

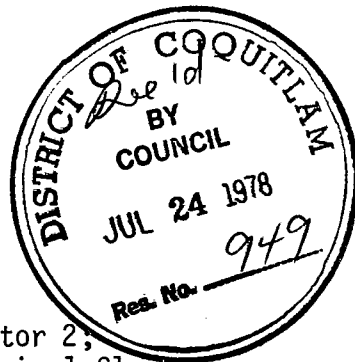
Tuesday, July 11, 1978
Board of Variance - 7:00 p.m.

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, July 11, 1978 at 7:00 p.m.

Members present were:

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



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 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. M. & A. Shaw
838 Porter Street
Subject: Relaxation of side yard setback requirements.

Mr. Martin Shaw appeared before the Board to request relaxation of the side yard setback requirements in order to allow him to build a garage to within 3 feet of the side yard property line.

On questioning by the Board as to the distance between house and property line the Building Inspector reported that the measurement between the house and the fence was only 10 feet. Mr. Shaw stated that the fence was set inside his property line 9 inches. In answer to a question from the Board as to the narrowness of the proposed garage, Mr. Shaw stated he would only be parking a small car in the proposed garage.

Mr. Bob Grant of 844 Porter Street asked if there would be any roof overhang into this 3 foot setback. Mr. Shaw stated that it would be a straight gable end roof with no overhang. Mr. Grant then stated that he would like to see a survey done to determine where the property line is located.

There was no further opposition expressed to this application.

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2. W.G. Spearman
1028 Dory Avenue
Subject: Relaxation of front yard setback requirements
and fence height requirements.
-

Mr. Spearman appeared before the Board to request relaxation of the front yard setback requirements to allow him to build a swimming pool in the front yard of his property. He also requested relaxation of the fence height requirements and he stated he wished to build an eight foot high solid fence along his property line in the front and side yard.

Mr. Spearman was asked to withdraw his application at this time as the minimum 4 foot height fence required around swimming pool areas under the building by-law conflicts with the 3 foot height maximum allowed under the zoning by-law for an exterior corner and the Traffic Supervisor and the Planning Department both advised that to allow a fence of more than 3 feet in height within 20 feet of this corner would create a visual obstruction. It was suggested to Mr. Spearman that he could come back before the Board at a future date with a re-design of the pool to allow the 4 foot fence required around the pool that would not encroach into the 20 foot exterior lot corner.

3. J. Hersak & R. Little
566 Lougheed Highway
Subject: Relaxation of height requirements.
-

Mr. T. Hale of Hale Architects appeared before the Board in regard to this matter and a written submission was presented which is attached hereto and forms a part of these Minutes. Mr. Hale reported that the hardship in question is the 25 foot height requirements in this particular zone as they are proposing to put in a 65 unit motel with a dining room attached. Mr. Hale presented coloured renderings and drawings for the information of the Board.

A Mrs. M. Tindle of 563 Lougheed Highway stated she felt this extra height requested would obstruct her view and block out the sun from her property. She stated this motel project would be like a three storey apartment block at the one end where the roof rises above the rest of the motel roofline.

Mr. Hale explained to the Board that the ground level of the portion of the motel which has the extra roof height is about 5 feet below the mean level of the Lougheed Highway, and that the motel unit would be situated 65 feet back from the highway and that the parapet in question would slope back from the front face of the building and at its highest point would be 50 feet back from the front face of the building and 8 feet higher than the rest of the roof line.

The Chairman commented on the landscaping shown on the coloured renderings and expressed the hope that the landscaping would be kept as closely as possible to the plans presented this evening.

There was no further opposition expressed to this application.

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4. B. & D.R. Willoughby
2310 Sumpter Drive
Subject: Relaxation of side yard setback requirements.

Mrs. Willoughby appeared before the Board and requested permission to extend a roof overhang into the side yard setback by approximately 17 inches as they wish to roof over the open portion of their sundeck.

A letter in support of this application was received from Dr. and Mrs. T. Thomson 2306 Sumpter Drive, and a copy of that letter is attached hereto and forms a part of these minutes.

There was no opposition expressed to this application.

5. G.J. Bennett
944 Merritt Street
Subject: Relaxation of side yard setback requirements.

Mr. Bennett appeared before the Board and requested permission to construct a counter space in the kitchen which would project 2 feet into the side yard setback requirements. Mr. Bennett also presented a written submission which is attached hereto and forms a part of these Minutes.

~~There was no opposition expressed to this application.~~

6. F. Pinto
1919 Como Lake Avenue
Subject: Relaxation of fence height requirements.

Mr. F. Pinto appeared before the Board requesting relaxation of the fence height requirements. He stated he had already built a concrete fence 5 feet 9 inches high which runs to the front property line. He informed the Board that when he built this fence he was not aware there were height restrictions with regard to fencing.

Mr. & Mrs. C. Koenders of 1911 Como Lake Avenue informed the Board that they were the next door neighbours to Mr. Pinto and had no objections to this fence.

There was no opposition expressed to this application.

7. K.M. & L.T. Malo
265 Bernatchey Avenue
Subject: Request to make addition to non-conforming dwelling.

Mr. K. Malo appeared before the Board and stated that they proposed to add an addition to their home and as the existing home is located only 5 feet from the side yard property line it is a non-conforming dwelling and they must get permission from the Board to make any structural alterations. He stated that at the present time they have two different roof lines on this home and he would like to re-roof the entire house for aesthetic as well as practical reasons. He went on to inform the Board the new roof line will overhang about 2 inches less than the present roof line.

There was no opposition expressed to this application.

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8 & 9. Lloyd W. Pasco Builders Ltd.
1009 & 1011 Buoy Drive
Subject: Relaxation of side yard setback requirements.

Mr. Pasco appeared before the Board to request relaxation of side yard setback requirements in order to allow him to build a 3 foot wide cat walk along side the houses to allow access and egress from the kitchen doors. He had originally planned to put in sidewalks outside the kitchen doors but due to the steep slope of the lots this has not been possible.

There was no opposition expressed to these applications.

10. S. Sheldon
595 Chapman Avenue
Subject: Relaxation of side yard setback requirements.

Mr. Sheldon appeared before the Board and requested relaxation of the side yard setback requirements. He stated he wished to construct a green house on top of his carport and grow vegetables hydroponically as he is a vegetarian and he requires vegetables on a year round basis. He has already purchased the tempered glass required for a 12 foot by 24 foot greenhouse and the glass cannot be recut and therefore if the side yard relaxation is not allowed he would be required to go to a great deal of expense to purchase additional tempered glass. Mr. Sheldon stated that the carport he has built is only 2 feet 2 inches from the property line and is 12 feet wide and he hoped he would not have to reduce it by more than 2 feet in width as anything under that would be too narrow for him to use. He also stated he could reduce the size of the greenhouse to 10 feet in width without too many problems with the glass.

On questioning by the Board Mr. Sheldon stated that if he put the greenhouse behind his home he would not get the required sunlight.

The Building Inspector questioned Mr. Sheldon about the studding in his carport and Mr. Sheldon stated that he would be removing this.

Mr. Sheldon's neighbour at 591 Chapman Avenue stated he had no objections to the erection of the greenhouse or to the carport.

There was no opposition expressed to this application.

11. Mr. Popelka
913 Madore Avenue
Subject: Relaxation of rear yard setback requirements.

Mr. Popelka appeared before the Board and requested relaxation of rear yard setback requirements. He stated he wished to build a new home on this lot which would be a two storey ground level home, and he would be removing the old house on the lot but wished to keep the storage shed.

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Mr. Tompkins of 917 Madore Avenue stated he was concerned with relaxation of the setback requirements as the present home almost sits on the property line next to his home and that he would like to see the new buildings go in with proper setbacks. He stated he would have no objections to this if it had the required sideyard setbacks.

Mr. Popelka then stated he also wished to build an 8 foot high fence along his rear yard, ie. Blue Mountain Street, as a sound buffer. Mr. Popelka was told to check with the Engineering and Planning Departments in regard to the height of the fence.

Mrs. Muir of 918 Madore Avenue stated she was opposed to the building of an 8 foot fence as it would obstruct vision of traffic coming down Blue Mountain Street. It was pointed out to Mrs. Muir this property in question, 913 Madore, did not go over to the corner. There was a small lot owned by the District of Coquitlam on the corner and therefore the fence would not come down to the corner of Madore and Blue Mountain.

There was no further opposition expressed to this application.

12. L. & D. Meuser
2966 Pheasant Avenue
Subject: Relaxation of rear yard requirements.

Mr. Meuser appeared before the Board requesting relaxation of the rear yard setback requirements at this address. He stated that he was proposing to build light manufacturing warehouse space on this property and the building would come to within 3 feet of the rear property line. The length of the building is 140 feet at the rear and 152 feet long at the front. Mr. Meuser stated that if he was required to set the building back 25 feet from the rear property line it would make it totally uneconomical and it would not allow for required parking.

There was no opposition expressed to this application.

13. Barsol Enterprises Ltd.
3163 Dunkirk Avenue
Subject: Relaxation of side yard setback requirements.

Mr. Paul Webster of P. Webster Associates appeared before the Board on behalf of Barsol Enterprises Ltd. He requested that the existing carport on the west side of the building at 3163 Dunkirk Avenue be allowed to remain. He stated that the building, on subdivision, will be 1 foot 7 inches from the property line with a 6 inch roof overhang into this setback.

