CHAIRMAN



ZONING BOARD OF APPEAL

Wednesday, July 19th, 1967
1111 Brunette Avenue,
New Westminster, B. C.

A meeting of the Zoning Board convened in the General Office of the Municipal Hall, 1111 Brunette Avenue, New Westminster, B. C. on Wednesday, July 19, 1967 at 7.30 p.m. Members of the Board present were Mr. E. J. C. Stewart and Mr. R. C. Parsons. Also attending the meeting were Mr. R. A. LeClair, Acting Municipal Clerk and Mr. M. Robinson, Assistant Building Inspector.

Mr. R. A. LeClair advised the Members of the Appeal Board that there were two appeals and presented an agenda for the meeting. The Board was further advised that Notice of the Meeting had been posted on the Bulletin Board as well as advertised in two successive issues of the press. The Board was further advised that the applicants to be heard had been advised by mail as were the owners of the adjacent properties.

Mr. E. J. C. Stewart took the Chair in the absence of Mr. Matheson and declared the Meeting to be a duly constituted meeting of the Zoning Board of Appeal of the Corporation of the District of Coquitlam. For the purpose of this meeting he appointed Mr. R. A. LeClair to be the Secretary thereof.

APPEAL OF ETHEL BRASSEUR - 599
HARRISON AVENUE, RE LOT 6, Blk. 4 & 5,
D. L. 106, PLAN 16592, SUBJECT REQUIREMENTS
OF THE ZONING BY-LAW WITH RESPECT TO
SITING OF A PROPOSED CARPORT

The Members of the Appeal Board were circularized with a copy of the application to the Zoning Board of Appeal. In support of the application a sketch was presented indicating the location of the existing concrete driveway upon which it was proposed to erect a carport.

Mr. Robinson stated that the proper setback requirement in this instance was four feet from the eastern property line of the lot in question which formed the westerly boundary of a walkway registered between the subject property and the neighbouring property lying to the east.

Ethel Brasseur, owner of the property, asked to have Mr. Art Nerbus speak in her behalf. The Chairman then asked Mr. Nerbus to describe the hardship or hardships the owner was being subjected to. Mr. Nerbus stated the following:

- a) The additional cost the owner would be required to absorb by placing the carport at the rear of the lot was beyond her ability to pay.
- b) Mrs. Brasseur proposed to erect a carport with a concrete block wall on the westerly extremity of her property so as to provide herself with protection to her property and by the denial she was being prevented from protecting her property.

Wednesday, July 19th, 1967,
continued.

Mr. Nerbus went on to describe to the Members of the Court the damages that had been sustained both by Mrs. Brasseur and her neighbour from persons using the walkway neighbouring her property.

The Chairman advised Mrs. Brasseur that her appeal would be considered by the Board and that she would be advised promptly of the Board's decision.

APPEAL OF ROBERT MCLEAN - 970 DANSEY AVENUE
RE LOT 13, BLK. 7, D. L. 3 ETC. OF PLAN 14679
SUBJECT - REQUIREMENT OF THE ZONING BY-LAW
WITH RESPECT TO SITING.

Members of the Appeal Board had previously been circularized with a copy of Mr. McLean's appeal. In support of his appeal he had had a land surveyor prepare a plan which indicated that his present house was located 4.9 feet from the property line.

Mr. Robinson advised the Members of the Court that the normal setback from the side property line would be six feet. On invitation by the Chairman Mr. McLean stated that he had for the past six years been living on the noted property and had dediced to raise his house in order to provide a basement under the house and was proposing to put an extension on to the house so as to provide more room for him and his family comprising of a wife and two children. He stated that because the extension proposed and the alterations proposed he would now by terms of the Zoning By-Law have to move his house at an additional cost to him of between eight and nine hundred dollars. He stated that the additional cost that he would be put to resulting from moving the building was beyond his ability to pay and that his family was requiring additional space for living accommodations.

