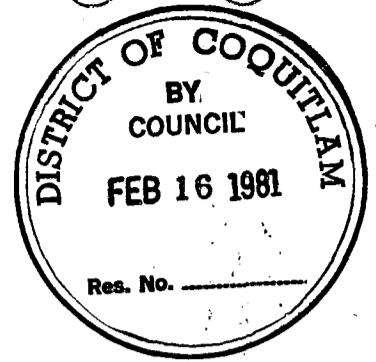


Wednesday, January 28, 1981
Board of Variance - 7:00 p.m.

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, January 28, 1981 at 7:00 p.m.

Members present were:

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

Staff present were:

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

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

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

ITEM #1 D. and P. Anderton
 1579 Eden Avenue
 Subject: Relaxation of rear year setback requirements;

Mr. Anderton appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow him to build a garage which would be attached to his home and would come to 10 feet from the rear yard property line.

Mr. Anderton stated that he wished to construct a garage that would be attached to the rear of his house. He stated that while he could build this garage to meet the setback requirements by locating same 5 feet from the house, he did not wish to have a free standing garage. He stated that he has had a free standing garage in the past and has found it to be a security problem as well as being more difficult to heat and light. Mr. Anderton informed the Board that if the garage is attached to his home he would be able to heat it with the house furnace. He further informed the Board that he would also be using the garage for storage as he has a split level home with only a very small basement.

There was no opposition expressed to this application.

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Board of Variance - 7:00 p.m.

ITEM #2 Alpine Construction Ltd.
 1035 Buoy Drive
 Subject: Relaxation of side yard setback requirements.

Mr. Dan Boleac, Representative from Alpine Construction Ltd., appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow them to build the home to 1.7 meters from the side yard property line.

Mr. Boleac informed the Board that after pouring the form for this home they had received the survey certificate which showed the foundation at one corner on the side yard to be 1.79 meters from the side yard property line instead of the 1.80 meters and they were therefore requesting relaxation of the side yard setback requirements. He stated that this would mean less than a $\frac{1}{2}$ " relaxation and it would be a hardship to them if they had to move the foundation because of this slight intrusion into the side yard setback.

There was no opposition expressed to this application.

ITEM #3 B. and G. Voykin
 2240 Brookmount Avenue
 Subject: Relaxation of the side yard setback requirements.

Mr. and Mrs. Voykin appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow them to build to 1.04 meters from the side yard property line. They stated that they wished to close in their carport to make an additional bedroom and play area for their children.

The Building Department comments in regard to this application were read out to Mr. and Mrs. Voykin and they agreed to meet the conditions set down by the Building Department if this relaxation is allowed.

There was no opposition expressed to this application.

ITEM #4 G. and H. Dixon
 2190 Dawes Hill Road
 Subject: Relaxation of exterior side yard setback requirements.

Mr. Dixon appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to close in his carport which is sited 10.8 feet from the exterior side yard property line.

Mr. Dixon informed the Board that he wished to convert his carport to a garage and it would be a hardship to him if he had to move the carport over to conform with the setback requirements.

There was no opposition expressed to this application.

ITEM #5 A. Oosthoek
 2707 Daybreak Avenue
 Subject: Relaxation of side yard setback requirements.

Mr. A. Wilson, Architect and Mr. A. Oosthoek appeared before the Board of Variance to request relaxation of the side yard setback requirements to 4.6 feet.

Mr. Wilson informed the Board that Mr. Oosthoek wished to extend his carport back into the area along-side the house and build an enclosed family room above the carport with a second stair exit from the main floor level. He also stated that this would allow for enlargement of the kitchen as well as it is presently very small.

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ITEM #5... Continued...

On a question from the Board Mr. Oosthoek replied that his basement was partially finished and there was a guest room in same as well as the entry way to the home.

There was no opposition expressed to this application.

ITEM #6 M. and P. Wingelman
 407 Madison Street
 Subject: Relaxation of front yard setback requirements.

Mr. Wingelman appeared before the Board of Variance to request relaxation of the front yard setback requirements to 21 feet from the front property line on the north side of his lot.

Mr. Wingelman informed the Board that on July 8th, 1980 he had received Board of Variance approval to relax the front yard setback requirements to 21 feet but this was on the south side of the front of his property and he now wished to place the carport on the north side, where the old carport and sundeck had originally been. He stated he had to tear the old sundeck down because of dry rot and after reconsidering his application from last summer he now wished to place the carport in its original location.

There was no opposition expressed to this application.

ITEM #7 K. R. Robinson
 719 Wilmot Street
 Subject: Relaxation of side yard setback requirements.

Mr. L. Foulds appeared before the Board of Variance on behalf of Mr. Robinson, who was out of town. Mr. Foulds stated that Mr. Robinson requested relaxation of the side yard setback requirements to allow him to construct a carport to 6 ^{feet} ~~feet~~ from the side yard property line. He informed the Board that the carport shown on the plot plan is actually being used as a workshop and he therefore would like to put a carport at the side of his home. Mr. Foulds informed the Board that the neighbour at 723 Wilmot Street had stated they would have no objections to this application.

The Chairman read out to Mr. Foulds the Building Department comments which state that they would not recommend any construction closer than 2 feet to the property line.

Mr. Foulds informed the Board that if this relaxation was not allowed it would be a hardship to Mr. Robinson as in order to get in to the present carport it is located in such a position in the rear yard that you must drive past the house and then make a slight turn to the right to enter the carport.

There was no opposition expressed to this application.

ITEM #8 W. Spearman
 1031 Dory Street
 Subject: Relaxation of side yard setback requirements.

Mr. Spearman was not in attendance at the meeting and therefore his application was not dealt with.

ITEM #9 W. J. and D. Pye
 1420 Rochester Avenue
 Subject: Relaxation of side yard setback requirements.

Mr. and Mrs. Pye appeared before the Board of Variance to request relaxation of side yard setback requirements to 29 inches from the side property line.

Wednesday, January 28, 1981,
Board of Variance - 7.00 p.m.

ITEM #9, cont'd.

Mr. Pye informed the Board that they wished to close in their sundeck at the rear of their home with screening, 2 x 6's and a fibreglass roof. He stated that they are plagued with wasps and hornets and if the sundeck was screened in they would still have the view but would be protected from the insects. As well, this would give them a bit more privacy.

He further stated that he would only be screening in a portion of the sundeck that is in line with the house and would be leaving the portion of the sundeck that extends into the sideyard unscreened.

Mr. J. Saffek, 1424 Rochester Avenue, appeared before the Board and stated that if the area to be screened in stopped at the edge of the house and did not intrude into the side yard he would have no objections to this application.

Mrs. E. Forney, 400 Schoolhouse Street, informed the Hearing that she had no objection to this application.

There was no opposition expressed to this application.

ITEM #10 Estherlee Daycare Centre
 1187 Eagleridge Drive,
 Subject: Relaxation of rear yard setback requirements

Mr. and Mrs. John Fast appeared before the Board of Variance to request relaxation of rear yard setback requirements to 3' from the rear property line. Mr. Fast informed the Hearing that they had constructed a dollhouse on their property, not realizing that they required permits or had to comply with setback requirements.