It was noted by the Board that the Building Department had recommended that this application be denied and that no construction be approved closer than 2 feet to the property line.

There was no opposition expressed to this application.

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14. T. Kosko
848 Sharpe Street
Subject: Relaxation of front and side yard setback requirements.
-

Mr. T. Kosko stated that he had appeared before the Board of Variance last November at which time he had requested that two existing homes in this proposed subdivision be allowed to remain on a temporary basis and the Board had given approval to retain these homes until the end of June, 1978. Mr. Kosko went on to state that as he now will be constructing homes on the lots created by this subdivision. He would like to keep the home at 848 Sharpe Street for use as a construction headquarters rather than tearing it down and then having to build a temporary construction shack.

On questioning by the Board Mr. Kosko stated that he felt he could have his construction completed by September, 1979 at which time he would tear down this home at 848 Sharpe Street.

There was no opposition expressed to this application.

15. J. Kroening
402 Mundy Street
Subject: Relaxation of side yard setback requirements.
-

Mrs. Kroening stated that their property was in the process of being subdivided into three lots and she was having a home built for her on the most southerly of these lots. The carport would be setback 4 feet from the property line and she requested relaxation of the side yard setback requirements to allow for a roof overhang into the side yard setback by 1 foot.

Members of the Board suggested that a re-drawing of the lot lines in this proposed subdivision to widen this particular lot 1 foot would solve Mrs. Kroening's problem.

There was no opposition expressed to this application.

16. G. Evans
370 Dartmoor Drive
Subject: Relaxation of side yard setback requirements.
-

Mr. Evans appeared before the Board and requested relaxation of the side yard setback requirements as he wished to have a inground pool constructed and he does not wish to have this pool constructed in the back of his property as it is heavily treed and the neighbours object to the removal of these trees. He also stated that the rear of his property is sloped and it would be more expensive to construct an inground pool at this location. He stated that the pool would be constructed on the exterior side of his lot and it would come to within 7 feet of the exterior lot line with a 4 foot apron around the pool beyond that. He also stated he would be erecting a 4 foot fence around the pool area.

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Mr. R. Huyton of 2564 Ashurst Avenue appeared before the Board and stated that he was concerned about the fencing only. He did not wish to see a high fence built around this property.

Mr. J.P. Martin of 2571 Ashurst Avenue also stated he had no objections to the pool but did object to the erecting of a high fence around the property line, but would have no objections to a fence erected around the pool area. He stated that a high fence along the property line would obstruct the view of traffic on the corner.

Mr. Jim Miller of 2567 Ashurst Avenue stated that he would object to the fence along the property line as well. He stated that the corner of Dartmoor and Ashurst is a very bad corner and at the present time a high fence would obstruct the view of traffic coming along this street. Mr. Jim West of Ashurst Avenue also stated he would have no objections to the proposal as long as the fence was not built along the property line.

The Chairman pointed out to the neighbours concerned that Mr. Evans could build a fence along the property line in accordance with our zoning by-law regulations without Board of Variance approval.

There was no further opposition expressed to this application.

17. R.A. Marsh
3175 Capstan Court
Subject: Relaxation of side yard setback requirements.

Mr. Marsh appeared before the Board requesting relaxation of the side yard setback requirements as he wished to construct a roof over his sundeck for protection from the weather. He also stated that when his house was built there was no exit provided from the home except down the interior stairs to the lower floor and he would be constructing stairs off the sundeck. Mr. Marsh went on to state that for esthetic reasons it would be desirable to have the 2 foot roof overhang on the sundeck area to tie in with the rest of the roof line.

There was no opposition expressed to this application.

19. W. & P. Westwood
2566 Passage Drive
Subject: Relaxation of side yard setback requirements.

Mr. Westwood and his contractor appeared before the Board requesting relaxation of the side yard setback requirements. Mr. Westwood stated that he wished to close in his carport to protect his cars from the weather and also to store garden tools and equipment.

There was no opposition expressed to this application.

CONCLUSIONS

1. M. & A. Shaw

MOA W. & P. WESTWOOD
SUBMITTED BY M. HANSEN

the appeal of M. & A. Shaw be denied.

ED. HANSEN

Tuesday, July 11, 1978

CONCLUSIONS

1. M. & A. Shaw

MOVED BY MR. PETRIE
SECONDED BY MR. HANSEN

That the appeal of M. & A. Shaw be denied.

CARRIED UNANIMOUSLY

2. W.G. Spearman

WITHDRAWN

3. J. Hersak & R. Little

MOVED BY MR. FARION
SECONDED BY MR. PETRIE

That the appeal of J. Hersak & R. Little for relaxation of height requirements be approved to a maximum of 33 feet in height.

CARRIED UNANIMOUSLY

4. B. & D.R. Willoughby

MOVED BY MR. FARION
SECONDED BY MR. PETRIE

That the appeal of B. & D.R. Willoughby be approved as per application.

CARRIED UNANIMOUSLY

5. G.J. Bennett

MOVED BY MR. HANSEN
SECONDED BY MR. FARION

That the appeal of G.J. Bennett be approved as per application.

CARRIED UNANIMOUSLY

6. F. Pinto

MOVED BY MR. HANSEN
SECONDED BY MR. FARION

That the appeal of F. Pinto be approved as per application.

CARRIED UNANIMOUSLY

7. K.M. & L.T. Malo

MOVED BY MR. HANSEN
SECONDED BY MR. PETRIE

That the appeal of K.M. & L.T. Malo be approved retaining the 5 foot setback from the lane with an 18 inch overhang of the roof line.

CARRIED UNANIMOUSLY

Tuesday, July 11, 1978

8. & 9. Lloyd W. Pasco Builders Ltd.

MOVED BY MR. FARION
SECONDED BY MR. PETRIE

That the appeals of Lloyd W. Pasco Builders Ltd. be approved as per applications.

CARRIED

Mr. Hansen registered opposition.

10. S. Sheldon

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

That the appeal of S. Sheldon be approved and that the carport and the greenhouse be constructed no closer than 3 feet to the side yard property line.

CARRIED

Mr. Hansen registered opposition.

11. Mr. Popelka

MOVED BY MR. HANSEN
SECONDED BY MR. FARION

That the appeal of Mr. Popelka be approved with a setback of 18 feet from Blue Mountain Street for the carport and 20 feet from Blue Mountain Street for the house.

CARRIED UNANIMOUSLY

12. L. & D. Meuser

MOVED BY MR. HANSEN
SECONDED BY MR. FARION

That the appeal of L. & D. Meuser be approved.

CARRIED UNANIMOUSLY

13. Barsol Enterprises Ltd.

MOVED BY MR. FARION
SECONDED BY MR. PETRIE

That the appeal of Barsol Enterprises Ltd. be denied.

CARRIED UNANIMOUSLY

14. T. Kosko

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

That the appeal of T. Kosko be approved and an extension be granted to September, 1979.

CARRIED UNANIMOUSLY

Tuesday, July 11, 1978

15. J. Kroening

MOVED BY MR. PETRIE
SECONDED BY MR. HANSEN

That the appeal of J. Kroening be denied,
with the suggestion that the lot lines in
this proposed subdivision be re-defined
to widen this particular lot by 1 foot.

CARRIED UNANIMOUSLY

16. G. Evans

MOVED BY MR. FARION
SECONDED BY MR. HANSEN

That the appeal of G. Evans be approved.

CARRIED UNANIMOUSLY

17. R.A. Marsh

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

That the appeal of R.A. Marsh be approved.

CARRIED UNANIMOUSLY

19. W. & P. Westwood

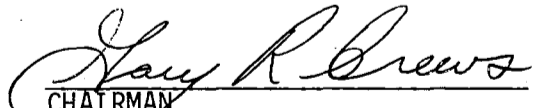
MOVED BY MR. HANSEN
SECONDED BY MR. FARION

That the appeal of W. & P. Westwood be denied.

CARRIED UNANIMOUSLY

ADJOURNMENT

The Chairman declared the meeting adjourned at 11:15 p.m.


CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: S. AIKENHEAD, SECRETARY DEPARTMENT: ADMINISTRATION DATE: July 7, 1978
BOARD OF VARIANCE
FROM: C. E. SPOONER. DEPARTMENT: BUILDING YOUR FILE:
SUBJECT: COMMENT RE: APPEALS TO OUR FILE:

ITEM NO. 1 838 Porter Street

The Building Department has no objection provided the addition is an open carport and there is no construction closer than 2'0".

On visiting the site and measuring from the house to the fence, the property line appears to be only 10'0" from the house not 10'9" as shown on application. I would recommend that the applicant change his appeal to read 2'0" from property line instead of 3'0" with no overhang.

ITEM NO. 2&3 1028 Dory Avenue
566 Lougheed Highway

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

ITEM NO. 4 2310 Sumpter Drive

The Building Department has no objection to this appeal.

ITEM 5,6,&7 944 Merritt Street
1919 Como Lake Avenue
265 Bernatchey Avenue

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

ITEM NO. 8&9 1009 Buoy Drive
1011 Buoy Drive

The Building Department has no objection to these appeals.