Mr. John Erfle, a neighbour present, stated that he had no objection to the application put forward by Mr. McLean. The Chairman of the Zoning Board of Appeal advised Mr. McLean that the Board would reach a decision upon this case at an early date and that he would be advised promptly.

All applicants left the meeting at this point.

MR. ROBERT MCLEAN

MOVED BY MR. R. C. PARSONS
SECONDED BY MR. E. J. C. STEWART:

That Mr. Robert McLean, owner of Lot 13, Blk. 7, D. L. 3 etc, Pl. 14679 be permitted to extend his house and raise his house maintaining a 4.9 foot side yard clearance on the said lot 13.

CARRIED

Wednesday, July 19th, 1967,
continued.

RE ETHEL BRASSEUR

MOVED BY MR. R. C. PARSONS
SECONDED BY MR. E. J. C. STEWART:

That Ethel Brasseur on grounds of hardship being the protection of her property being denied and the fact that the walkway itself creates a buffer larger than the buffer that would be provided by setback be permitted to erect a carport on Lot 6, Blks. 4 & 5, D.L. 106, Plan 16592 with the easterly wall thereof being placed on the property line provided no roof overhang is to go over the walkway and further provided that the water from the roof is to be directed to the back by sloping the roof in that direction.

CARRIED

R. A. LeClair tabled an exchange of correspondence between the Engineering Supervisor and the Lower Mainland Regional Planning Board having reference to the attendance of the Planner at Zoning Board of Appeal Meetings.

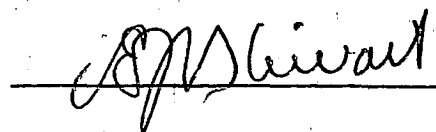
It was suggested by Mr. LeClair that future notices to applicants of meetings of Zoning Board of Appeal on matters of siting contain a statement to the effect that the hardship created must be clearly stated and proved by the applicant.

ADJOURNMENT

MOVED BY MR. R. C. PARSONS
SECONDED BY MR. E. J. C. STEWART:

That the meeting adjourn.

CARRIED

 CHAIRMAN



ZONING BOARD OF APPEAL

Monday, October 30th, 1967
630 Poirier Street
Coquitlam, B.C.

A meeting of the Zoning Board of Appeal convened in the Arts and Crafts Room of the Social Recreation Centre, 630 Poirier Street, Coquitlam, B.C. on Monday, October 30th, 1967 at 7:30 P.M. Members of the Board present were Mr. K.A. Matheson, Chairman, Mr. E.J.C. Stewart and Mr. R.C. Parsons. Also attending the meeting were T. Klassen, Acting Municipal Clerk and Mr. Wainman, the Building Inspector.

A copy of the agenda for the meeting was given to the members, which listed four appeals. The meeting had been advertised in The Columbian on October 21, 1967 and the applicants to be heard had been advised by mail as were the owners of the adjacent properties.

Mr. T. Klassen acted as Secretary for the meeting of the Zoning Board of Appeal.

1. APPEAL OF L. MONTGOMERY & SONS LTD.
AND J. SHAUGHNESSY, 1564 SMITH AVE.
RE LOT 4, BLK. 6, D.L. 364, PLAN 1613
SUBJECT: REARYARD ENCROACHMENT ON FUTURE
SUBDIVISION OF EXISTING HOUSE

The members of the Board had before them a copy of a map showing the future subdivision together with the location of the existing house.

Mr. L. Newson and Mr. James Shaughnessy were in attendance and explained to the Board the purpose of the appeal and the hardship which would be created if the appeal were not granted.

Mr. Wainman advised the Board that when the subdivision took effect that the existing house would contravene the setback requirement by 16.5 feet.

Mr. Shaughnessy explained the hardship to him, if the appeal was not granted, would be that he would not be able to afford the cost of moving his house and therefore, would be unable to subdivide.

The Chairman advised Mr. Shaughnessy that the appeal would be considered by the Board and he would be advised promptly of the Board's decision.