Mr. Fast informed the Board that the dollhouse is three feet from the rear property line and it would be extremely difficult to move due to its size. Mrs. Fast informed the Board that to place the dollhouse in any other location would be impractical as well.

Mr. Fast informed the Hearing that he had discussed this application with the neighbours and they had no objections to this application.

There was no opposition expressed to this application.

ITEM #11 - M. Begg,
 1127 Spruce Avenue,
 Subject: Relaxation of side yard setback requirements.

Mr. M. Begg appeared before the Board of Variance to request relaxation of side yard setback requirements to four feet from the side yard property line.

Mr. Begg informed the Hearing that he wished to add on to his house by closing in his carport and sundeck. He stated that the planned addition would have an eating area in the kitchen, a family room and one bedroom.

He further informed the Hearing that they have three children and three bedrooms on the main floor of their home and therefore two of the children have to share a bedroom. As well, he informed the hearing that his kitchen is very small and this would give them a larger eating area. He stated that their home is 1,200 square feet in area.

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On a question from the Board, Mr. Begg replied that it would be impractical for them to build to the rear of their home and the three bedrooms are across the rear of the home and in order to get to the addition if it was placed to the rear, they would have to eliminate one of the bedrooms.

Mr. S. Forty, 1129 Spruce Avenue, immediately adjacent to Mr. Begg's home, stated that he has no objection to this application and feels it will enhance the appearance of the home.

There was no opposition expressed to this application.

ITEM #12 P. & M. Allinger,
 1830 Brunette Avenue.
 Subject: Relaxation of front yard setback requirements.

Mr. Philip Allinger appeared before the Board of Variance on behalf of his father who was unable to attend the meeting. He requested relaxation of the front yard setback requirements to 12' from the front property line.

Mr. Allinger submitted to the Board a revised plan showing a covered walkway at the front of the home with the four foot roof overhang but eliminating the supporting posts which were in the original plan.

Mr. Allinger informed the Board that they had received Board of Variance approval last year for relaxation of the front yard setback requirements to 14' from the front property line. He stated that the home would be constructed 14' from the property line as originally planned but the roof overhang would be a total of four feet.

On a question from the Board, Mr. Allinger confirmed that this home was being built for him and he and his wife would be residing in same.

There was no opposition expressed to this application.

ITEM #13 Synod Diocese of New Westminster,
 1871 Masset Court.
 Subject: Relaxation of rear yard setback requirements.

Mr. Brown, representing the Synod Diocese of New Westminster, appeared before the Board of Variance to request relaxation of rear yard setback requirements to 3.88 metres.

Mr. Brown informed the Hearing that this was a newly created subdivision and the church manse was being moved two lots north to a newly created lot and they are unable to accommodate the rear entrance to the upper floor of the house without intruding into the rear yard setback. He stated that in order to accommodate the stairs they would have to go beyond the setback requirements to 3.88 metres from the rear yard property line.

There was no opposition expressed to this application.

ITEM #14 D. & C. Eastlick,
 403 Madison Avenue.
 Subject: Relaxation of Rear Yard Setback requirements.

Mr. and Mrs. Eastlick appeared before the Board of Variance to request relaxation of the rear yard setback requirements to 3 feet from the rear property line.

Wednesday, January 28, 1981,
Board of Variance - 7.00 p.m.

They informed the Board of Variance that they had purchased a bubble dome for their swimming pool and it had cost them \$4,530.10. They were unaware at the time of purchase that they were required to conform to the setback requirements.

Mr. Eastlick presented a written submission to the Board in support of his application and a copy of that submission is attached hereto and forms a part of these minutes. He also presented a petition signed by some of their neighbours who support their application. A copy of this petition is attached hereto and forms a part of these minutes.

Mr. Mike Wingleman of 407 Madison Avenue appeared before the Board and informed them that this bubble is adjacent to their home. He stated that he had no objections to the relaxation of the setback requirements; he only objected to the height of the bubble. He stated that he estimated it was approximately 15 feet high as it protruded well above the height of the fence.

Mr. and Mrs. Eastlick informed the Board that they had discussed Mr. Wingleman's concerns with him and had then talked to the company that made their bubble and the company informed them that the bubble height could be reduced.

Mr. and Mrs. Eastlick further informed the Board that they had informed Mr. Wingleman that they would be willing to lower the bubble height.

There was no further objection expressed to this application.

CONCLUSIONS

1. D. & P. Anderton

MOVED BY MR. FARION
SECONDED BY MR. HANSEN:

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

CARRIED UNANIMOUSLY

2. Alpine Construction Ltd.

MOVED BY MR. HANSEN
SECONDED BY MR. FARION:

That this appeal be allowed as per application, that is, side yard setback relaxed to 1.79 metres from the side property line.

CARRIED UNANIMOUSLY

3. B. and G. Voykin

MOVED BY MR. PETRIE
SECONDED BY MR. HANSEN:

That this appeal be allowed as per application, that is, side yard setback relaxed to 1.04 metres, provided the existing columns on the retaining wall are removed, new columns are provided within the new west wall, and that proper foundations are provided under the new walls.

CARRIED UNANIMOUSLY

Wednesday, January 28, 1981,
Board of Variance, cont'd.

4. G. and H. Dixon

MOVED BY MR. BENNET
SECONDED BY MR. PETRIE:

That this appeal be allowed as per application, that is,
exterior side yard setback relaxed to 10.8 feet.

CARRIED UNANIMOUSLY

5. A. C. Oosthoek

MOVED BY MR. FARION
SECONDED BY MR. HANSEN:

That this appeal be allowed as per application, that is,
side yard setback relaxed to 4.6 feet.

CARRIED UNANIMOUSLY

6. M. & P. Wingleman

MOVED BY MR. HANSEN
SECONDED BY MR. FARION:

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

CARRIED UNANIMOUSLY

7. K. Robinson

MOVED BY MR. FARION
SECONDED BY MR. HANSEN:

That this appeal be denied.

CARRIED UNANIMOUSLY

8. W. Spearman.

This appeal was not dealt with as Mr. Spearman was not in attendance.

9. W. J. and D. Pye.

MOVED BY MR. FARION
SECONDED BY MR. PETRIE:

That this appeal be allowed as per application, that is, side
yard setback relaxed to 29 inches, providing theroof overhand
is no closer than two feet from the property line.

CARRIED UNANIMOUSLY

10. Estherlee Daycare Centre

MOVED BY MR. FARION
SECONDED BY MR. PETRIE:

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

CARRIED UNANIMOUSLY

Wednesday, January 28, 1981,
Board of Variance, cont'd.

11. M. Begg

MOVED BY MR. HANDSEN
SECONDED BY MR. BENNETT:

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

CARRIED UNANIMOUSLY

12. P. and M. Allinger.

MOVED BY MR. HANSEN
SECONDED BY MR. FARION:

That the Clerk's Office write Mr. Allinger informing him that
this application is not necessary as he now meets the by-law
requirements by eliminating the supporting posts for the roof
overhang.

CARRIED UNANIMOUSLY

13. Synod Diocese of New Westminster.

MOVED BY MR. PETRIE
SECONDED BY MR. BENNETT:

That this appeal be allowed as per application, that is,
rear yard setback relaxed to 3.88 metres.

