

Tuesday, January 8, 1985
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, January 8, 1985 at 7:00 p.m.

Members present were:

- Mr. G. Crews, Chairman
- Mrs. K. Adams
- Mr. J. Bennett
- Mr. R. Farion
- Mr. J. Petrie



Staff present were:

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

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

REPORT FROM THE BUILDING DEPARTMENT

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

REPORT FROM THE PLANNING DEPARTMENT

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

ITEM #1 - P. Dainius
419 Marmont Street
Subject: Relaxation of the rear yard setback requirements.

Mr. Dainius was not in attendance at the meeting to present his case.

His request was for relaxation of the rear yard setback requirements to allow him to build within 10 inches of the rear yard property line. The building in question is being used as a woodshed. At two previous meetings of the Board of Variance the surrounding property owners that appeared had stated they were not in opposition to this application.

There was no opposition expressed to this application.

Tuesday, January 8, 1985
Board of Variance - 7:00 p.m.

ITEM #2 - Joseph Bunsko
428 Trinity Street
Subject: Relaxation of accessory building size requirements.

Mr. Bunsko appeared before the Board of Variance to request relaxation of the accessory building size requirements to allow him to build a garage that would be 960 square feet with dimensions 30' x 32'. He stated the present regulations allow him to build a garage 807 square feet in size but this will not be big enough as he has a 22 foot motor home, a boat on a trailer as well as his car and truck. Mr. Bunsko stated he also wishes to put a work bench in this garage and if he has to build it any smaller he would probably have to move the vehicles out of the garage before he could work around his work bench area.

As well, Mr. Bunsko requested relaxation of the height requirements to allow him to build a garage 17 feet in height. He stated he would need the extra height in order to place his motor home in the garage.

There was no opposition expressed to this application.

ITEM #3 - N. and L. Stitilis
820 Edgar Avenue
Subject: Relaxation of side yard setback requirements.

Mr. Stitilis appeared before the Board of Variance to request relaxation of the side yard setback requirements to five feet from the side property line.

Mr. Stitilis informed the meeting that they have a handicapped daughter who is suffering from brain damage as a result of an automobile accident when she was 16 years of age. She is totally incapable of looking after herself and is in a wheelchair. They cannot get the wheelchair into the present bathroom and this addition would include bathing facilities for his daughter and a jacuzzi to help loosen her muscles. He stated she presently suffers from muscle spasms a great deal of the time.

He further informed the meeting that they would also like to build an ensuite bathroom off their bedroom. He stated that they have 15-20 people per day coming to their home to help in "Patterning" therapy for their daughter and Mrs. Stitilis would like the privacy of an ensuite bathroom.

Mr. Stitilis stated that he had checked with his neighbours, the Bremners of 818 Edgar Avenue, and they have no objection to this application.

There was no opposition expressed to this application.

ITEM #4 - J. and G. Rankin
2221 Kaptey Avenue
Subject: Relaxation of side yard setback requirements.

Mr. Rankin stated that he was requesting relaxation of the side yard setback requirements to .91 metres from the side property line to allow him to build a porch and stairs. Mr. Rankin stated that the plan of the house he is building has no exit on the main floor and he felt that in the event of fire they should have an exit from the kitchen area. He stated that it would not be a full scale sundeck, just a porch with stairs leading down to ground level. On a question from the Board, he stated that the porch elevation would be eight feet to ground approximately.

Tuesday, January 8, 1985
Board of Variance - 7:00 p.m.

The next door neighbours, Mr. and Mrs. Pasqualetto, of 2215 Kaptey Avenue, stated they had no objections to this application and in fact, were in favour of same.

ITEM #5 - J. and M. Moore

1352 Brisbane Avenue

Subject: Relaxation of front yard setback requirements.

Mr. G. Moore appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow him to build seven feet from his front property line.

Mr. Moore explained that he wished to build a garage attached to his home. He stated he is on a corner lot and he would like to build the garage beside his existing carport, which is on the Fairfax side of his lot. This would bring him to seven feet from the property line.