2. APPEAL OF MR. & MRS. J. HALE RE
1031 PALERMO, LOT 24 of D.L. 371, PLAN 18644
SUBJECT: UNUSUAL SHAPE OF LOT MAKES IT DIFFICULT
TO PLACE DWELLING ON IT IN CONFORMITY WITH THE
ZONING BY-LAW

The members of the Board had a drawing before them showing the proposed location of the house on the lot.

Mr. Hale explained that they had purchased the lot with the understanding that they could place the house in the position shown on the drawing as a previous appeal had been granted to the former owner to place a house in somewhat the same position.

Mr. Wainman explained to the Board that he had received a ruling from the Municipal Solicitor stating that approval of an appeal by the Board applies only to the applicant appealing and not to future owners of the property.

Mr. Hale stated that the hardship to him, if the appeal were not granted, would be that it would be almost impossible to place a house of proper size on the lot.

Mr. & Mrs. Hale were then advised that the appeal would be considered by the Board and he would be advised promptly of the Board's decision.

3. APPEAL OF MR. & MRS. E. HIGGS RE
990 KINSAC STREET, LOT 96, D.L. 367, PLAN 30468
SUBJECT: FRONTYARD SETBACK

The members of the Board had before them a drawing showing the proposed location of the house on the lot.

Mr. Higgs explained to the Board that he was requesting that the front yard setback be reduced to 19 ft. at the north corner of his house so that he could construct the house of his choice without encroaching on a sewer easement at the back of his lot.

Mr. Higgs stated that the lot was on a cul de sac and that if he were to set his house back the full 25 ft., it would be out of line with the other houses on the street.

The Chairman advised Mr. Higgs that his appeal would be heard and that he would be advised promptly of the Board's decision.

4. APPEAL OF A. & M. SMITH AND C. SHEPPARD
RE 1112 & 1118 ROCHESTER AVE., LOT "A" OF
N. 1/2 OF BLK. 32, D.L. 109, PLAN 14513 AND
LOT 1 OF "B" & "C" OF N. 1/2 OF BLK. 32, PLAN 29347
SUBJECT: REARYARD SETBACK VIOLATION ON PROPOSED
SUBDIVISION

The members of the Board had before them a proposed plan of subdivision showing the location of the present house.

The Board asked Mr. Smith what the exact measurements would be regarding the rearyard when the subdivision took place. Mr. Smith stated that he believed it would be 14 ft. at the north corner of the house, however, he was not positive of this figure.

It was suggested to him by the Board that it may be better for him to withdraw his appeal at this time because if the Board set the figure at 14 ft., he would be bound by that figure even though it may not be correct.

Mr. & Mrs. Smith agreed with the Board and withdrew their appeal until the next sitting of the Board, at which time they would present a plan showing the exact measurements of the rearyard setback.

All applicants left the meeting at this point.

L. MONTGOMERY & SONS LTD. & J. SHAUGHNESSY

MOVED BY MR. R.C. PARSONS,
SECONDED BY MR. E.J.C. STEWART:

That Mr. Shaughnessy, owner of Lot 4, Blk. 6, D.L. 364, Plan 1613, be permitted the relaxation of the by-law regarding setbacks when the new subdivision comes into being. However, the house shall not be closer than 3.5 ft. from the proposed lane and he must have a sideyard of 5 ft. and the carport must be removed from the present house.

CARRIED

- continued -

MR. & MRS. J. HALE

MOVED BY MR. E.J.C. STEWART,
SECONDED BY MR. R.C. PARSONS:

That Mr. & Mrs. J. Hale, owners of Lot 24, D.L. 371, Plan 18644, be permitted to build a house on the lot as shown on the plan presented to the Board. The plan showed a setback of 13 ft. from Bellevue Avenue at the north-east corner of the house, 20 ft. from the east boundary of the lot to the north-east corner of the house, 6 ft. from the south boundary of the lot to the south-west corner of the house and 16 ft. from the ^{WEST} ~~east~~ boundary of the lot to the south-west corner of the house.