ITEM NO. 10 595 Chapman Avenue

The Building Department has no objection to this appeal. However the existing carport appears to have been recently rebuilt with stud wall instead of the usual post and beam for open carports. The Building Department would object to this wall being closed in unless noncombustible exterior cladding and fire

rated gypror interior finish is applied.

ITEM 11 & 12 913 Madore Avenue
2966 Pheasant Avenue

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

ITEM NO. 13 3163 Dunkirk Avenue

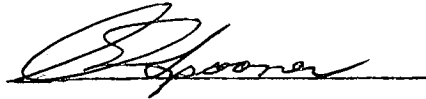
The Building Department would recommend that this appeal be denied. The Building Department would recommend that no construction be approved closer than 2'0" from the property line.

ITEM NO. 14 848 Sharpe Street

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

ITEMS 15, 16, 17, & 19 402 Mundy Street
370 Dartmoor Drive
3175 Capstan Court
2566 Passage Drive

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



C. E. SPOONER
BUILDING INSPECTOR

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF JULY 11, 1978

ITEM #1 - 838 PORTER STREET

This item would appear to be a local issue.

ITEM #2 - 1028 DORY AVENUE

This item was discussed with the Traffic Supervisor in the Engineering Department as it relates to a visual obstruction over three feet in height within twenty feet of the exterior lot corner. The Street and Traffic By-law reflects the same concern, with visual obstruction within twenty feet of the exterior lot corner, by restricting tree growth and shrubbery, etc. Notwithstanding the safety aspect of this by-law requirement, there is also the question of liability should the relaxation be allowed and an accident occur. If approval is given to this appeal, it should be subject to compliance with Section 403(5)(a) of the Zoning By-law with regard to the height of a landscape screen within twenty feet from the exterior lot corner.

ITEM #3 - 566 LOUGHEED HIGHWAY

An application for rezoning to permit this motel was given three readings by Council on July 4, 1978. The Design Committee reviewed the application and the plans therefore at their meeting of May 31, 1978 when they commented in part as follows:

"The Committee feels that the sloped roof over the restaurant is an important design element and therefore would support an appeal to the Board of Variance in regard to relaxation of height requirements of the Zoning By-law."

In view of the Design Committee's advice, the Planning Department has no objection to this appeal. However, at the Public Hearing which considered the rezoning application, one local resident voiced concern as to the proposed roof height, on the basis that it might block her view. This person was made aware of the time and place of the Board's meeting which will consider the issue.

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF JULY 11, 1978

con't

ITEMS #4 & #5 - 2310 SUMPTER DRIVE AND 944 MERRITT STREET

These items appear to be local issues.

ITEM #6 - 1919 COMO LAKE AVENUE

The Planning Department has no objection to this appeal, however, would question whether or not the fence extends out onto municipal property past the front property line. If this were the case, I'm sure the Engineering Department would be concerned in regard to works that may be required to be carried out within the municipal road allowance and for liability reasons. I would suggest that perhaps if the appeal is granted, it should be subject to the fence not being permitted beyond the front property line.

ITEMS #7 to #11 INCLUSIVE - 265 BERNATCHEY AVENUE, 1009 BUOY DRIVE, 1011 BUOY DRIVE, 595 CHAPMAN AVENUE, 913 MADORE AVENUE

These items appear to be local issues.

ITEM #12 - 2966 PHEASANT AVENUE

This appeal involves an addition to an existing industrial building. An appeal to the Board of Variance was made on the existing building in the spring of 1976 and at that time the appeal was granted to allow construction up to the property line. The Planning Department would have no objection to this appeal as with the location of the property adjacent to the railroad tracks, the intent of the by-law to provide a buffer between residential and industrial uses would be met.

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF JULY 11, 1978

con't

ITEM #13 - 3163 DUNKIRK AVENUE

An application for subdivision involving this property was given preliminary approval by the Subdivision Committee on January 25, 1978 and again on July 4, 1978. Both times the approval was subject to removal of a portion of the existing westerly building to comply with setback requirements of the RS-4 zone or a successful appeal being made to the Board of Variance to allow it to remain. The Planning Department has no objection to this appeal.

ITEM #14 - 848 SHARPE STREET

This application came before the Board of Variance on December 15, 1977 when the Board allowed the appeal conditional upon the structure being removed within six months from January 1, 1978 or until the property is sold, whichever is first. The applicant then proceeded to post a bond for the removal of the building in order to get his subdivision plan approved by the Engineering Department. This bonding was approved by Council. The applicant now wishes to retain the building in question for a period of time which is yet unspecified to utilize it as a construction shack to include storage and luncheon and washroom facilities. The Planning Department's concern with this appeal is that there be a definite time specified as to when the building must be torn down, and that provision be made so that the building would not be renovated at a later date to a single-family dwelling. Otherwise the Planning Department would not object to the appeal on siting.

ITEM #15 - 402 MUNDY STREET

For clarification, I would point out that Lot 93, as shown on the sketch forming part of the Board's agenda, is in the process of being subdivided in accordance with the sketch attached to this brief, being 8-3516. It would appear that the lot on which the appeal is being made is the most southerly of the proposed new lots. The Planning Department has no objection to this appeal.

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF JULY 11, 1978

con't

withdwn → ITEMS #16 TO #19 INCLUSIVE - 370 DARTMOOR DRIVE, 3175 CAPSTAN COURT,
2472 TOLMIE AVENUE, 2566 PASSAGE DRIVE

These items appear to be local issues.

Respectfully submitted,

K. McLaren

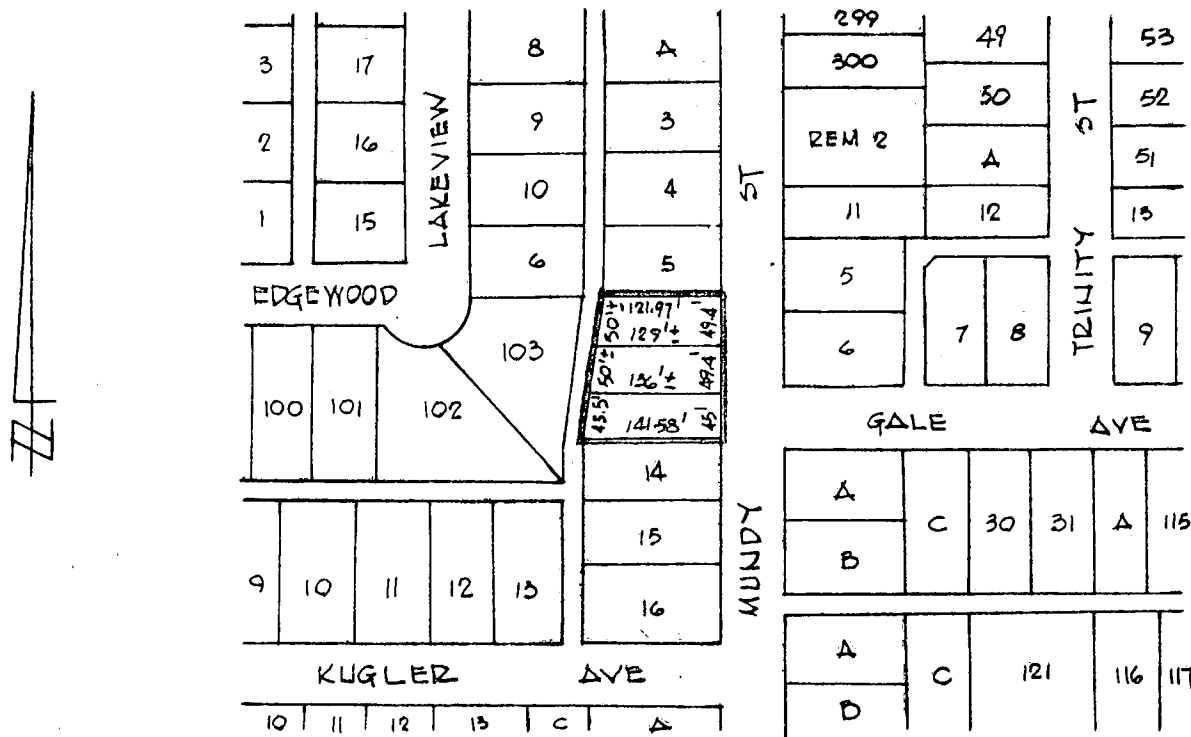
K. McLaren
Development Control Technician

KM/ci
Encl.

c.c. R. Rush, Chief Building Inspector
S. Jackson, Community Planner

SUBDIVISION OF LOT 93 DISTRICT LOT III PL 26895

OWNER: J & G KROENING



NOTES:

- 1 ALL EXISTING BUILDINGS TO BE REMOVED
- 2 ALL LOTS TO BE A MINIMUM OF 6000^{sq}ft

This approval expires in 90 days from date shown on this sketch. Surveyors subdivision plans must be submitted to the Approving Officer prior to this date for approval, or a new application must be submitted

CORPORATION OF THE DISTRICT OF COQUITLAM		
SUBDIVISION PRELIMINARY APPROVAL		
<i>Approved with conditions</i>		
DATE: <i>Mar 21/78</i>		
<i>N. Maxwell for Planning Director</i>		
DRAWN RLB	SCALE 1" = 200'	DRG. NO. 8-3516



Hale Architects

1081 West 8th Avenue
Vancouver, B.C. V6H 1C3
Telephone 738-3148

/ TEM # 3

June 29, 1978

District of Coquitlam
Board of Variance Application
Coquitlam Municipal Hall
1111 Brunette
Coquitlam, B.C.