CARRIED UNANIMOUSLY

14. D. and C. Eastlick.

MOVED BY MR. HANSEN
SECONDED BY MR. FARION:

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

CARRIED UNANIMOUSLY

APPOINTMENT TO BOARD OF VARIANCE
BY BOARD MEMBERS

MOVED BY MR. FARION
SECONDED BY MR. BENNETT:

That Mr. Gary Crews be reappointed as a member of the Board of
Variance for a three year term to expire January 28, 1984.

CARRIED UNANIMOUSLY

ELECTION OF CHAIRMAN - BOARD OF VARIANCE

MOVED BY MR. FARION
SECONDED BY MR. BENNETT:

That Mr. Gary Crews be elected Chairman of the Board of Variance.

CARRIED UNANIMOUSLY

Wednesday, January 28, 1981,
Board of Variance, cont'd.

NEW MUNICIPAL APPOINTEE TO THE BOARD OF VARIANCE

Mr. Gary Crews, Chairman, stated that he would like to welcome the new municipal appointee, Mr. John Bennett, to the Board of Variance.

ADJOURNMENT

MOVED BY MR. PETRIE
SECONDED BY MR. BENNETT:

That the Board of Variance meeting adjourn. 9.30 p.m.

CARRIED UNANIMOUSLY

Gary Crews CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: S. Aikenhead DEPARTMENT: Dept. Administration DATE: 81 01 26
FROM: C. E. Spooner DEPARTMENT: Building YOUR FILE:
SUBJECT: Building Department Comments to January 28, 1981 OUR FILE:
Board of Variance Meeting

Item 1 & 2

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

Item 3

The Building Department would have no objection to this appeal provided

- A. The existing columns on the retaining wall are removed, and new columns are provided within the new west wall.
- B. Proper foundations are provided under new walls.

Item 4, 5 & 6

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

Item 7

The Building Department would not recommend any construction closer than 2'0" from property line.

Item 8

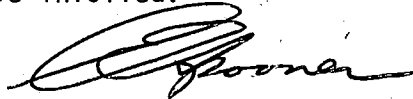
The Building Department has no objection to this appeal as the Building ByLaw does not appear to be involved.

Item 9

The Building Department has no objection provided the roof overhang is not closer than 2'0" from property line.

Item 10,11,12,13 & 14

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



C. E. Spooner
BUILDING INSPECTOR

CES/jw

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE - WEDNESDAY, JANUARY 28, 1981

ITEMS #1 TO #9

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

ITEM #10

The Planning Department has no objection to this appeal which I understand is to allow an existing playhouse located on the property to remain. I should clarify, however, that although the building faces Eagleridge Drive on the south, the front yard of the property is Eagleridge Drive to the west, and therefore this appeal is of the rear yard setback and not the side yard setback as noted on the application. With this accessory building located in the manner shown on the sketch, a 20 foot rear yard setback would be required whereas only three feet are indicated on the drawings.

ITEMS #11 & 12

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

ITEM #13

As background information, I can advise that a subdivision of a portion of property south of the existing church has been approved by the Subdivision Committee for eight lots subject to, amongst other normal conditions, the relocation of the existing dwelling onto one of the proposed new lots.

ITEM #14

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

Respectfully submitted,



Ken McLaren
Development Control Technician

KM/ci

January 28, 1981

Dear Members Board of Variance

The "Structure" in question is a vinyl pool dome. This dome when not inflated serves as a pool cover. When inflated it becomes a dome which is weighted down by water.

The dome was purchased from Classic Vinyl, Surrey, B.C. on October 6, 1980. The company representative Mr. Dick McQuade informed us a permit was not required as a dome is only classified as a temporary structure unable to take a snow load.

After the by-law inspector Mr. Tatters contacted us, we contacted Mr. Bob Sobey, President of Classic Vinyl and he claims he has never obtained permits in the district of Coquitlam in the four years he has been installing domes. The only district requiring a permit is West Vancouver.

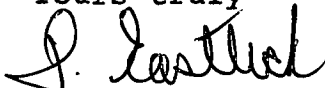
This matter has been further complicated by discovering that what we assumed was our side yard turns out to be our rear yard. This was discovered by Mrs Aikenhead as we filed our application to the board. As one of our neighbours has complained about the appearance of the dome we were concerned as to how the other neighbours felt about its looks. We were happy to find that those questioned had no objections and many signed the enclosed petition. The remainder did not want to get involved in neighbourhood quarrels but felt that their absence from the evenings meeting proved that they had no objections.

May we also point out that all permits for the pool were obtained by our contractor and passed.

Page "2"
January 28, 1981

Our case for hardship is that the dome is custom made for our pool, costing \$2530.10. The dome, which gives our family a tremendous amount of enjoyment, will only be in use November 1st to March 30, and will be removed and stored the balance of the year.

Yours truly



D.G. Eastlick

We, the undersigned neighbours have no objection
to the dome over the swimming pool of Daryl
and Christina Eastlick. 403 Madison St., Boquitlam.

Signature

Address

| | |
|--------------------------|----------------------------|
| Keith & Charlotte Turpin | 1725 Rochester Ave |
| Margaret Jones | 400 Madison St C |
| Shirley & Harold Ferris | 1712 - Rochester Ave, Long |
| Dawn & Charly Burke | 1700 Rochester Ave, Long |
| Hank & Vito Beutchen | 404 Madison St. |
| June & Marilyn Madigan | 1751 Madore Ave. |
| J. Noel, Gerald | 1750 Madore ave |
| McTomljanovic | 1726 Rochester Ave |
| F. Sufjan | 416 Madison St. |

CLASSIC VINYL & PLASTICS LTD.

MAILING AND SHOP ADDRESS
12187 INDUSTRIAL ROAD
SURREY, B.C. V3V 3S1

(604) 880-2545

ALL VINYL OR PLASTIC SHEETING ELECTRONICALLY WELDED

INFLATABLE DOMES OR PORTABLE BUILDINGS

WATER TITE LINERS OF ALL KINDS

TO MRS MRS DORYL EASTICK SHIP TO _____
403 - MADISON ATTN. _____ DATE OCT. 6/80
COQUITLAM F.O.B. 9392121 NO. 3447
DICK McQUARRE FED. TAX LIC. NO. _____ PROV. TAX LIC. NO. _____
 TERMS: NET 15 DAYS IN CHARGED ON FAST DUE ACCTE.
 DATE SHIPPED _____

| QUANTITY | DESCRIPTION | PRICE |
|----------|---|---------------------|
| | Air Dome 46x23. | 2378. ⁰⁰ |
| | TAX | 93.10 |
| | DEL. & INSTALLION | 59.00 |
| | TOTAL | 2530.10 |
| | DEPOSIT - OCT. 6/80 - 1000. ⁰⁰ | |

GUARANTEE
 I personally, in addition to my regular account, will pay all bailiff fees, lawyer fees, daily persult expenses, telephone calls, in recovery of items or items purchased from CLASSIC VINYL & PLASTICS LTD.
 I understand all items must be returned when I am ten days overdue on my account. I also give my permission for the company (or whatever) that issues my cheque to pay on my behalf, valid invoices that are ten days overdue.