Mr. Moore informed the Hearing that they presently have a single driveway which will not handle all their vehicles. He stated he has a teenage son with a classic car plus their vehicles and he would really like to get them off the street and enclosed. All Saints Church is located across the street from them and on the weekends the parking in the area is extremely congested and he further stated he would like to be able to get his vehicles parked on his own property.

On a question from the Board, Mr. Moore informed them that it would be extremely difficult for him to build a separate garage to the west of his home. He stated that it would be more expensive, he would not have the security because he has no windows on that end of his house and he wouldn't be able to see the garage from the home. Also the land slopes off quite steeply in that area and it would be difficult to build a garage in that location. Another reason for wishing to build this second garage and get his cars off the street according to Mr. Moore, was the fact that the neighbours across the street have great difficulty in backing out of their driveway when Mr. Moore's cars are parked on the road across the street.

Mrs. Hunter of 1352 Brisbane Avenue and Mr. Groinus of 1363 Brisbane Avenue were in attendance at the meeting and stated they were in favour of this application.

There was no opposition expressed to this application.

ITEM #6 - T. and L. Zaurrini

611 Smith Avenue

Subject: Relaxation of exterior side yard setback requirements.

Mr. Zaurrini appeared before the Board of Variance and requested relaxation of the exterior side yard setback requirements to allow him to build six feet from the west property line at 611 Smith Avenue. He stated that this west property line is considered an exterior property line. On Municipal Plans it shows Emerson Street going through although in reality it does not go through past this lot. He pointed out to the Board that the District is planning to cancel this road but at the present time it is technically a road and therefore he must meet the setback requirements for exterior side yard setbacks.

Continued...

Tuesday, January 8, 1985
Board of Variance - 7:00 p.m.

At the same time, Mr. Zaurrini stated he wished to revise his plans and he is now requesting relaxation of the side yard setback requirements on the east side as well. He also wished to build a garage onto his home that would come to four feet from the east property line and have a two foot roof overhang.

There was no opposition expressed to this application.

C O N C L U S I O N S

1. P. Dainius.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, rear yard setback relaxed to 10 inches.

CARRIED UNANIMOUSLY

2. J. Bunsko.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, maximum excessory building size increased to 960 square feet and maximum height increased to 17'.

CARRIED UNANIMOUSLY

3. N. and L. Stitilis.

MOVED BY MR. FARION
SECONDED BY MR. PETRIE

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

CARRIED UNANIMOUSLY

4. J. and G. Rankin.

MOVED BY MR. BENNETT
SECONDED BY MRS. ADAMS

That this appeal be allowed as per application, that is, side yard setback relaxed to .91 metres.

CARRIED UNANIMOUSLY

5. J. and M. Moore.

MOVED BY MR. FARION
SECONDED BY MRS. ADAMS

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

CARRIED UNANIMOUSLY

Continued...

Tuesday, January 8, 1985
Board of Variance - 7:00 p.m.

6. T. and L. Zaurinni.

MOVED BY MR. BENNETT
SECONDED BY MRS. ADAMS

That this appeal be allowed relaxing the exterior side yard setback on the west side of the property to six feet from the property line and maintaining the six foot side yard setback on the east property line.

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

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

CARRIED UNANIMOUSLY

C H A I R M A N

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: SANDRA AIKENHEAD DEPARTMENT: ADMINISTRATION DATE: 85-01-07
FROM: TED SPOONER DEPARTMENT: BUILDING YOUR FILE:
SUBJECT: BUILDING DEPARTMENT COMMENTS TO THE BOARD OF VARIANCE OUR FILE:
 MEETING JANUARY 8, 1985.

Item 1 419 Marmont Street

The Building Department does not recommend the setback closer than .6 meters (2 feet) to property line.

Item 2 428 Trinity Street
3 820 Edgar Avenue
4 2221 Kaptey Avenue

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

Item 5 1352 Brisbane Avenue

The Building Department has no objection to the above appeal, however the application should be changed to read, "Minimum front setback required 7.6 meters (25ft.) requests relaxation to 2.13 meters (7 ft).

Item 6 611 Smith Avenue

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



C.E. (Ted) Spooner
Building Inspector

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE, TUESDAY, JANUARY 8, 1985

ITEMS #1 TO #4

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

ITEM #5

The Planning Department has no objection to this appeal as it would appear to be a local issue. We would note, however, that the application should be for relaxation of a front yard setback rather than an exterior side yard setback.