Attention: Municipal Clerk

Dear Sir:

Re: Board of Variance Application
566 Lougheed Highway Project

The following is an outline of the hardship related to this project.

The building site is, on average, located substantially below the fronting road (Lougheed Highway) and relies, to a degree, on building recognition for the success of its business (both motor-hotel and dining room). The building has been set back from the highway and considerable landscaping has been introduced in the area between building and highway. It is hoped the character, interest and form of the building complex, including roof form, and the landscaped setting, will achieve the building recognition required. The building design is therefore an integral and important element of the projects success and an integral part of the building design is the various sloping roof planes. The relaxation requested is minor, yet will permit the design to remain intact. Reduction in roof height to meet by-law requirements would require changes in roof slope. These changes in slope would have to be applied consistently throughout the project with the resulting effect of minimizing or altogether eliminating the impact of the roof structure and form on the building design.

The Design Panel had considered the project and supports the proposal as submitted and concurs with the roof design. "The Committee feels that the sloped roof over the restaurant is an important design element and therefore, would support an appeal to the Board of Variance in regard to relaxation of height requirements of the Zoning By-Law."

It should also be noted that the adjoining project to the south, the Blue Mountain Raquet Club, has been granted a relaxation in building height for its project now under construction.

An attempt has been made to create a project that will be both an appropriate form of development for the site and an asset to the District. As Architects for the project we believe this building responds to the intent of the By-law and that the design as currently submitted is worthy of the variance requested being granted and respectfully ask your consideration.

Yours truly,

HALE ARCHITECTS



T. A. Hale, M.R.A.I.C.

PHYSICIANS AND SURGEONS

2006 EIGHTH AVENUE
NEW WESTMINSTER, B.C.
V3M 2T5

TELEPHONE: 524-2281

Item #4

July 10, 1978.

S. Aikenhead,
Assistant Municipal Clerk,
District of Coquitlam,
1111 Brunette Ave.,
Coquitlam, B.C.

Re: Board of Variance Meeting July 11, 1978 for:
.2310 Sumpter Drive.

Dear Sir:

We are sorry we are unable to attend your meeting. We are the immediate neighbours to the above residence. The renovations in question are quite acceptable to us and should not present any problems in terms of appearance or functional use of our respective properties.

Yours truly,

T. Thomson, M.D., B.Sc.

Handwritten signature of T. Thomson

TT/ma

M Bennett
944 Merritt

ITEM #5 ①

I would like to apply for a relaxation of the side yard setback bylaw for the following reasons.

① We designed the projected counter to break up the squareness of the room

② to allow maximum light to enter from all angles - east, west and south - it will be an excellent area for plants and it will provide light for the entrance area

③ If we have to move the counter in and make the counter L shaped - we will lose the corner where the dishwasher is located - we would have to redesign the kitchen area - the pass through ~~would~~ to the dining room would be off center

We would also lose table space for midweek dining area

(4) I was concerned about the projection from the start

- I drew up plans and went to the Building Inspectors Dept.

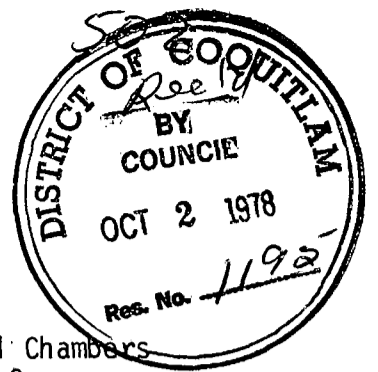
I asked about the area and the inspector I talked to said it was OK - since its design was similar in shape to a fireplace - which they allow to be within four feet of the property line.

The projected area is not that visible to passerbys since the fireplace hides it at the front and at the back there are trees and a 6' fence

Again I would like to request this projection of 2 feet by 6 feet in the kitchen area

Thank you for your time

Thursday, September 21, 1978
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 21, 1978 at 7:00 p.m.

Members present were:

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

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 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. D. Nott
#271 - 201 Cayer Street
Subject: Relaxation of front yard setback requirements.

Mr. Nott appeared before the Board to request relaxation of his front yard setback requirements to site a mobile home to within five feet of the front yard property line. He stated that for personal reasons he wishes to move into a smaller mobile home and this mobile would be situated five feet closer to the front property line. Mr. Long, representative of the owner of the Wildwood Mobile Home Park, stated that this does not affect the Mobile Home Park whatsoever and it would be an improvement to the area. Mr. Nott stated that residents on both sides of his trailer have no objections and he tabled with the Board letters from two neighbours, a Mrs. Carter and Mr. Scott, stating that they have no objections to this. These letters are attached hereto and form a part of these Minutes.

No objections were expressed to this application.

Thursday, September 21, 1978

2. Mr. and Mrs. P. Allinger
1830 Brunette Avenue
Subject: Relaxation of front yard setback requirements.

Mr. Allinger appeared before the Board requesting relaxation of the front yard setback requirements. He stated that he would like to build a house on the lot at 1830 Brunette Avenue but as the major portion of the lot is covered by a B.C. Hydro right-of-way he would have to build the home towards the front of the lot, and as the home would be twenty-four feet in depth this would only leave a fourteen foot setback from the front property line.

Mr. and Mrs. H. Burns, 1831 Brunette Avenue enquired as to what was going to be built on the property and how many trees would be cut down. Mr. Allinger replied that the home would be similar to the one that is built next door at 1840 Brunette except it would be smaller in square footage. He stated that the trees have been cleared off the lot now and he would not be removing many more of the ones that are remaining as they do not wish to remove the trees between the proposed house and the trailer park.

There was no opposition expressed to this application.

3. Mr. K. Betnar
#205 - 201 Cayer Street
Subject: Relaxation of rear yard setback requirements.

Mr. Betnar appeared before the Board requesting relaxation of rear yard setback requirements. He stated that he wished to move the single wide trailer that he now owns off this pad and would like to move a double wide onto the pad. His present trailer is situated seven feet from the rear property line and he would like this new mobile home to be located in the same location as he wishes to be as far back from the street as possible.

It was pointed out to Mr. Betnar that as the lot is sixty-five feet in length and his trailer will be only forty-four feet in length he could park his mobile home legally with the ten foot setback front and rear.

Mr. Betnar stated that he wished to have his mobile located in the same location as his single wide is at the present time with a seven foot rear yard setback as he wishes to be as far back from the street as possible.

Mr. Betnar presented letters to the Board from his next door neighbours Mr. and Mrs. Bedel and S. Nowell. These letters are attached hereto and form a part of these Minutes.

There was no opposition expressed to this application.

Thursday, September 21, 1978

4. A. Lancia
1525 Hammond Avenue
Subject: Relaxation of gross floor area, height
and side yard setback requirements.
-

Mr. Lancia appeared before the Board requesting relaxation of the gross floor area, height and side yard setback requirements. He informed the Board he wished to build a two storey garage out of cement blocks the basement portion of which would be a work room and storage area for his motorcycle and skidoo and other items.

Mr. M. Bellusci, 1531 Hammond Avenue informed the Board that he was concerned about the height of the building. Because of the slope of the lot the garage that presently sits there now stands about five feet above the elevation of Mr. Bellusci's property, and if he adds another floor on he will exceed the height of Mr. Bellusci's garage and this would obstruct his view. He stated that all he would be able to see then would be a massive cement wall facing his property. Mr. Bellusci also informed the Board that the neighbour at 1533 Hammond Avenue had requested Mr. Bellusci to expressed his concern on this matter as well.

The Chairman informed Mr. Bellusci that if Mr. Lancia can build his garage within the fifteen foot height limitation which is the By-law requirements there is nothing the Board can do and it appears, according to the Building Inspector, that Mr. Lancia could add a second storey onto his existing garage and be within the By-law requirements.

Mr. Lancia informed the Board that he would be finishing off his garage in California stucco to match his home.

There was no further opposition expressed to this application.

5. P. Epp
472 Lakeview Street
Subject: Relaxation of rear yard setback requirements.
-

Mr. Epp appeared before the Board to request relaxation of rear yard setback requirements, and informed the Board the existing carport is fifteen feet from the back lane and since the contemplated and partially finished addition would be attached to it there would be a variance of approximately one foot on the sundeck and four feet on one supporting post. Mr. Epp stated that the hardship is if he has to comply with the By-law he would have to have a jog in the deck and move the supporting posts back and additional supporting would be required because of the overhang or he would have to trim the existing carport and move some posts back and make some structural changes to it which would detract from the existing carport usefulness in terms of covering a larger vehicle. He built the addition

Thursday, September 21, 1978

because he only had room for one car in his existing carport. He went on to state that he had applied for a permit and had received verbal approval to go ahead and he had then poured his concrete slab and was informed after that time that he was too close to the rear property line.

There were no objections expressed to this application.