Signature _____
 Please Print Name _____
 Telephone No. & Area Code _____

PURCHASE
 The Undersigned (purchaser or renter) N.B. The Undersigned (individual or company), by signing this contract, agrees to pay carrying charge of 2% per month on unpaid balance of account over 30 days past due. I hereby purchase the above goods upon the terms and conditions set out above.

DATE _____ SIGNATURE _____ PURCHASER _____

| | |
|-------|---------|
| TAX | |
| BAL. | |
| TOTAL | 1530.10 |

MR. TAT JR

Board of Variance - 7.00 p.m.
Tuesday, February 17, 1981.

503

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, February 17, 1981 at 7.00 p.m.

Members present were:

Mr. G. Crews, Chairman,
Mr. R. Farion,
Mr. J. Bennett

Staff present were:

Mr. H. Castillou, Municipal Solicitor,
Mr. B. Sutherland, Engineering Clerk.
Mrs. S. Aikenhead, Assistant Municipal Clerk, who acted as Secretary to the Board.



The Chairman explained to those present that their appeals would be heard by the Board and if any of them wished a continuance to a time after the C.U.P.E. strike is over when further information could be provided they should request same. All easements that are not contested will be considered this evening and the Board will rule on them after the public is excused from the meeting.

Submitted to the Board for this meeting were comments from Mr. Henry G. Castillou, Municipal Solicitor, dealing with these easements, a copy of which is attached hereto and forms a part of these Minutes.

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

Mr. Henry Castillou went over the first three items on the agenda in order to familiarize the concerned parties present with what the Municipality was requesting.

Mr. P. B. Richards of 1888 Austin Avenue (N ½ of Lot 3 of 111, Gr. 1, Pl. 3137, N.W.D.) appeared before the Board to request a continuance of the hearing relative to the easement over his property until after the C.U.P.E. strike. (Item 96)

Mr. Richards stated that he was concerned about the subdivision he proposed for his land. He informed the hearing that he has received approval for the subdivision of this land into five lots however he is concerned that with this easement going through his property it might make one of his lots unbuildable. He requested continuance until such time as the strike is over in order that he may have this matter checked with Building or Engineering Department to find out if a house could be built on the particular lot the easement will run through.

Mr. G. B. Hopping (Item 63 in Solicitor's Report) of 947 Quadling Avenue requested a continuance as his lawyer, Mr. Drysdale, was unable to attend this evening.

Mrs. C. A. Wonneberger (Item #12) 2967 Fleet Street, appeared before the hearing and stated that the major concern of the residents on Fleet Street is that there is going to be a large subdivision going in on the Essondale lands and they don't want this subdivision hooking into sanitary and storm sewers through their lands in Ranch Park. She stated they did not want the Municipality going on to their properties, ripping up shrubs and destroying the landscaping that has been done.

Thursday, February 17, 1981
Board of Variance, cont'd.

Mr. N. Neufeld (Item #10), owner of 2959 Fleet Street, informed the Board that from the rear property line to the back of his sundeck it is exactly 15 feet and this easement is this full width right to the edge of the deck. He stated it would cause him hardship because any excavation would affect his house.

Mr. Neufeld was informed that if the Municipality ever had to come on to his property to do repairs on this easement and the sundeck was harmed in any way the Municipality would have to repair same. He was told that anything done to a property with regard to damage to shrubs, landscaping or any other type of damage because of the Municipality entering on to an easement to do repairs would have to be restored.

Mr. Neufeld was informed that the 15 feet was required as there is a storm sewer through this easement and probably because of the depth of the pipe the Municipality requires the 15 feet width.

Mrs. K. Andrucson (Item #9) 2955 Fleet Street, appeared before the Board and stated that both storm and sanitary sewers on their property are within the 10 feet measurement. As their house extends to 12 feet from the property line on that side and the Municipality is requesting 15 feet the easement will run through a portion of their house. She also informed the Board that they have a large cedar tree that would be within the 15 feet easement which the Municipality would have to remove if they came on to their property to do repairs to the sewers.

Mrs. Andrucson tabled a letter with the Board, a copy of which is attached hereto and forms a part of these Minutes.

Mrs. Andrucson further informed the Board that there is presently a 12 foot wide Hydro easement along the rear of their property and down the side of the property that the Municipality wishes to register their easement.

She requested a continuance of this application.

Mr. Campbell (Item #16) of 2983 Fleet Street, stated that he has always been under the impression that there was a 10 foot wide easement along the back of his property, he knew the sewer and hydro easements were there, but was surprised to get a letter from the Municipality and did not understand why the 15 feet wide easement was required.

He stated his main concern was with regard to the possibility that the Municipality would try to hook up the Essondale subdivision through the Fleet Street properties and he was opposed to this.

Mr. D. Hermanson of 1406 King Albert Avenue appeared before the Board of Variance (Item #88) regarding this application. He stated that the sewers were put in after he bought his house, but the land is worth a lot more now. If at some time he wanted to subdivide, he asked, would this easement prevent the subdivision.

Mr. Hermanson was informed that because the utilities are in the ground now and he objects to the easement, it is a hardship to the Municipality. If the services were going to be put in and Mr. Hermanson was applying for subdivision and it affected this subdivision it would have been a hardship to him.

Thursday, February 17, 1981
Board of Variance, cont'd.

Mr. Castillou filed with the Board letters from Crown Zellerbach (Items #46 and #50) and Mr. N. Morton (Item #86) requesting that their applications be tabled until after the strike. These letters are attached hereto and form a part of these Minutes.

Mr. Castillou went through the remainder of the applications individually and the Chairman requested that Mr. Castillou and Mr. Sutherland bring to the attention of the Board anything the Board should be paying attention to that was different than usual in any easements.

Mr. Sutherland reported that he had spoken to the owners of the properties under Items #23, 25, and 26 and they have no objections to this application.

Items #28 and 29 were removed from the agenda as the District does not require easements over these two properties.

Mr. Castillou informed the hearing that the owners of the property under Item 65 were sent double registered letters as were the rest of the owners but the cards have never been returned to the Municipality and we therefore have no evidence that they received notification of this hearing. He requested that this item be put over to the next Board Meeting also.

CONCLUSIONS

MOVED BY MR. FARION
SECONDED BY MR. BENNETT:

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

1. Lot 9, D.L. 371, Block 1, Plan 21040
2. Lot 32 of Lot 2, Township 39, Plan 25773
3. Lot 44 of Lot 2, Township 39, Plan 32191
4. Lot 161, D.L. 369, Plan 18427
5. Lot 168, D.L. 369, Plan 21476
6. Lot 271, D.L. 371, Plan 30889
7. Lot 275, D.L. 371, Plan 30889
8. Lot N, D.L. 361 and 374, Plan 22458
20. Lot 2, D.L. 374, Block 12, Plan 26248
21. Lot G, E $\frac{1}{2}$ D.L. 368, Blocks D and L, Plan 17787
22. Lot 47, D.L. 370, Plan 22960
23. Lot 107, D.L. 368, Plan 29732
24. Lot 108, D.L. 368, Plan 29732
25. Lot 109, D.L. 368, Plan 29732
26. Lot 110, D.L. 368, Plan 29732
27. Lot 150, D.L. 370, Plan 30426
30. Lot 608, D.L. 371, Plan 48874
31. Lot 340, D.L. 371, Plan 31035
32. Lot 62, D.L. 238, Plan 42820
33. Lot 542, D.L. 373, Plan 53845
34. E $\frac{1}{2}$ Lot 4, D.L. 384A, Plan 2172
35. S $\frac{1}{2}$ Lot 6, D.L. 384A, Plan 2172
36. Lot 5, D.L. 384A, Plan 2172

Thursday, February 17, 1981,
Board of Variance, cont'd.