ITEM #6

This item should read "relaxation of an exterior side yard setback to 2.53 feet.

The lands directly to the west of this property are being developed for park purposes and a revised road and access alignment has been established through the Subdivision Committee. It is now proposed that Emerson Street not be continued through to Smith Avenue and an alternative lane allowance be utilized along the west boundary of the park, as shown on the attached sketch 8-2326E. The Planning Department has initiated, through the Subdivision Committee, a proposal to cancel this road allowance out directly west of the applicant's property, which would then make the westerly property line of this lot an interior side lot line.

Given the fact that the road allowance is proposed to be cancelled and because the lands directly west of this property are proposed for park use, the Planning Department has no objection to this application.

Respectfully submitted,

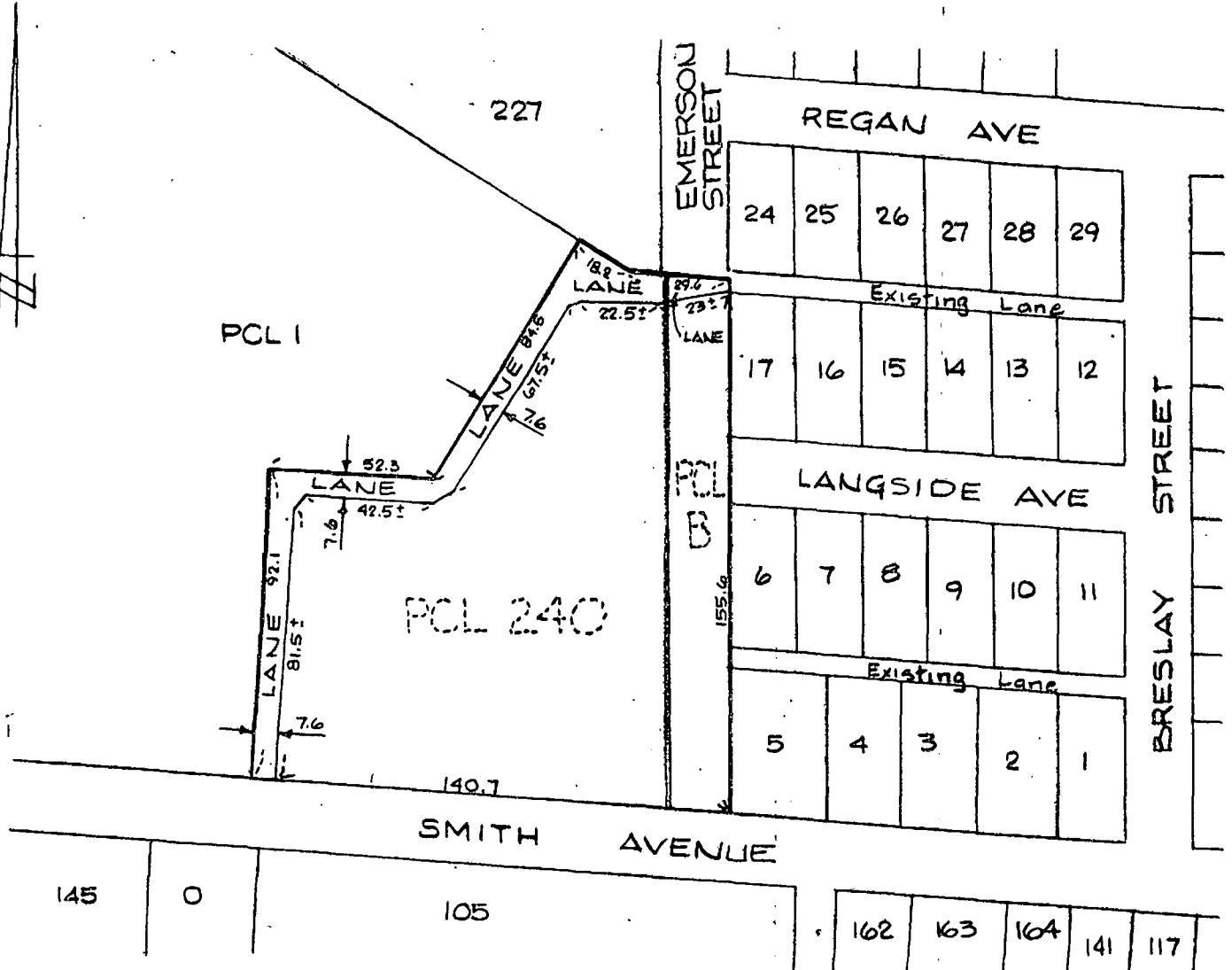


Ken McLaren
Development Control Technician

KM/ci
Encl.