6. J. T. Voitovick
2472 Leduc Avenue
Subject: Relaxation of front yard setback requirements.

Mr. Voitovick appeared before the Board of Variance requesting relaxation of the front yard setback requirements and stated that the north west corner of the garage on his property is encroaching onto the front yard setback by approximately two feet as his lot is located at the end of a cul-de-sac and they had neglected to measure from the garage corner to the arc of the cul-de-sac rather than the measuring straight out to the street.

There were no objections expressed to this application.

7. L. and L. Dodson
975 Kinsac Street
Subject: Relaxation of rear yard setback requirements.

Mr. Dodson appeared before the Board to request relaxation of rear yard setback requirements.

Mr. Dodson informed the Board that this summer he had started a garage, dug the footings, poured the pad and whilst he was on holidays a friend completed this garage for him. Upon return from vacation he found a stop work notice from the Building Department posted on his garage. He stated his garage is completed and it would cost a great deal of money to tear it down. He informed the Board that this garage does not affect anyone's view or access to the lane.

The Building Department suggested that his appeal should be zero feet from the property line as it appears that the garage at the north east corner is set on the property line. Mr. Dodson concurred with this.

Mr. Dodson presented to the Board letters from residents at 973, 976, 980, 981 and 985 Kinsac Street and 980, 974 and 976 Blue Mountain Street, these letters are attached hereto and form a part of these Minutes.

There was no opposition expressed to this application.

Thursday, September 21, 1978

8. Mark IV Developments Ltd.
2481 Gale Avenue
Subject: Relaxation of side yard setback requirements.

Mr. H. Schmor, representing Mark IV Developments Ltd., appeared before the Board of Variance to request relaxation of side yard setback requirements. Mr. Schmor informed the Board that they wished to build a dining room alcove in this home and it would encroach into the side yard setback by two feet, and it would be six feet in length. He also informed the Board that he had discussed this matter with the neighbour on the affected side and he sees no problem in regard to this.

There was no opposition expressed to this application.

9. G. Hargreaves
1971 Kugler Avenue
Subject: Relaxation of height requirements.

Mr. Hargreaves informed the Board that he had built a garage at this address and the plans had called for a tar and gravel roof but he felt this was going to be too costly and he had asked the Building Department if he could put up a pitch roof and he was told at that time there would be no problem. On final inspection he was told by the Building Department that the height of the garage exceeds the maximum height of fifteen feet.

There was no opposition expressed to this application.

10. E. Feragen
3221 Sail Place
Subject: Relaxation of front yard setback requirements.

Mr. Feragen appeared before the Board requesting relaxation of front yard setback requirements. He stated that he had plans drawn up which were approved by the Building Department; he then put the forms in and had the surveyor out to survey these forms and at that time he was told that the forms were not the required twenty five feet back from the arc in the cul-de-sac.

There was no opposition expressed to this application.

11. D.F. and N.J. Carter
2313 Vista Court
Subject: Relaxation of side yard setback requirements.

Mr. Carter appeared before the Board to request relaxation of side yard setback requirements. He stated he wished to put an extension on their dining room at the side of the house and they are putting a hip roof on the house and this will encroach on the side yard setback by approximately 8 inches. This hip roof is built to the existing overhang of the rest of the house.

There was no opposition expressed to this application.

Thursday, September 21, 1978

12. D. and D. McCann
639 Kemsley Avenue
Subject: Relaxation of setback requirements for
building located less than 5 feet from
residence.
-

Mr. McCann appeared before the Board of Variance to request relaxation of setback requirements for buildings located less than five feet from residence as he wishes to add a carport onto his home and this carport would come to within four feet of the garage. It was suggested to Mr. McCann that perhaps he should be asking for relaxation of rear yard setback requirements of ten feet for his garage rather than relaxation of side yard setback requirements for buildings located less than five feet from residence, as his garage would become nonconforming if this was granted. Mr. McCann confirmed to the Board that he would like to change his request to relaxation of rear yard setback requirements to ten feet for his garage.

Mr. McCann informed the Board that he had discussed this matter with his neighbours and they had no objections to this application.

There was no opposition expressed to this application.

13. D. Hutt and L. Klassen
1221 Brisbane Avenue
Subject: Relaxation of fence height requirements.
-

Mr. Hutt and Mrs. Klassen appeared before the Board of Variance to request relaxation of fence height requirements. Mrs. Klassen informed the Board that they had erected a fence that was forty-two inches high at the front of their property and as their lot is located on an exterior corner this contravenes the Zoning By-law regulations. She stated they had built this fence because of vandalism in the area and to protect their property.

Mr. Scherck of 920 Gatensbury Street informed the Board that he felt the fence was not a visual obstruction at the corner and the walkway for the school children is on the southside of the street so there is no problem in this regard either.

There was no objections expressed to this application.

CONCLUSIONS

1. D. Nott

MOVED BY MR. HANSEN
SECONDED BY MR. FARION

That the appeal of D. Nott be approved with
five foot front yard setback.

CARRIED UNANIMOUSLY

Thursday, September 21, 1978

2. Mr. and Mrs. P. Allinger

MOVED BY MR. FARION
SECONDED BY MR. AABJERG

That the appeal of Mr. and Mrs. P. Allinger
be approved as per application.

CARRIED UNANIMOUSLY

3. Mr. K. Betnar

MOVED BY MR. FARION
SECONDED BY MR. AABJERG

That the appeal of Mr. K. Betnar be
approved with a seven foot rear yard
setback.

CARRIED UNANIMOUSLY

4. A. Lancia

MOVED BY MR. HANSEN
SECONDED BY MR. FARION

That the appeal of Mr. A. Lancia be
approved with a height limit not to
exceed fifteen feet.

CARRIED UNANIMOUSLY

5. P. Epp

MOVED BY MR. AABJERG
SECONDED BY MR. FARION

That the appeal of Mr. P. Epp be
approved as per application.

CARRIED UNANIMOUSLY

6. J.T. Voitovick

MOVED BY MR. HANSEN
SECONDED BY MR. PETRIE

That the appeal of J. T. Voitovick
be approved as per application.

CARRIED UNANIMOUSLY

7. L. and L. Dodson

MOVED BY MR. PETRIE
SECONDED BY MR. AABJERG

That the appeal of L. and L. Dodson
be approved with zero clearance at
the northeast corner of property
line.

CARRIED UNANIMOUSLY

Thursday, September 21, 1978

8. Mark IV Developments Ltd.

MOVED BY MR. AABJERG
SECONDED BY MR. PETRIE

That the appeal of Mark IV Developments Ltd., be approved with relaxation of side yard setback requirements by two feet.

CARRIED UNANIMOUSLY

9. G. Hargreaves

MOVED BY MR. FARIONS
SECONDED BY MR. AABJERG

That the appeal of Mr. G. Hargreaves be approved as per application.

CARRIED UNANIMOUSLY

10. E. Feragen

MOVED BY MR. AABJERG
SECONDED BY MR. PETRIE

That the appeal of Mr. E. Feragen be approved as per application.

CARRIED UNANIMOUSLY

11. D.F. and N.J. Carter

MOVED BY MR. AABJERG
SECONDED BY MR. FARION

That the appeal of D.F. and N.J. Carter be approved as per application.

CARRIED UNANIMOUSLY

12. D. and D. McCann

MOVED BY MR. PETRIE
SECONDED BY MR. HANSEN

That the appeal of D. and D. McCann for relaxation of rear yard setback requirements to ten feet be approved.

CARRIED UNANIMOUSLY

13. D. Hutt and L. Klassen

MOVED BY MR. HANSEN
SECONDED BY MR. AABJERG

That the appeal of D. Hutt and L. Klassen be approved as per application.

CARRIED UNANIMOUSLY

Thursday, September 21, 1978

LEGAL OPINION - B. EMERSON

Re: Blue Mountain Racquet Club

MOVED BY MR. HANSEN
SECONDED BY MR. FARION

That the Blue Mountain Raquet Club be allowed to proceed as per original application.

CARRIED UNANIMOUSLY


There was some discussion on the legal opinion of Bruce Emerson and the members of the Board requested the Secretary to recirculate legal opinions received at an earlier date on non-conforming use. The Chairman also requested photo copies of sections of the Municipal Act pertaining to the Board, and he wished to circulate ~~it to all~~ members.

ADJOURNMENT

MOVED BY MR. FARION
SECONDED BY MR. HANSEN

That the Board of Variance meeting adjourn at 10:00 p.m.

CARRIED UNANIMOUSLY


CHAIRMAN

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF SEPTEMBER 21, 1978

ITEM #1 - #271, 201 Cayer Street, Coquitlam

This item would appear to be a local issue.

ITEM #2 - 1830 Brunette Avenue

As background information, the Planning Department would point out that this appeal is similar to one made by the same applicant on the lot to the south at the February Board of Variance meeting. That appeal was for a 21 foot front yard setback and was approved by the Board.

ITEM #3 - #205, 201 Cayer Street, Coquitlam

The appeal listed on this application is for the rear yard, which is less than the required minimum under the Zoning By-law. However, the letter indicates that the lot coverage would also exceed the maximum allowable and therefore the appeal should also be under Section 603(3)(c) of the Zoning By-law, assuming it is a single-wide mobile home.