37. Lot 18, D.L. 368, Blocks D and E, Plan 15703
38. Lot 20, D.L. 368, Blocks D and E, Plan 15703
39. Part Parcel F (R.P. 17387), D.L. 111, Blocks 9, 10, 11, Plan 3137
40. Lot 46, D.L. 378, Block 9, Plan 2695-A
41. Lot 568, D.L. 371, Plan 44460
42. Lot 54, D.L. 373, Plan 31412
43. Lot P, D.L. 108, Plan 23800
44. Lot 382, D.L. 371, Plan 31039
45. Lot 383, D.L. 371, Plan 31039
47. Lot 1, D.L. 46, Block 6, Plan 2624
48. Lot 5, D.L. 46, Block 6, Plan 2624
49. Lot 6, D.L. 46, Block 6, Plan 2624
51. Lot 2, D.L. 46, Block 7, Plan 2624
52. Lot 3, D.L. 46, Block 7, Plan 2624
53. Lot 4, D.L. 46, Block 7, Plan 2624
54. Lot 5, D.L. 46, Block 7, Plan 2624
55. Lot 24, D.L. 46, Plan 27428
56. Lot 25, D.L. 46, Plan 27428
57. Lot 11, D.L. 45, Block 87, Plan 5731
58. Lot 63, D.L. 16, Plan 39647
59. Lot 58, D.L. 16 and 45, Plan 32377
60. Lot 112, D.L. 45, Plan 24667
61. Lot 209, D.L. 113, Plan 43582
62. Lot 16, D.L. 45, Block 107, Plan 12159
64. Part Lot 1 of Lot 22, D.L. 45 and 108, Plan 6539
66. Lot 54, D.L. 109, Plan 25707
67. Lot 7, D.L. 110, Block 9, Plan 7678
68. Lot 10, D.L. 109, Blocks 24 and 25, Plan 21881
69. Lot 11, D.L. 109, Blocks 24 and 25, Plan 21881
70. Lot 12, D.L. 109, Blocks 24 and 25, Plan 21881
71. Lot 13, D.L. 109, Blocks 24 and 25, Plan 21881
72. Lot 14, D.L. 109, Blocks 24 and 25, Plan 21881
73. Lot 16, D.L. 109, Blocks 24 and 25, Plan 21881
74. Lot 12, D.L. 110, Plan 23490
75. Lot 13, D.L. 110, Plan 23490
76. Lot 14, D.L. 110, Plan 23490
77. Lot 15, D.L. 110, Plan 23490
78. Lot 16, D.L. 110, Plan 23490
79. Lot 17, D.L. 110, Plan 23490
80. Lot 18, D.L. 110, Plan 23490
81. Lot 19, D.L. 110, Plan 23490
82. Lot 78, D.L. 110, Plan 26145
83. Lot 52, D.L. 110, Plan 24812
84. Lot 53, D.L. 110, Plan 24812
85. Lot 3, D.L. 111, Block 8, Plan 8913
87. Lot 70, D.L. 358, Plan 28032
88. Lot 13, D.L. 357, Plan 24123
89. Lot 68, D.L. 356, Plan 29030
90. Lot 323, D.L. 356, Plan 31848
91. Lot 4, D.L. 356, Plan 24290
92. Lot B of Lot 4, D.L. 356, Block 11, Plan 12843
93. Lot 28, D.L. 369, Block B, Plan 16491
94. Lot 151, D.L. 364, Group 1, Plan 30559
95. Lot L of Lots 283, Block B, D.L. 365, Group 1, Plan 21889

all of New Westminster District.

CARRIED UNANIMOUSLY

Thursday, February 17, 1981,
Board of Variance, cont'd.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT:

That the following District of Coquitlam applications be held over to a further Board of Variance meeting, the date to be set after the municipal strike concludes:

9. Lot 35, D.L. 374, Block 17, Plan 30929
10. Lot 36, D.L. 374, Block 17, Plan 30929
11. Lot 37, D.L. 374, Block 17, Plan 30929
12. Lot 38, D.L. 374, Block 17, Plan 30929
13. Lot 39, D.L. 374, Block 17, Plan 30929
14. Lot 40, D.L. 374, Block 17, Plan 30929
15. Lot 41, D.L. 374, Block 17, Plan 30929
16. Lot 42, D.L. 374, Block 17, Plan 30929
17. Lot 43, D.L. 374, Block 17, Plan 30929
18. Lot 44, D.L. 374, Block 17, Plan 30929
19. Lot 45, D.L. 374, Block 17, Plan 30929
46. Lot 11, D.L. 46, Block 1, Plan 2624
50. Lot 13, D.L. 46, Block 6, Plan 2624
63. Part Lot 11, D.L. 45, Block 102, Plan 23987
65. Lot 8 of Lot 28, D.L. 109, Plan 20538
86. Lot 184, D.L. 112, Plan 31272
96. Portion of Lot 3, D.L. 111, Group 1, Plan 3137

all of the New Westminster District.

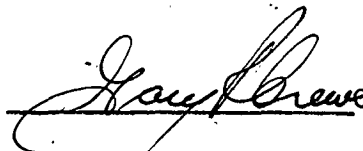
CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY MR. FARION
SECONDED BY MR. BENNETT:

That the Board of Variance Meeting adjourn. 9.35 p.m.

CARRIED UNANIMOUSLY

 CHAIRMAN

Item #9

16 Feb., 1981

The Board of Variance,
Municipality of Coquitlam,
1111 Brunette Ave.,
Coquitlam, B.C.

Re: Proposal to extend to 15 feet the present
10 foot easement on Fleet Street.

As shown in the attached site plan, our home at 2955 Fleet Street extends to within inches of the 12 foot mandatory setback on the east side of our property. The proposed 15 foot easement would intrude by nearly three feet into the present building!

Furthermore, a large cedar on the northeast part of our yard would have its roots damaged by any excavation beyond the present easement in that part of the property.

Both existing sewers on the property are within the 10 foot easements (one on the north, and the other on the east side) so extension of the easement would appear to serve no useful purpose in this area.

Therefore, we request that this proposal be disallowed, as it would impose undue hardship by producing irreparable damage to our property.

Thank you for your consideration.

Very truly yours,

K. E. Andrucson
(Katherine E. Andrucson)



HYDRO LINE

SEWER EASEMENT

FLEET STREET

POWER POLE

35,
DISTRICT LOT 374,
BLOCK 17
PLAN 30929, N.W.D.