ROAD/LANE EXCHANGE OF PCL 240 DL9 REF. PL. 64688 & AN UNOPENED PORTION OF EMERSON STREET

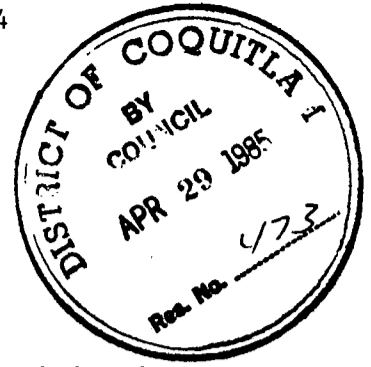
OWNER: DISTRICT OF COQUITLAM



NOTES:
 1. LOT LINES COLOURED GREEN TO BE CANCELLED.

DISTRICT OF COQUITLAM		
SUBDIVISION PRELIMINARY APPROVAL		
APPROVED WITH CONDITION		
DATE <u>1984 11 06</u>		
<i>A. Maxwell for Planning Director</i>		
DRAWN D.C.T.	SCALE 1:2000.	DRG. No. 8-2326E

Wednesday, April 10, 1985
Board of Variance - 7:00 p.m.



BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Wednesday, April 10, 1985 at 7:00 p.m.

Members present were:

Mr. G. crews, Chairman
Mrs. K. Adams
Mr. J. Bennett
Mr. R. Farion
Mr. J. Petrie

Staff present were:

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

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

REPORT FROM BUILDING INSPECTOR

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

REPORT FROM THE PLANNING DIRECTOR

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

ITEM #1 - EAGLE MANAGEMENT LTD.

514 WEBSTER AVENUE

SUBJECT: RELAXATION OF EXTERIOR SIDE YARD SETBACK REQUIREMENTS.

Mr. P. Gallagher appeared before the Board of Variance for Eagle Management Ltd. in regard to this application. Mr. Gallagher stated that it would be a financial hardship to them if this deck was not allowed as it has already been built. He stated that while building the house, he checked with the Building Inspector who was out on site and was given the measurements for setback from the exterior side yard. He stated they were under the impression that they only had to be six feet from the exterior side property line but when the inspector came out to reinspect, he stated that they were required to be eight feet from the exterior side property line. By this time it was too late, Mr. Gallagher stated, as the deck was built.

There was no opposition expressed to this application.

Continued...

Wednesday, April 10, 1985
Board of Variance - 7:00 p.m.

ITEM #2 - G. & A. VANDER GULIK
903 DELESTRE AVENUE
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS.

Mr. Vander Gulik appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow him to build a double carport with a sundeck over the top that would come to 18 feet from the front property line. He stated that he wishes to subdivide off the easterly 58 feet of his duplex lot and build a 1,400 square foot home on this newly created lot with the sundeck and carport at the front.

Mr. Vander Gulik stated that he had proposed to subdivide off this lot and build another duplex as he has done next door, but he will not have the required square footage so he wishes to build a single family residence. On a question from the Board, Mr. Vander Gulik replied that he needs a 20' by 30' garage at the rear of this property for his recreational vehicle and for storage of tools for his contracting business. He stated this home would be his retirement home. If he was required to move his house back the additional three feet to meet the setback requirements he did not feel he would have enough back yard between the house and the proposed garage and that was his reason for requesting front yard relaxation.