ITEMS #4 TO #12 INCLUSIVE - 1525 Hammond Avenue, 472 Lakeview Street, 2472 Leduc Avenue, 975 Kinsac Street, 2481 Gale Avenue, 1971 Kugler Avenue, 3221 Sail Place, 2313 Vista Court, 639 Kemsley Avenue

These items would appear to be local issues.

ITEM #13 - 1221 Brisbane Avenue

The section of the Zoning By-law being appealed reflects the concern of the District, with visual obstruction within 20 feet 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 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. I would point out, however, that the writer visited the site and approached the intersection in question at both potential hazardous corners and did not find the fences to be of particular visual obstruction. A further point I would make would be that the four-way stop has been placed at this intersection on a trial basis, and it may well be that sometime in the future the stop signs restricting flow of traffic on Gatensbury Street may be removed.

Respectfully submitted,



K. McLaren
Development Control Technician

KM/ci

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: S. AIKENHEAD DEPARTMENT: ADMINISTRATION DATE: Sept. 20, 1978
FROM: C. E. SPOONER DEPARTMENT: BUILDING YOUR FILE:
SUBJECT: COMMENTS RE: APPEALS TO SEPTEMBER 21, 1978 MEETING OUR FILE:

ITEM 1 - 6

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


ITEM 7

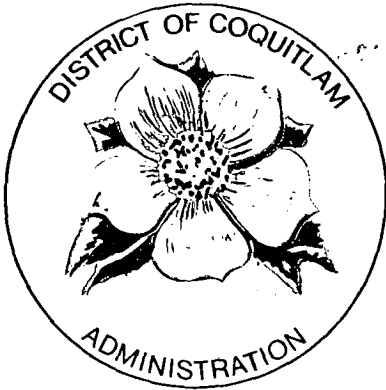
975 KINSAC STREET

The Building Department has no objection to this appeal, however we would recommend the applicant change his appeal to read 0 ft. from property line at lane.

ITEM 8 - 13

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


C. E. SPOONER
BUILDING INSPECTOR



DISTRICT OF COQUITLAM

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

V3K 1E9

MAYOR J.L. TONN

September 13, 1978

Dear Sir/Madam: ~~XXXXXXXXXX~~

This is to advise that the Board of Variance will meet on

September 21, 1978 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.

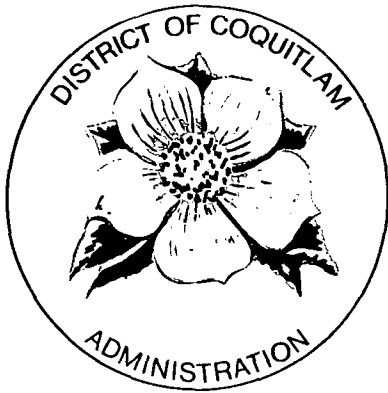
Property in question is at #271-201 Cayer Street,
requesting relaxation of front yard setback requirements.

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.

*I have no objection to the
transferring of trailers on lot 271-201 CAYER
Mrs. G. Carter*



DISTRICT OF COQUITLAM

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

V3K 1E9

MAYOR J.L. TONN

September 13, 1978

Dear Sir/Madam:

This is to advise that the Board of Variance will meet on
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in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue,
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hardship under our zoning regulations.

Property in question is at #271-201 Cayer Street,
requesting relaxation of front 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.

Dear Sirs

*Cl Ken Swett living at
09-201 Cayer St Coquitlam have
no objections to you changing
the front yard set back law
in order to accomodate the
residents in #271-201 Cayer St.*

*yours truly
Ken Swett*

20 Whom it may
Concern:

I Sylvia Newell
of #220 - 201 Cayport
do not mind if Ken
Betman situates a
double wide trailer here

On his pad.

S Newell

Sept 13/78

Bay 204
201 Cayes St.
Cognit-Lami
Bc.

To whom it may concern,
We the Bedel's Kay & Paul
of 204 - 201 Cayes St. have no
objections to Her Bekkas
of 205 to situate a double
wide as his pad.

Kathleen Bedel
Paul G. Bedel
Sept 13th 1978

September 18, 1978

Board of Variance,
Municipality of Coquitlam.

Dear Sirs:

We have no objection to either the location or the height
of the garage built in the North-East corner of the property
owned by Mr. Dodson at 975 Kinsac Street, Coquitlam.

Yours very truly,

Al Fickler *Sept 20/78*
Anna Ackler

973 Kinsac St.

Coq.

September 18, 1978

Board of Variance,
Municipality of Coquitlam.

Dear Sirs:

We have no objection to either the location or the height of the garage built in the North-East corner of the property owned by Mr. Dodson at 975 Kinsac Street, Coquitlam.

Yours very truly,

Lynn Humphries

976 Kinsac St

939 8645

September 18, 1978

Board of Variance,
Municipality of Coquitlam.

Dear Sirs:

We have no objection to either the location or the height of the garage built in the North-East corner of the property owned by Mr. Dodson at 975 Kinsac Street, Coquitlam.

Yours very truly,

I. J. Svelander
980 Kinsac St.
Coquitlam, B.C.

September 18, 1978

Board of Variance,
Municipality of Coquitlam.

Dear Sirs:

We have no objection to either the location or the height of the garage built in the North-East corner of the property owned by Mr. Dodson at 975 Kinsac Street, Coquitlam.

Yours very truly,

Mr. & Mrs. Hans Meijer

981 - Kinsac Street

Coquitlam, B.C.

V3J 4T8

September 18, 1978

Board of Variance,
Municipality of Coquitlam.

Dear Sirs:

We have no objection to either the location or the height of the garage built in the North-East corner of the property owned by Mr. Dodson at 975 Kinsac Street, Coquitlam.

Yours very truly,

M. L. Cottart

985 Kinsac St.

Coquitlam, B.C.

September 18, 1978

Board of Variance,
Municipality of Coquitlam.

Dear Sirs:

We have no objection to either the location or the height of the garage built in the North-East corner of the property owned by Mr. Dodson at 975 Kinsac Street, Coquitlam.

Yours very truly,

Bruce W Bradley
950 Blue Mountain
Coquitlam.

September 18, 1978

Board of Variance,
Municipality of Coquitlam.

Dear Sirs:

We have no objection to either the location or the height of the garage built in the North-East corner of the property owned by Mr. Dodson at 975 Kinsac Street, Coquitlam.

Yours very truly,

Jackie and Del Haerber
974 Blue Mountain St.
Coquitlam, B.C.

September 18, 1978

Board of Variance,
Municipality of Coquitlam.

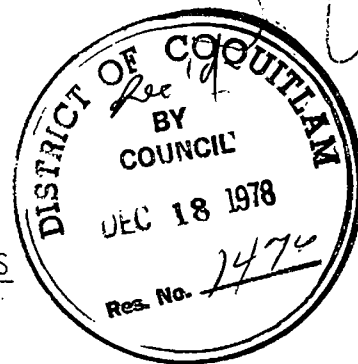
Dear Sirs:

We have no objection to either the location or the height of the garage built in the North-East corner of the property owned by Mr. Dodson at 975 Kinsac Street, Coquitlam.

Yours very truly,

R. E. Read
976 Blue Mountain
Coquitlam.

Tuesday, December 12, 1978
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, December 12, 1978 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 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. M. & N. Zeron
2275 Park Crescent
Subject: Relaxation of side yard setback requirements.

Mr. Zeron appeared before the Board stating that he wished to enclose his carport as he has two old cars he is presently restoring and he has put a lot of time and money into same and cannot afford to have them vandalised.

There was no opposition expressed to this application.

2. M.B. & L.J. Hughes
1077 Viewmount Drive
Subject: Relaxation of side yard setback requirements.

Mr. Hughes appeared before the Board and stated that he wished to enclose his carport and turn it into a garage as the kitchen is located directly above the carport and the kitchen floor is extremely cold. Also he would like to have safe secure storage for his valuables and would like to build a workshop in this area.

On questioning by the Board Mr. Hughes stated that they had put extra insulation into the carport ceiling in an effort to warm up the kitchen floor but this had not been too effective and therefore he would now like to close in his carport.

There was no opposition expressed to this application.

#2
VIEWMONT

Tuesday, December 12, 1978

3. C.O. Cox
348 Holborn Street
Subject: Relaxation of front yard setback requirements.

Mr. Cox appeared before the Board stating that he wished to build a home on this particular piece of property but as street access is from one side of the property only, the east side, the Municipality considers this as the front yard and as the lot is narrowest from front to back he wishes to build a home with the appropriate front yard setback using the north side of the lot as the front yard.

On questioning by the Board he stated that the residence would be located approximately six feet from the east property line which the Municipality considers the front yard and it would be twenty five feet from the north property line. He further stated that this home would be approximately fifteen hundred square feet with dimensions of forty-eight feet by fifty-five feet including the carport.

On a question by a member of the Board he stated that he estimated that the house he would be building on this lot would be approximately thirty-one feet from the home located on lot 5 to the east.

There was no opposition expressed to this application.

4. R.E. Hagell
1520 Winslow Avenue
Subject: Relaxation of front yard setback requirements.

Mr. Barney Hagell appeared before the Board of Variance requesting relaxation of the front yard setback requirements. He stated that he had built a new carport and he had not understood the front yard setback requirements properly and the posts supporting the carport were located two and a half feet too close to the road. And he therefore requested relaxation of front yard setback requirements by two and half feet.