CARRIED

MR. & MRS. E. HIGGS

MOVED BY MR. E.J.C. STEWART,
SECONDED BY MR. R.C. PARSONS:

That Mr. & Mrs. E. Higgs, owners of Lot 96, D.L. 367, Plan 30468, be allowed to place a house on said lot as shown on plan of David H. Burnett and Associates of September 20, 1967 and No. 5421-01, maintaining a setback of 19 ft. from Kinsac Street to the north-east corner of the house.

CARRIED

ADJOURNMENT

MOVED BY MR. R.C. PARSONS,
SECONDED BY MR. E.J.C. STEWART:

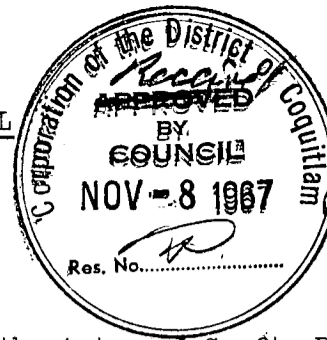
That the meeting adjourn at 8:45 P.M.

CARRIED

R. A. Watson.....CHAIRMAN

ZONING BOARD OF APPEAL

Monday, October 30th, 1967
630 Poirier Street
Coquitlam, B.C.



A meeting of the Zoning Board of Appeal convened in the Arts and Crafts Room of the Social Recreation Centre, 630 Poirier Street, Coquitlam, B.C. on Monday, October 30th, 1967 at 7:30 P.M. Members of the Board present were Mr. K.A. Matheson, Chairman, Mr. E.J.C. Stewart and Mr. R.C. Parsons. Also attending the meeting were T. Klassen, Acting Municipal Clerk and Mr. Wainman, the Building Inspector.

A copy of the agenda for the meeting was given to the members, which listed four appeals. The meeting had been advertised in The Columbian on October 21, 1967 and the applicants to be heard had been advised by mail as were the owners of the adjacent properties.

Mr. T. Klassen acted as Secretary for the meeting of the Zoning Board of Appeal.

1. APPEAL OF L. MONTGOMERY & SONS LTD.
AND J. SHAUGHNESSY, 1564 SMITH AVE.
RE LOT 4, BLK. 6, D.L. 364, PLAN 1613
SUBJECT: REARYARD ENCROACHMENT ON FUTURE
SUBDIVISION OF EXISTING HOUSE

The members of the Board had before them a copy of a map showing the future subdivision together with the location of the existing house.

Mr. L. Newson and Mr. James Shaughnessy were in attendance and explained to the Board the purpose of the appeal and the hardship which would be created if the appeal were not granted.

Mr. Wainman advised the Board that when the subdivision took effect that the existing house would contravene the setback requirement by 16.5 feet.

Mr. Shaughnessy explained the hardship to him, if the appeal was not granted, would be that he would not be able to afford the cost of moving his house and therefore, would be unable to subdivide.

The Chairman advised Mr. Shaughnessy that the appeal would be considered by the Board and he would be advised promptly of the Board's decision.

2. APPEAL OF MR. & MRS. J. HALE RE
1031 PALERMO, LOT 24 of D.L. 371, PLAN 18644
SUBJECT: UNUSUAL SHAPE OF LOT MAKES IT DIFFICULT
TO PLACE DWELLING ON IT IN CONFORMITY WITH THE
ZONING BY-LAW

The members of the Board had a drawing before them showing the proposed location of the house on the lot.

Mr. Hale explained that they had purchased the lot with the understanding that they could place the house in the position shown on the drawing as a previous appeal had been granted to the former owner to place a house in somewhat the same position.

Mr. Wainman explained to the Board that he had received a ruling from the Municipal Solicitor stating that approval of an appeal by the Board applies only to the applicant appealing and not to future owners of the property.