Mr. G. Smith of 916 Edgar Avenue stated that he was opposed to this application. He stated that the other garage that Mr. Vander Gulik has at his duplex next door where he says he is presently storing his equipment is at least as big as this proposed garage and he had counted at least 9 vehicles around the duplex plus a trailer plus a camper plus a canopy. He stated that if Mr. Vander Gulik expects to put the motor home in the new garage, there won't be any room to get the other vehicles in. He also stated that Mr. Vander Gulik has a dump truck that he parks in the lane way obstructing the lane.

The Chairman informed Mr. Smith that the Board of Variance is not here to deal with parking problems only to deal with the request for relaxation of the front yard setback requirements. Mr. Smith stated that he would again express his opposition to this application.

Mrs. R. Wright of 912 Edgar Avenue stated that she was very much against this application. She stated Mr. Vander Gulik builds garages on his various properties but they are not used to park vehicles, they are used by his children and their friends to work on their cars. One of the garages, she thought, was being used by Henke and Associates for storage purposes. She stated she was very much against this application.

Mrs. Smith of 916 Edgar Avenue stated she also wished to express her opposition to this application and for reasons already stated.

Mr. Les Johnson of 920 Edgar Avenue stated he objected to the commercial activities being carried out in these two garages and the traffic that is going up and down the lane because of these activities. If opposing this application will stop these activities, he stated, he was against the application.

Continued...

Wednesday, April 10, 1985
Board of Variance - 7:00 p.m.

Mrs. N. Johnson of 920 Edgar Avenue stated she was also opposed to this application for the same reason. Mrs. Jill Burgess of 924 Edgar Avenue inquired as to minimum size for duplex and for single family dwellings.

Mrs. Burgess stated that many of them on Edgar Avenue have their carports off this lane way by Mr. Vander Gulik's property. Their only access in and out to their carports is through this lane way and, she stated, it was a real bottleneck right now because of the vehicles parked by these garages. She stated you sometimes have to drive into the ditch to get by them. She stated she was very much opposed to this application.

M. Baldwin of 932 Edgar Avenue stated that she was opposed as well, for the same reasons.

Ms. S. Bortuluzzi of 906 Edgar Avenue stated that she was opposed to this application for reasons already stated.

The Chairman informed Mr. Vander Gulik that there was no doubt in his mind that he should attempt to have this situation cleaned up if he was interested in promoting good neighbour relations and possibly get his tenants to park in a different location.

Mr. Vander Gulik stated that if there are cars parked in the lane way, these neighbours should be phoning the police.

There was no further opposition expressed to this application.

ITEM #3 - J. & G. DOUGLAS
2940 WICKHAM DRIVE
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS.

Mr. Douglas appeared before the Board of Variance to request relaxation of the front yard setback requirements to 14.37 feet to allow him to build a home on this lot. He stated that he had a hardship as the shape of the lot makes it impossible to build a rectangular home on this lot without intruding into either the rear setback or the front setback because of the sharp angle at the front and at the rear of the property.

On a question from the Board, Mr. Douglas stated that before he purchased the property, according to the area of the lot, he thought he would have a lot of room to build in but after purchasing same and he looked into the municipal requirements he realized he had a problem.

Mr. and Mrs. Widdall of 2944 Wickham Drive appeared before the Hearing to state that they could sympathize with Mr. Douglas's problems with regard to the siting of the home on this lot. They stated that they would prefer if he was going to receive a variance on the setbacks that it be the front yard setback rather than the rear setback.

There was no opposition expressed to this application.

Continued...

Wednesday, April 10, 1985
Board of Variance - 7:00 p.m.

ITEM #4 - WOLFGANG UNRUH
3071 LAZY "A" STREET
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS.

Mr. Unruh appeared before the Board of Variance to request relaxation of the front yard setback requirements to 12 feet. He stated he wished to locate an accessory building to the side and front of his carport. He stated this accessory building would be for the storage of tools and equipment. Mr. Unruh informed the Board that he had very expensive mechanic's tools stolen from his carport on three separate occasions besides having his car stolen in the last two years. This proposed accessory building would provide secure storage for his mechanic's tools. Due to the topography of the lot, he did not wish to locate the shed any further back as he would have to build up the land approximately five to six feet and then he would not have easy access to his rear yard as he would have to build steps down to the back.

Mr. Unruh explained to the Board that he was not able to put doors on his carport due to the slope of the driveway.