Mr. A.B. Code, 597 Berry Street stated that he was a neighbour and he wished to have a look at the plans. After looking at these plans Mr. Code stated that he had no objections to this application.

There was no opposition expressed to this application.

5. K.S. Manhas
1301 Regan Avenue
Subject: Relaxation of fence height requirements - exterior lot corner.

Mr. K.S. Manhas appeared before the Board requesting relaxation of fence height requirements. He stated that he had built a stone wall at the front of the property and at the exterior lot corner this stone wall was fifty-two inches in height for the lower portion and then it slants back and there is a further stone wall approximately two feet in height. Mr. Manhas stated that when they built this wall this summer they had planned on just putting grass in but the degree of slope was too great and they felt that it would be best to erect a wall.

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He stated that a single wall would have been too high so they decided to put up a two level wall and he stated many weeks after the wall was completed they were told that it exceeded the height limitations.

Concern was expressed by members of the Board regarding the visual obstruction at the corner of Regan and Gatensbury created by this wall, also the remarks in the brief from the Planning Department were noted where in concern was expressed and the Planning Department stated they could not recommend in favour of this appeal as there is some concern as to the question of liability should relaxation be allowed and an accident occur.

There was no further opposition expressed to this application.

6. Austin Avenue Chapel
1393 Austin Avenue
Subject: Relaxation of front yard setback requirements.

Mr. Bill Enns, Chairman of the Building Committee, Austin Avenue Chapel, appeared before the Board and stated that they are requesting relaxation of the front yard setback requirements. He stated that plans for the new addition to the Church call for a deck at the front of the building and the setback from the front street would be 29.5 feet whereas 32.15 feet are required under the Zoning by-law.

There was no opposition expressed to this application.

7. C. & E. Corazza
1027 Corona Crescent
Subject: Relaxation of side yard setback requirements.

This application was not dealt with as the principals were not in attendance at the meeting.

8. A.L. Taylor
2953 Admiral Court
Subject: Relaxation of front yard setback requirements.

Mr. A. Taylor previous owner of this property and Mr. C. Corassin, purchaser of same, appeared before the Board with regard to this application. Mr. Taylor stated that this lot is a panhandle lot facing Admiral Court which means the front yard is considered on the narrow part of the lot. Mr. Taylor stated that all they wished to do is swing the plan around so that the house will face west, the length of the lot.

This would give them a seventy-three foot front yard setback and a twenty-six foot rear yard setback. He went on to state they would have a thirteen foot side yard setback on each side. Mr. Pietrantonio, 2959 Admiral Court, Mr. Davie, 2961 Admiral Court and Mr. and Mrs. Slatten, 2790 Norman Avenue, all stated that they had objections to this. They felt that the lots planned in this area were very poorly planned and don't feel that these two lots in the centre should ever have been created and they don't like the one lot that already has been developed in the area. It was pointed out to the neighbours that a house can be built on this lot without coming to the Board but it would have to be built facing east rather than west as the applicant requests, which would then bring them closer to the east property line than they are now requesting.

There was no further opposition expressed to this application.

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9. D.A. Lussier
2039 Austin Avenue
Subject: Relaxation of front yard setback requirements.

Mrs. Lussier stated that she owned three quarters of an acre on Austin Avenue and there is an existing house on the property at the present time. She has put in an application for sub-division and this has been approved subject to the Board of Variance allowing relaxation of front yard setback requirements with regard to the existing home after the one lot is subdivided off. Mrs. Lussier stated that she will be building a new home on the other lot and the present access from Austin Avenue will be cut off and she will have to provide a cul-de-sac from Midvale to serve these lots and the existing house will become non-conforming as it will be only fifteen feet from the new property line on the cul-de-sac.

She stated that she wished to leave the old house on the property for the present time and after her new house is built she will eventually sub-divide the remaining lot into two lots and the existing home would then be torn down.

On questioning by the Board Mrs. Lussier stated that she felt she would only keep the old house on the lot for no longer than four years and she would be willing to put in writing that the old house would remain on the lot no longer than the four year period.

Mr. Vito Ialungo, 1950 Austin Avenue stated that he was the owner of the property immediately to the west of Mrs. Lussier and he was not in agreement with this sub-division as it will affect the eventual sub-division of his property. He stated that he had never been notified that Mrs. Lussier was sub-dividing her property.

On questioning by the Board Mr. McLaren confirmed that the sub-division committee does not notify surrounding property owners of an impending sub-division.

There was no further opposition expressed to this application.

10. K. & L. Lloyd
317 Gloucester Court
Subject: Relaxation of side yard setback requirements.

Mrs. Lloyd appeared before the Board and stated that they wished to convert their carport to a garage. The reasons for doing so were to keep the house warmer and also for security reasons.

There was no opposition expressed to this application.

Tuesday, December 12, 1978

11. B.B. & D. Byhre
1162 Eagleridge Drive
Subject: Relaxation of side yard setback requirements.

Mr. Byhre appeared before the Board and stated that they have a dining room alcove which intrudes into the side yard setback requirements by six inches and he requests relaxation of the side yard setback requirements.

There was no opposition expressed to this application.

12. L. & S. Gola
2524 Palmer Avenue
Subject: Relaxation of side yard setback requirements.

Mrs. Gola appeared before the Board and stated that they wished to build a shed at the rear of their carport for storage purposes, for childrens toys, tools and garden equipment. They only have a five foot seven inch setback and she wished relaxation of the side yard setback requirements by three inches.

There was no opposition expressed to this application.

13. P. & D. Kirkham
2754 Daybreak Avenue
Subject: Relaxation of side yard setback requirements.

Mr. Kirkham appeared before the Board stating that he wished to convert his carport to a garage and they have a five foot seven inch side yard setback. They are therefore requesting relaxation of the side yard setback requirements by three inches.

There was no opposition expressed to this application.

14. A. & N. Construction *CHANGED TO*
~~3219 Dunkirk Avenue~~ *1231 HOWARD*
Subject: Relaxation of front yard setback requirements.

Mr. H. Nietschmann appeared before the Board representing A. & N. Construction requesting relaxation of the front yard setback requirements. He stated that he wished relaxation of these requirements from 6 meters to 5.589 meters.

There was no opposition expressed to this application.

15. J.E. & C.M. West
375 Dartmoor Drive
Subject: Relaxation of side yard setback requirements.

Mr. West stated that they have a dining alcove in their home which intrudes into the side yard setback by approximately seventeen inches and this had been approved by the Building Department originally and they now have been informed that they are contravening the zoning by-law. He also stated that they wished to have a landing outside the kitchen door on the same side as the dining alcove. This landing would be approximately three feet in width and this would therefore intrude into the side yard setback by three feet.

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Mr. J.L. Hawke, 371 Dartmoor Drive appeared before the Board and stated that he was the neighbour immediately affected by this and he wished to state that he had absolutely no objections to this application.

There was no opposition expressed to this application.

16. J.B. & B.M. Roest
964 Corona Crescent
Subject: Relaxation of front yard setback requirements.

Mr. Roest appeared before the Board and stated that he has an existing carport which is very shallow and he would like to extend this into the front yard by approximately eleven and a half feet. This would bring the garage to within seventeen feet of the front property line or thirty eight and a half feet from the curb on Corona Crescent.

Mr. Pellicano, 965 Corona Crescent stated that he was concerned about the appearance of the carport and asked Mr. Roest if he intended to have a contractor do the work or he would be doing it himself. Mr. Roest stated that he would like to have a contractor do the work and he presently planned to have similar siding and shake roof as he has on the existing home.

Mr. D. Hill, 961 Corona Crescent wished to see a drawing of the garage which Mr. Roest showed him and he then asked if this was to be a four car garage, Mr. Roest stated no it would be a two car garage, and the other two cars would be parked on the driveway. He would not be parking cars on the street.

There was no further opposition expressed to this application.

17. A.G. & S.E. Mielen
1307 Brisbane Avenue
Subject: Relaxation of side yard setback requirements.

Mr. Mielen appeared before the Board and stated they have an existing double carport which is located three feet from the side yard property line and they had purchased this home in August and they have two cars, one an older model car which he has restored. He stated that they have had some malicious damage done to this car and he wished to close in his carport.

The Chairman informed Mr. Mielen that the Building Department has no objection to this appeal however he will be required to construct the exterior wall with no window opening and also sheet the inside of the garage with one half inch gyproc.

There was no opposition expressed to this application.

CONCLUSIONS

1. M. & N. Zeron

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

Tuesday, December 12, 1978

2. M.B. & L.J. Hughes

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

3. C.O. Cox

MOVED BY MR. FARION
SECONDED BY MR. HANSEN

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

4. R.E. Hagell

MOVED BY MR. FARION
SECONDED BY MR. PETRIE

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

5. K.S. Manhas

MOVED BY MR. HANSEN
SECONDED BY MR. FARION

That Mr. Manhas be informed that he must comply with the Zoning By-Law in respect to the height restriction for landscaping screens within six meters of the exterior lot corner.

CARRIED UNANIMOUSLY

6. Austin Avenue Chapel

MOVED BY MR. AABJERG
SECONDED BY MR. PETRIE

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

7. C. & E. Corazza

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That this appeal not be dealt with as the principals were not in attendance.