2955°

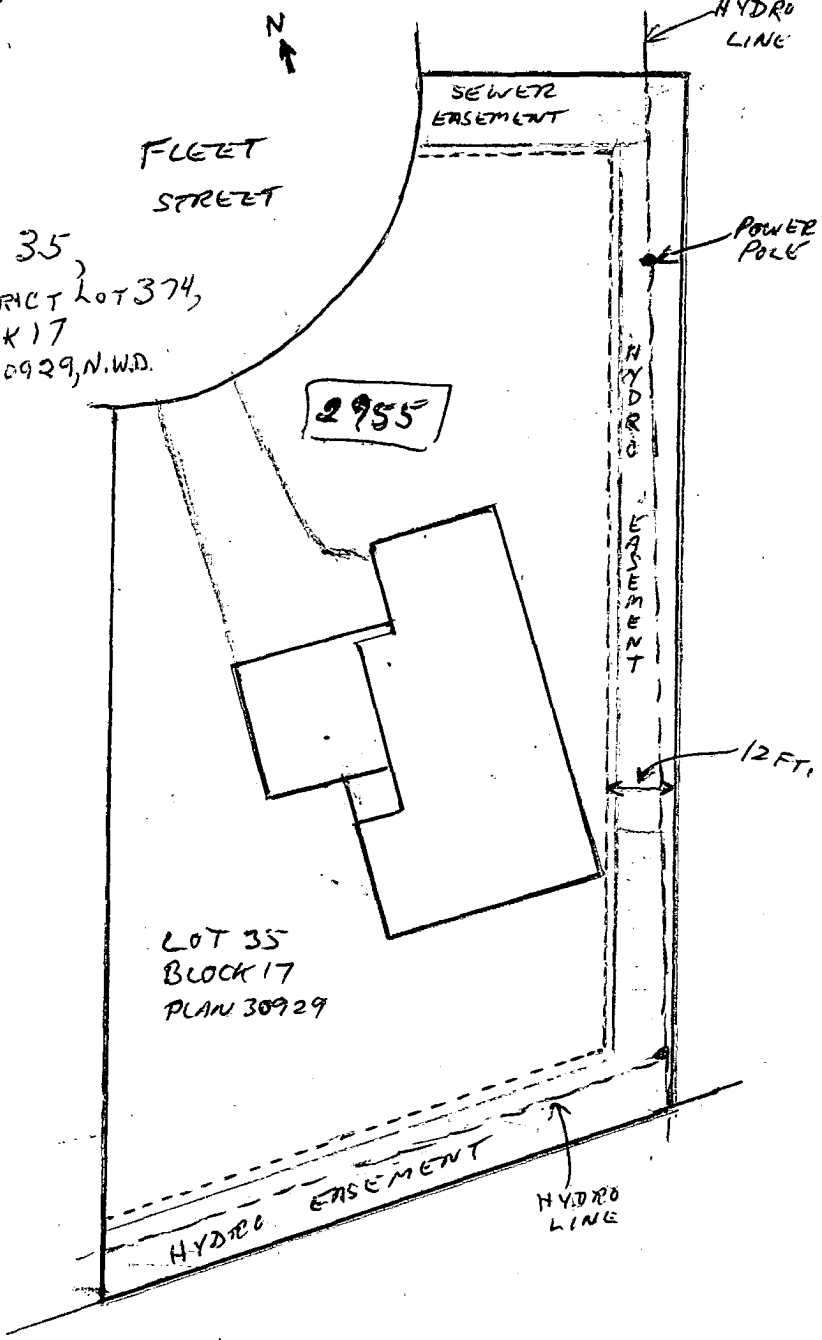
HYDRO EASEMENT

12 FT.

LOT 35
BLOCK 17
PLAN 30929

HYDRO EASEMENT

HYDRO LINE



#86

RECEIVED

FEB 17 1981

Caguitan
Station

16 February 1981

Re: Board of Variance Postponement

Dear Sir:

With regard to our telephone conversation this date;
This letter is to confirm your agreeing to postpone
my board of variance hearing, due to the fact that
I will be out of town for a lengthy period of time.
I will confirm a hearing date when I return.

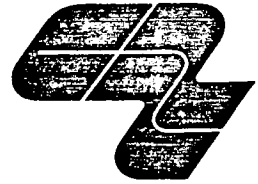
Yours truly,

Norman E. Morton

NEM/jm
cc: File



CrownZellerbach



13 February 1981

#46
#50

Mr. Henry G. Castellou,
District of Coquitlam,
1111 Brunette Avenue,
Coquitlam, B.C., V3K 1E9

Dear Mr. Castellou :

RE : UTILITIES ON OUR PROPERTY - Your file 55/7/9
Lots 11 and 13, D.L. 46, Block 1, Plan 2624, NWD

In view of the absence of information available at this time covering the utilities existing on the subject properties, we would ask that you defer your proposed application to the Board of Variance on 17 February 1981 until such time as details can be supplied to our company.

Once Mr. Sutherland returns to work, we are sure this situation can be settled amicably and without further delay.

Yours very truly,

for 
H. A. C. Summers

:seg

c.c. Board of Variance

RECEIVED
FEB 16 1981
District of Coquitlam

Board of Variance - 7:00 p.m.
Tuesday, June 2, 1981.

503

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, June 2, 1981 at 7:00 p.m.

Members present were:

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

Staff present were:

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

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

REPORT FROM THE PLANNING DEPARTMENT

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

REPORT FROM THE BUILDING DEPARTMENT

Submitted to the Board for this meeting were comments from the Building 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. A. and M. Kacic
685 Firdale Street
Subject: Relaxation of side yard setback requirements.

Mr. Kacic appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to convert his carport to a garage. This carport is situated 4 feet from the side yard property line.

Mr. Kacic informed the Board that he has a small two bedroom home and he wishes to finish off the basement. In order to do this he will have to move his mechanics' tools and other equipment out to the carport area. He stated he wished the carport to be closed in as he had some valuable mechanics' tools and equipment and he wished to place them in a secure location.

Board of Variance - 7:00 p.m.
Tuesday, June 2, 1981

1. A. and M. Kacic, Continued...

Mr. R. Palmer of 683 Firdale Street appeared before the Hearing and stated that he was opposed to this application. Mr. Palmer presented a letter to the Board in opposition to this application, a copy of which is attached hereto and forms a part of these Minutes. Mr. Palmer expressed his concern about the danger of a fire or explosion and the close proximity of this proposed garage.

Mr. Spooner, the Building Inspector, stated that there was no fire hazard according to the building regulations but they would restrict openings in the garage wall. He went on to inform Mr. Palmer that if this garage was more than 5 feet from the house it could be located 4 feet from the property line and have a two foot roof overhang.

Mr. Palmer then went on to inform the Hearing that he had bought his house because it had a large clearance between the two properties and he was still opposed to this variance request.

Mr. Kacic informed the Board that he had measured from his carport to the wall of Mr. Palmer's home and there were 12 feet of clearance between the two structures. He stated that he did not feel there would be too much difference if the wall was opened or closed. He stated that he would like to put doors on his carport in order to keep his equipment secure.

There was no further opposition expressed to this application.