Mr. Unruh tabled with the Board of Variance letters in favour of his application from two neighbours - M. Madsen, 3065 Lazy "A" Street and F. Cirko, 3070 Lazy "A" Street. These letters are attached hereto and form a part of these minutes.

Mr. and Mrs. Van Hes, of 8240 - 272nd Street, Langley, and owners of 3066 Lazy "A" Street, appeared before the Board of Variance to express their opposition to this application. Mr. Van Hes stated that he felt it would look terrible to have this accessory building at the front of the house and he was not in favour of it.

Mr. Unruh stated that this accessory shed would be completely behind trees and it cannot be seen from Mr. Van Hes's house. Mr. Unruh stated that this location was the only suitable location for him, he had no other alternative unless he built in the back and it would be of no use to him there. He informed the Hearing that he would be moving the shed up to the interior in three or four years when he moves up there and then there would be a concrete slab left beside the carport for parking of vehicles.

There was no further opposition expressed to this application.

ITEM #5 - N. & L. McLACHLAN
826 SPRICE AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS.

Mr. McLachlan appeared before the Board of Variance to request relaxation of the side yard setback requirements to two feet from the property line for the roof overhang of his carport. Mr. McLachlan stated the carport will come to four feet from the property line and he wishes to have a two foot overhang to match the roof line of the house for aesthetic reasons.

Continued...

Wednesday, April 10, 1985
Board of Variance - 7:00 p.m.

He stated that Mr. Ostenstad of 828 Cottonwood Avenue, directly across the street from him, had seen his drawings and had no objections to same.

There was no opposition expressed to this application.

ITEM #6 - C. WEBER
805 SIGNAL COURT
SUBJECT: RELAXATION OF REAR YARD SETBACK REQUIREMENTS.

Mr. Weber appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow him to build a sundeck to eight feet from his rear property line. He informed the Hearing that his rear yard is only 20 feet and as the setback requirements are 20 feet he would not be able to build any deck at all. He would like to keep his deck as he has already spent \$1,500.00 on it. The deck is approximately one foot above ground level and, as Mr. Weber stated, if the deck was at ground level it would be considered a patio and he could build it as large as he wished.

Mr. O'Neil of 2503 Mariner Way stated that he was here with three or four of Mr. Weber's neighbours. They have no objection to the deck, however, they were concerned about the possibility of him building a garage at the rear of his home. On a question from the Board, they stated they had no objections to this particular application.

There was no opposition expressed to this application.

ITEM #7 - D. KOUDELKA
1001 DELESTRE AVENUE
SUBJECT: RELAXATION OF EXTERIOR SIDE YARD SETBACK
REQUIREMENTS AND SETBACK FROM CREST OF A SLOPE.

Mr. Koudelka appeared before the Board of Variance to request relaxation of the exterior side yard setback requirements to 1.97 meters and relaxation of the slope setback requirements to 10 meters. Mr. Koudelka stated that his home is extremely small and he wishes to put a 20' by 20' addition to the rear of his home. The Ministry of Environment has conditionally reduced the setback from the natural boundary of Nelson Creek from 15 meters to 10 meters.

The applicant stated that he was now appealing the exterior side yard setback requirements and the setback from the crest of a slope.

Mr. McLaren from the Planning Department, informed the Hearing that the Planning Department could not support this application unless Mr. Koudelka provided them with geotechnical report and he had requested this before the meeting. However, he stated that possibly the Board would be willing to approve the application if they so desired, subject to Mr. Koudelka providing geotechnical advice on this property satisfactory to the Chief Building Inspector.

There was no opposition expressed to this application.

Continued...

Wednesday, April 10, 1985
Board of Variance - 7:00 p.m.

ITEM #8 - C. M. JOHNSON
2030 HILLSIDE AVENUE
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS.

Mr. Johnson appeared before the Board of Variance to request relaxation of the front yard setback requirements to 9.84 feet from the front property line. He stated he has an extremely steep driveway and in the winter it's impossible to go up or down the driveway when it snows. He stated that not only is the driveway steep but when he gets down to the house he has to make a sharp turn to get into the existing carport. Mr. Johnson informed the Hearing that he wished to build the carport at the top of the driveway, just off the road.