Mr. Hale stated that the hardship to him, if the appeal were not granted, would be that it would be almost impossible to place a house of proper size on the lot.

Mr. & Mrs. Hale were then advised that the appeal would be considered by the Board and he would be advised promptly of the Board's decision.

3. APPEAL OF MR. & MRS. E. HIGGS RE
990 KINSAC STREET, LOT 96, D.L. 367, PLAN 30468
SUBJECT: FRONTYARD SETBACK.

The members of the Board had before them a drawing showing the proposed location of the house on the lot.

Mr. Higgs explained to the Board that he was requesting that the front yard setback be reduced to 19 ft. at the north corner of his house so that he could construct the house of his choice without encroaching on a sewer easement at the back of his lot.

Mr. Higgs stated that the lot was on a cul de sac and that if he were to set his house back the full 25 ft., it would be out of line with the other houses on the street.

The Chairman advised Mr. Higgs that his appeal would be heard and that he would be advised promptly of the Board's decision.

4. APPEAL OF A. & M. SMITH AND C. SHEPPARD
RE 1112 & 1118 ROCHESTER AVE., LOT "A" OF
N. 1/2 OF BLK. 32, D.L. 109, PLAN 14513 AND
LOT 1 OF "B" & "C" OF N. 1/2 OF BLK. 32, PLAN 29347
SUBJECT: REARYARD SETBACK VIOLATION ON PROPOSED
SUBDIVISION

The members of the Board had before them a proposed plan of subdivision showing the location of the present house.

The Board asked Mr. Smith what the exact measurements would be regarding the rearyard when the subdivision took place. Mr. Smith stated that he believed it would be 14 ft. at the north corner of the house, however, he was not positive of this figure.

It was suggested to him by the Board that it may be better for him to withdraw his appeal at this time because if the Board set the figure at 14 ft., he would be bound by that figure even though it may not be correct.

Mr. & Mrs. Smith agreed with the Board and withdrew their appeal until the next sitting of the Board, at which time they would present a plan showing the exact measurements of the rearyard setback.

All applicants left the meeting at this point.

L. MONTGOMERY & SONS LTD. & J. SHAUGHNESSY

MOVED BY MR. R.C. PARSONS,
SECONDED BY MR. E.J.C. STEWART:

That Mr. Shaughnessy, owner of Lot 4, Blk. 6, D.L. 364, Plan 1613, be permitted the relaxation of the by-law regarding setbacks when the new subdivision comes into being. However, the house shall not be closer than 3.5 ft. from the proposed lane and he must have a sideyard of 5 ft. and the carport must be removed from the present house.

CARRIED

- continued -

MR. & MRS. J. HALE

MOVED BY MR. E.J.C. STEWART,
SECONDED BY MR. R.C. PARSONS:

That Mr. & Mrs. J. Hale, owners of Lot 24, D.L. 371, Plan 18644, be permitted to build a house on the lot as shown on the plan presented to the Board. The plan showed a setback of 13 ft. from Bellevue Avenue at the north-east corner of the house, 20 ft. from the east boundary of the lot to the north-east corner of the house, 6 ft. from the south boundary of the lot to the south-west corner of the house and 16 ft. from the east boundary of the lot to the south-west corner of the house.

CARRIED

MR. & MRS. E. HIGGS

MOVED BY MR. E.J.C. STEWART,
SECONDED BY MR. R.C. PARSONS:

That Mr. & Mrs. E. Higgs, owners of Lot 96, D.L. 367, Plan 30468, be allowed to place a house on said lot as shown on plan of David H. Burnett and Associates of September 20, 1967 and No. 542L-01, maintaining a setback of 19 ft. from Kinsac Street to the north-east corner of the house.

CARRIED

ADJOURNMENT

MOVED BY MR. R.C. PARSONS,
SECONDED BY MR. E.J.C. STEWART:

That the meeting adjourn at 8:45 P.M.

CARRIED

.....CHAIRMAN