2. K. and S. Mangat
703 Alderson Avenue
Subject: Relaxation of front yard setback requirements.

Mr. Mangat appeared before the Board, to request relaxation of the front yard setback requirements to allow him to build 24 feet from the front property line. He informed the meeting that as this property line slants at an angle one of the posts of the sundeck is 24 feet from the property line and he is therefore in contravention of the Zoning By-Law.

There was no opposition expressed to this application.

3. A. and S. Mielen
1307 Brisbane Avenue
Subject: Relaxation of lot coverage requirements.

The Building Inspector pointed out to Mr. Mielen that in his letter he had stated that he would have 1,024 square feet of accessory building and this was not correct. Mr. Spooner informed the Meeting that an attached garage is not considered an accessory building and therefore Mr. Mielen did not have to appear before the Board of Variance as the proposed garage would be 672 square feet, within the zoning by-law requirements.

4. D.D. and A. Harms
883 - 885 Glenayre Drive
Subject: Relaxation of rear yard setback requirements.

Mr. Harms appeared before the Board of Variance to request relaxation of rear yard setback requirements to allow him to build within 18 feet 9 inches of the rear yard property line. He informed the Board that the bedroom projection into the rear yard setback had not been noticed on the plan inspection and due to the strike the form survey had not been submitted until the structure was built. He stated the bedrooms project into the rear yard setback 1 foot 3 inches.

Board of Variance - 7:00 p.m.
Tuesday, June 2, 1981.

4. D. and A. Harms, Continued...

There was no opposition expressed to this application.

5. W. and C. Alexander
2480 Tolmie Avenue
Subject: Relaxation of side yard setback requirements.

Mr. Alexander appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to build to 0 (zero) feet from the side yard property line for a deck structure. Mr. Alexander informed the Hearing that he had a lot that drops away quite steeply to a ravine which leaves him with a small amount of usable back yard. He said the addition of the deck will give him greater use of his back yard. He informed the Hearing that he had dealt with our Engineering Department, Planning Department, Legal Department and the Ministry of Environment over the last 10 months and he was not informed until approximately 2 months ago, that he would have to apply to the Board of Variance. He stated he had already gone to a great deal of expense and spent a great deal of time legalizing this matter and he was unaware until 2 months ago that he would require Board of Variance approval. He stated the deck has cost him approximately \$7,500. so far and the supports that are on the property line are necessary for the stability of the deck.

Mr. Alexander submitted a letter on May 26th in support of his application, a copy of which is attached hereto and forms a part of these Minutes.

Mr. J. Nielson of 2470 Tolmie Avenue informed the Hearing that he had bought the lot next door to this property before any houses had been built. He stated they sited their home well back on their lot so they would be guaranteed there would be no structures next to them and they would have privacy in their back yard. He stated that this deck is well above the elevation of his property and the construction of the deck will cut down on the privacy they now enjoy in their back yard. He stated if the applicant had to conform to the side yard setback his deck would be 4 feet back from the property line. Mr. Nielson could then build his 8 foot high fence and he would have a little more privacy. He stated he felt they had taken every precaution they could to obtain privacy and somehow it was defeated by this proposal. He also questioned how Mr. Alexander could have the restrictive covenant on the property varied without any of the neighbours being notified.

Mr. Alexander stated that while he respected Mr. Nielson's right to privacy he felt that he was paying taxes on the property and he should be able to use it. He informed the Hearing that according to his contractor he could not put the footings for this deck anywhere else and have a stable deck.

There was no further opposition expressed to this application

6. D. Reis
2464 King Albert Avenue
Subject: Relaxation of side yard setback requirements.

Mr. Reis appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to build to 4 feet 6 inches from both side property lines. Mr. Reis stated that he had purchased a plan that he felt would be compatible with this lot and had it redrafted but the garage intrudes into the side yard setback on the one side by 1½ feet and the Buffet 1½ feet on the other side of the home. He stated that if he is required to move the garage and the buffet in the required 1½ feet it will cut down on the living room and dining room area. Mr. Reis informed the Hearing that he had discussed this matter with his neighbour on the one side and he had no objections to this application while the neighbour on the other side was out of town and was not contacted.

Board of Variance - 7:00 p.m.
Tuesday, June 2, 1981

66. D. Reis, Continued...

There was no opposition expressed to this application.

7. Triacres Ltd.
627 Grayson Avenue
Subject: Relaxation of front yard setback requirements.

Mr. Jack de Verteuil and his son, Peter, owner of the property, appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow them to build to within 21 feet of the front property line.

Mr. de Verteuil informed the Hearing that due to the angle of the property line at the rear the proposed house plan they wish to build will not fit on this property unless they can have either a front or rear yard setback relaxation. He stated that what they would request is a relaxation to 21 feet from the front property line for the garage portion of this home only.

Mr. Parker of 626 Grayson Avenue informed the Hearing that he lives across the road from this property and when this application went to Public Hearing Mr. de Verteuil, the developer, stated that he wanted to develop the property to enhance the area. Mr. Parker stated that there are two houses that Mr. de Verteuil owns there now and they both need painting. He stated if this front yard setback requirement is relaxed, how many other of the properties that Mr. de Verteuil owns is he going to bring before the Board. Mr. Parker informed the Hearing he was afraid that this area would become a "dog's breakfast". He stated he objected strongly to this application.

Another resident of Grayson Avenue informed the Hearing that this whole area is slowly becoming very congested with people coming off the highway at top speeds and into the area where there are children playing and dozens of cars. This gentleman was informed that the Public Hearing had already been held with regard to the rezoning of this property, and the Board of Variance is only here to hear arguments in favour or against relaxation of the front yard setback requirements on this particular piece of property.

Mr. Pillon of 628 Grayson Avenue informed the Hearing that when he built his home the Building Department had been out three times to check and make sure he was located 25 feet from the front property line and he couldn't see how these people could ask for a variance. Mr. Pillon stated that he felt they should conform to the By-Law.

Mr. de Verteuil on a question from the Board, stated that he did not think there would be any problems with siting the other homes in this subdivision.

There was no further opposition expressed to this application.

8. D. and M. McLellan
1432 Milford Avenue
Subject: Relaxation of side yard setback requirements.

At this time the Chairman pointed out to Mrs. McLellan, who was in attendance at the meeting, that the Building Department in their comments to the Board state that her application should be changed to read requesting relaxation to 5 feet from the west property line to west wall of addition and 2 feet for the proposed stairs, as per the legal survey attached to the comments.

Board of Variance - 7:00 p.m.
Tuesday, June 2, 1981

8. D. and M. McLellan, Continued...

Mrs. McLellan informed the Hearing that she wished the aforementioned relaxations in order that they may build an addition to their home. She informed the Hearing that the only practical location for the stairs leading off the deck of their home would be at the side of the house. If the stairs were placed in the back yard, the only possible location there would interfere with one of the two trees they have.

Mr. Myer informed the Hearing that he was the neighbour most affected by this application as the proposed stairs would come down the side of McLellans' house just 2 feet from his property line, and would interfere with his privacy as his sundeck is located on this side of the house as well. He went on to inform the Board that he felt the stairs could be located in a much more satisfactory location in the rear yard.