Mr. C. Warren of 2038 Hillside Avenue stated he was opposed to this application. He stated he felt this would depreciate the value of the property next door. He stated he did appreciate Mr. Johnson's problems but was still opposed to same.

Mr. Johnson stated that Mr. Warren's carport is about three meters from the property line, approximately the same distance from the road as Mr. Johnson would like to put his carport.

Mr. Warren stated that was correct and he had received approval from the Board of Variance approximately 12 years ago.

There was no opposition expressed to this application.

CONCLUSIONS

1. Eagle Management Ltd.

MOVED BY MR. BENNETT
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is, exterior side yard setback relaxed to 2.06 meters.

CARRIED UNANIMOUSLY

2. G. & A. Vander Gulik.

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

That this appeal be denied.

CARRIED UNANIMOUSLY

Continued...

Wednesday, April 10, 1985
Board of Variance - 7:00 p.m.

3. J. & G. Douglas.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, front yard setback relaxed to 14.37 feet on the northeast corner.

CARRIED UNANIMOUSLY

4. W. Unruh.

MOVED BY MY BENNETT
SECONDED BY MR. PETRIE

That this appeal be denied.

CARRIED UNANIMOUSLY

5. N. & L. McLachlan.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, side yard setback requirements relaxed to two feet for roof overhang.

CARRIED UNANIMOUSLY

6. C. Weber.

MOVED BY MS. ADAMS
SECONDED BY MR. PETRIE

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

CARRIED UNANIMOUSLY

7. D. Koudelka.

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is, exterior side yard setback requirements relaxed to 1.97 meters; relaxation of slope setback requirements under Section 405 (2)(a)(iii) of Zoning Bylaw No. 1928, 1971, subject to Mr. Koudelka providing geotechnical advice on this property satisfactory to the Chief Building Inspector.

CARRIED UNANIMOUSLY

Continued...

Wednesday, April 10, 1985
Board of Variance - 7:00 p.m.

8. C. M. Johnson.

MOVED BY MR. FARION
SECONDED BY MR. PETRIE

That this appeal be denied.

CARRIED UNANIMOUSLY

ADJOURNMENT

The Chairman declared the meeting adjourned at 9:15
p.m.

CHAIRMAN

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE - APRIL 10, 1985

ITEM #~~1~~2

This appeal appears to relate to a proposed new single-family dwelling on a lot proposed to be subdivided. An application for subdivision has been received by the Planning Department and the Subdivision Committee has found the attached sketch 8-3841 technically feasible, noting the requirement for rezoning of the property to facilitate the subdivision. To date, the applicant has not initiated the rezoning application to go forward on this matter.

The Planning Department has no objection to this appeal.

ITEMS #3 TO #6

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

ITEM #7

In an attempt to clarify this appeal, two sketches have been attached to the Board of Variance agenda. Basically, the appeals are as follows:

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
405(2)(a)(iii)	3.8 metres	1.97 metres
603(1)(c)(iv)	15 metres from crest of slope	1 metre, plus or minus, but not less than 10 metres from the natural boundary

The applicant has appealed the setback from the natural boundary of the watercourse to the Ministry of Environment. By the letter attached to the Board of Variance agenda, the Ministry of Environment has conditionally reduced the setback from the natural boundary of Nelson Creek from fifteen metres to ten metres. This would place the addition approximately where it shows on the sketches. The applicant is now appealing the other two sections to the Board of Variance and the Planning Department has indicated to the applicant that he would not receive a favourable recommendation from the Planning Department unless the appeal was supported by a report from a professional engineer qualified in geotechnical matters, covering all proposed earthworks to facilitate the addition.

PLANNING DEPARTMENT BRIEF TO
BOARD OF VARIANCE - APRIL 10, 1985

ITEM #7 cont'd

At the time of writing this Brief, we have not received the geotechnical report from the applicant. If we do prior to the Board of Variance meeting, I will review the report and be in a position to verbally present our recommendation. If the geotechnical report is not received, the Planning Department would recommend tabling of this application pending its submission.