CARRIED UNANIMOUSLY

8. A.L. Taylor

MOVED BY MR. AABJERG
SECONDED BY MR. FARION

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

Tuesday, December 12, 1978

9. D.A. Lussier

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That Mrs. Lussier's appeal be allowed and further that Mrs. Lussier must remove the existing home on this property within four years from this date.

CARRIED UNANIMOUSLY

10. K. & L. Lloyd

MOVED BY MR. AABJERG
SECONDED BY MR. PETRIE

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

11. B.B. & D. Byhre

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

12. L. & S. Gola

MOVED BY MR. AABJERG
SECONDED BY MR. FARION

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

13. P. & D. Kirkham

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

14. A. & N. Construction

MOVED BY MR. HANSEN
SECONDED BY MR. AABJERG

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

15. J.E. & C.M. West

MOVED BY MR. PETRIE
SECONDED BY MR. HANSEN

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

Tuesday, December 12, 1978

16. J.B. & B.M. Roest

MOVED BY MR. FARION
SECONDED BY MR. AABJERG

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

17. A.G. & S.E. Mielen

MOVED BY MR. AABJERG
SECONDED BY MR. PETRIE

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY MR. HANSEN
SECONDED BY MR. PETRIE

That the Board of Variance meeting adjourn at 9:50 p.m.

CARRIED UNANIMOUSLY

Gay R. Crews
CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: S. ALKENHEAD DEPARTMENT: ADMINISTRATION DATE: December 11, 1978
FROM: C. E. SPOONER DEPARTMENT: BUILDING YOUR FILE:
SUBJECT: APPEAL TO 1978 12, 12. MEETING OUR FILE:

ITEMS 1 - 10

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

ITEM 11 1162 EAGLERIDGE DRIVE

The applicant was made aware of the requirement of minimum 6'0" from dipping alcove wall to property line by notes on the approved plan and special detail note on the face of his permit. However this Building Department has no objection to approving this appeal.

ITEM 12 - 16

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

ITEM 17 1307 BRISBANE

The Building Department has no objection to this appeal. However the applicant will be required to construct the wall that is closer than 4'0" from property line with no window opening and also sheet the inside with 1/2" gyproc.

RESPECTFULLY SUBMITTED,

C. E. SPOONER
BUILDING INSPECTOR

cc: Len McLaren
Planning Department

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF 1978 12 12

ITEMS #1 & #2 - 2275 Park Crescent & 1077 Viewmont Drive

The Planning Department has no objection to these appeals.

ITEM #3 - 348 Holborn Street

The subdivision of this lot took place in late 1976. At the time of subdivision application, the owner of the property submitted a sketch with a house location on it which clearly indicated that he realized the setback requirements of the Zoning By-law. Furthermore, when the Subdivision Committee gave preliminary approval to the subdivision, it was subject to, amongst other requirements, siting of the new building on the proposed lot as far north as possible in order that the new dwelling will be more compatible with the siting of existing buildings on adjacent lots. The Planning Department's and the Subdivision Committee's main concern with this appeal is that the siting will be compatible with existing buildings on the adjacent lots, and I would suggest that the public reaction at the Board meeting will serve to indicate this.

ITEM #4

The Planning Department has no objection to this appeal.

ITEM #5

The section of the Zoning By-law being appealed reflects the concern of the District with visual obstruction within twenty feet 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 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.

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF 1978 12 12 con't

ITEM #6 - 1393 Austin Avenue

This appeal is to allow the projection of a deck structure into the required front yard setback more than the maximum allowable. This is a sloping site and the deck structure ties into the steps which lead down to the sidewalk and driveway area. The required setback from Austin Avenue to the face of the building is 11.1 metres (36.41 ft.) and under Section 403(3)(b) of the Zoning By-law, structures such as this deck are allowed to project into the setback a maximum of 1.3 metres (4.26 ft.). Therefore, the required setback to the deck structure is 9.8 metres (32.15 ft.). The actual setback is 8.99 metres (29.5 ft.).

The Planning Department has no objection to this appeal.

ITEM #7 - 1027 Corona Crescent

The Planning Department has no objection to this appeal.

ITEM #8 - 2953 Admiral Court

The Planning Department has no objection to this application, however, the appeal should be for front and rear yard setback requirements.

ITEM #9 - 2039 Austin Avenue

Attached please find a copy of subdivision application sketch 8-1936H. This application was given preliminary approval by the Subdivision Committee at their meeting of 1978 11 21, subject to, amongst other normal requirements, Board of Variance approval of the approximate 4.12 metre (13.5 ft.) setback of the existing house to the new Midvale Street property line. The required setback for a front lot line is 7.6 metres (24.93 ft.). The existing setback to the single-family dwelling is being reduced because of the dedication of a portion of the Midvale Street cul-de-sac. The attached sketch of the existing dwelling location with the proposed subdivision sketched on it will more clearly indicate the problem area. The existing garage will, of course, have

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF 1978 12 12 cont


ITEM #9 - 2039 Austin Avenue con't

to be removed or relocated to comply with the Zoning By-law. The Planning Department has no objection to this appeal.

ITEM #10 to ITEM #17 - 317 Gloucester Court, 1162 Eagle Drive, 2524 Palmer Avenue, 2754 Daybreak Avenue, 3219 Dunkirk Avenue, 375 Dartmoor Drive, 964 Corona Crescent, 1307 Brisbane Avenue

The Planning Department has no objection to these appeals.

Respectfully submitted,



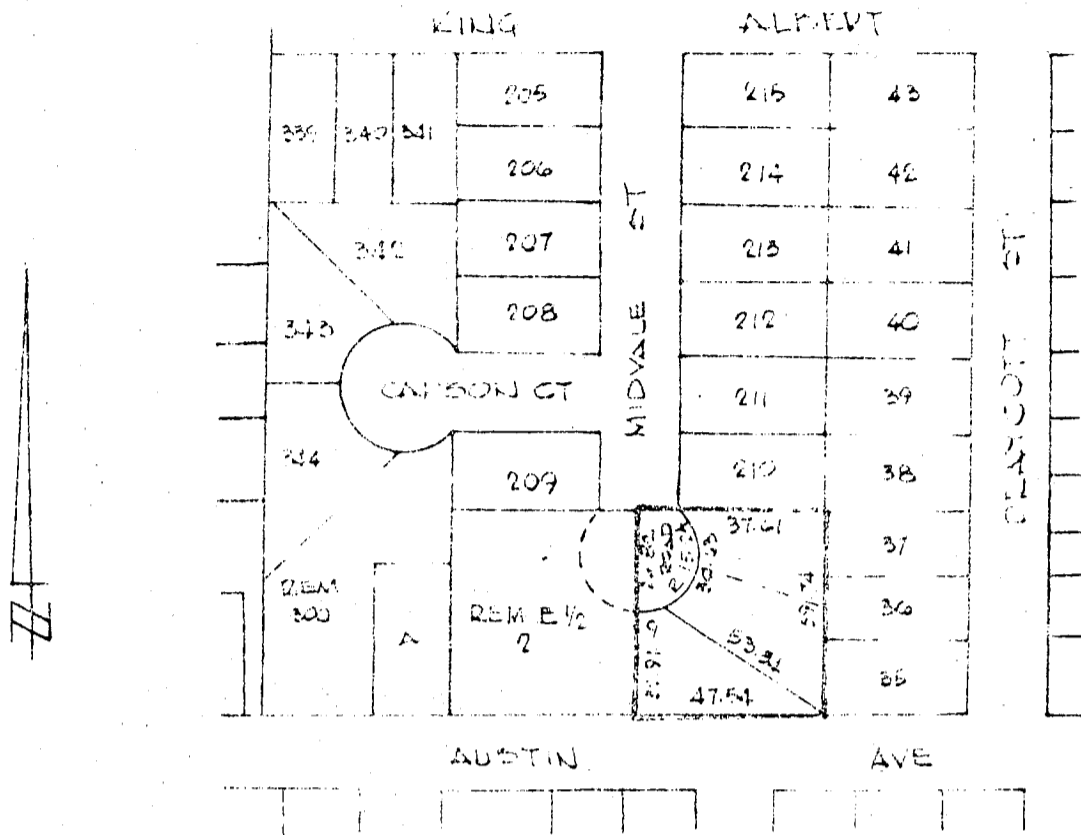
Ken McLaren
Development Control Technician

KM/ci
Encl.

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

SUBDIVISION OF W 1/2 OF LOT 3 DL 358 PLAN 1729

OWNER: DORIS A. LUSSIER



NOTES

- 1. LOCATION OF BUILDINGS, GARAGES, DRIVEWAYS, AND GARAGE TO BE REMOVED.
- 2. DASHED LINES INDICATE PROPOSED FUTURE SUBDIVISION.

METRIC

This approval expires in 90 days from date shown on this sketch. Surveyors subdivision plat must be submitted to the Approving Officer prior to this date for approval, or a new application must be submitted.

CORPORATION OF THE DISTRICT OF COQUITLAM		
SUBDIVISION PRELIMINARY APPROVAL		
<i>Approved with conditions</i>		
DATE <u>11/23/11/27</u>		
<i>H. Marshall for Planning Director</i>		
DRAWN ELD	SCALE 1:2000	DIST. NO. 8-15364