ITEM #8

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

Respectfully submitted,

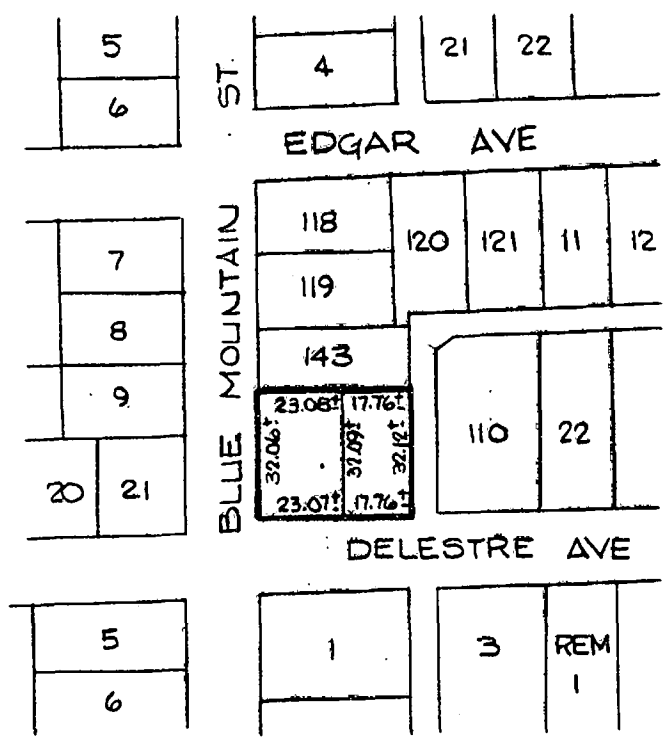


Ken McLaren
Development Control Technician

KM/ci
Encl.

SUBDIVISION OF LOT 142 DL45 PLAN 48397

OWNER: G. VANDER GULIK



NOTES:

1. LOCATION OF BUILDINGS SUPPLIED.
2. EASTERLY LOT TO BE A MINIMUM OF 555 M² (ASSUMING COUNCIL'S APPROVAL OF RS-3).

DISTRICT OF COQUITLAM		
SUBDIVISION PRELIMINARY APPROVAL		
TECHNICALLY FEASIBLE		
DATE <u>MARCH 5, 1985</u>		
<i>A. Maxwell for Planning Director</i>		
DRAWN D.C.T.	SCALE 1:2000	DRG. No. B-3841

PRELIMINARY SUBDIVISION APPROVALS EXPIRE 180 DAYS FROM THE APPROVAL DATE SHOWN ON THIS SKETCH.

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: SANDRA AIKENHEAD DEPARTMENT: ADMIN. DATE: 1985 04 10
FROM: TED SPOONER DEPARTMENT: BUILDING YOUR FILE:
SUBJECT: BUILDING DEPARTMENT COMMENTS TO THE BOARD OF OUR FILE:
VARIANCE MEETING APRIL 10, 1985

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

ITEM 6 806 SIGNAL COURT

The Building Department has no objection to approving the setback for the existing sundeck. However, on a site inspection I found that the applicant is in the process of building a shed at the south east corner of the existing house without a permit. A stop work order was posted on Thursday, April 4, 1985.

If the applicant approaches the Board with a request for approval of the shed location the Building Dept. would recommend rejection because the shed is considered attached to the dwelling unit and is less than 2 ft. from the property line (approx. 1 ft.).

ITEM 7 & 8 The Building Department has no objection to these appeals as the Building By-law does not appear to be involved.



C.E. (Ted) Spooner
Building Inspector

Port Coquitlam, B.C.

March 27, 1985

TO WHOM IT MAY CONCERN

This is to confirm that I have no objection to Wolfgang Unruh erecting a Shed. It is not an obstruction to my line of view and is not a discredit to the neighbourhood.

Name

Mary Madsen

Address

3065 LAZY AVE.

Coquitlam, B.C.

Port Coquitlam, B.C.

March 27, 1985

TO WHOM IT MAY CONCERN

This is to confirm that I have no objection to Wolfgang Unruh erecting a Shed. It is not an obstruction to my line of view and is not a discredit to the neighbourhood.

Name FRANK CIRRO
Address 3070 LAZY A
Coquitlam