There was no further opposition expressed to this application

9. P. J. Abley
2778 Daybreak Avenue
Subject: Relaxation of side yard setback requirements.

Mr. Abley appeared before the Board of Variance to request relaxation of the side yard setback requirements to build to 5.6 feet from the side yard property line.

Mr. Abley informed the Hearing they wish to build an extension to their home and in order to maintain the structural and esthetic continuity of the proposed extension it was necessary to continue the roofline of the existing structure. He informed the Hearing that the existing structure is sited 5.6 feet from each side yard property line. Mr. Abley stated that when they went to take out the building permit they found out their home did not conform to the setback requirements and they had already had their plans drawn up. The addition, Mr. Abley stated, would be a family room and an addition to the kitchen area.

Mr. Hammerley of 2766 Daybreak Avenue informed the Hearing that he was concerned about the height of the addition. He stated that presently they get very little sun and they would not want to have it cut down any further. According to the Plans, he stated, the addition would be three steps up the slope from the present structure and he was concerned about the roofline. He also asked if the exterior of the addition would match the existing structure.

Mr. Abley replied that the roofline would essentially be the same height as the rest of the house and also that the addition exterior would match the existing structure.

There was no further opposition expressed to this application.

10. R. and V. Methven
3152 Compass Court
Subject: Relaxation of side yard setback requirements.

Mr. Methven appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to build 4.8 feet from the side yard property line.

Mr. Methven informed the Hearing that they wish to put an addition on to their home which would come to 4.8 feet from the property line. He stated that he has three teenage children and their house is only 1,175 square feet. This addition would allow them to entertain in their family room while the children have the recreation room down stairs. He also stated that during the winter the down stairs recreation room is not very comfortable.

Board of Variance - 7:00 p.m.
Tuesday, June 2, 1981.

10. R. and V. Methven, Continued...

Mr. P. Gibb of 3151 Plimso~~ll~~ Street stated that he would like to be assured that the exterior of this addition would match the existing home.

Mr. Methven replied that the exterior appearance of the household will match as close to the existing structure as possible.

There was no opposition expressed to this application.

11. G.N.P. Enterprises
539 Laurentian Crescent
Subject: Relaxation of the side yard setback requirements.

A representative from G.N.P. Enterprises appeared before the Hearing to request relaxation of the side yard setback requirements to allow him to build a built-in Buffet in the diningroom of this home which would intrude into the side yard setback requirements 1 foot 8 inches. He stated the diningroom is very small as he already has cut the size of the home down by one foot on both sides.

There was no opposition expressed to this application.

12. J. and V. Warren
713 Folsom Street
Subject: Relaxation of rear yard setback requirements.

Mr. and Mrs. Warren appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow them to build an extension to their diningroom which would come to 14 feet from the rear yard property line.

Mrs. Warren informed the members of the Board that their diningroom was extremely small and they have great difficulty in doing any entertaining in it. She stated she had contacted the neighbours on both sides of their home and the neighbours had no objections to this application.

There was no opposition expressed to this application.

13. Cressey Dev. Ltd.
848, 852, 854 Lighthouse Court
Subject: Relaxation of front yard setback requirements.

Mr. Tom Pearce and Mr. Laurie Rantz of Cressey Developments Ltd. appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow them to build 15 feet from the front property line.

They informed the Hearing that because of an easement running through these lots as well as a restrictive covenant requiring a 15 meter setback from the top of the creek bank in the rear yard, they are unable to site a house on this property that would leave enough space for a garage as well.

The Chairman read out to these representatives the Planning Department Comments and the Subdivision Committee comments in regard to this application in which they state they cannot support this application for relaxation of front yard setback requirements.

Board of Variance - 7:00 p.m.
Tuesday, June 2, 1981

13. Cressey Dev. Ltd., Continued...

Mr. Pearce informed the Hearing that they were aware of the problems these lots presented when they purchased them from Genstar and if this application is successful this evening there are some other lots they will be requesting a variance on as well.

Mr. Rantz informed the Hearing that these three lots are at the end of a cul-de-sac and therefore the relaxation of front yard setback requirements would not be as noticeable on these three as if it was on a straight stretch of street. He further stated that the relaxation of the front yard setback requirements was for the garage portion of the homes only.

On a question from the Board, Mr. Pearce stated that they did not have any plans to show the Board as this application came in at the last minute and they did not have time to prepare anything. He further stated that this is a very nice area, good quality homes and they did not wish to build small homes with no garages, as it would not be in keeping with the quality of the area.

Members of the Board then asked Mr. Pearce if he had considered applying for a variation in the restrictive covenant setback requirements and Mr. Pearce replied that this was under consideration.

There was no opposition expressed to this application.

14. G. and M. Mc Devitt
1931 Orland Drive
Subject: Relaxation of exterior side yard setback requirements.

Mr. Mc Devitt appeared before the Board of Variance to request relaxation of the exterior side yard setback requirements to allow him to build to 1.02 meters from the exterior side yard property line.

Mr. Mc Devitt informed the Board that his present house is a three bedroom home and they have three children and therefore require an additional bedroom.

He further informed the Board that locating the addition at the end of the house was the most logical and economical spot for same. He stated that the distance from his property line to the curb on that side of the property is 5.79 meters and therefore the addition would be well back from the road. Mr. McDevitt stated that he had contacted his neighbours and no one he spoke to was opposed to this application.

There was no opposition expressed to this application.

15. M. L. Murphy
644 Chapman Avenue
Subject: Relaxation of side yard setback requirements.

Mr. Nick Suian, contractor, appeared on behalf of Mrs. Murphy, requesting relaxation of the side yard setback requirements to allow them to build to 4 feet from the side property line.

Mr. Suian explained to the Board that they wish to raise this house, move it over to 4 feet from the east property line, put a full basement underneath and build a double carport on the west side of the home above which would be a living room and kitchen area. He stated this would then give them an additional 11 feet on the west side of the house which would give Mrs. Murphy access to the rear of the property for storage of their recreational vehicle.

There was no opposition expressed to this application.

Board of Variance - 7:00pm.
Tuesday, June 2, 1981

C O N C L U S I O N S

1. A. and M. Kacic.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

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

CARRIED UNANIMOUSLY

2. K. and S. Mangat.

MOVED BY MR. HANSEN
SECONDED BY MR. FARION

That this appeal be allowed, as per application, that is,
front yard setback relaxed to 24 feet.

CARRIED UNANIMOUSLY

3. A. and S. Mielen.

This application was withdrawn.

4. D. and A. Harms.

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

That this appeal be allowed, as per application, that is,
rear yard setback relaxed to 18 feet 9 inches.

CARRIED UNANIMOUSLY

5. W. and C. Alexander.

MOVED BY MR. PETRIE
SECONDED BY MR. HANSEN

That this appeal be denied.

MOTION LOST

Mr. Farion, Mr. Bennett, and Mr. Crews registered opposition.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed, as per application, that is,
side yard setback relaxed to 0 (zero) feet.

CARRIED

Mr. Petrie and Mr. Hansen registered opposition.

6. D. Reis.

MOVED BY MR. HANSEN
SECONDED BY MR. FARION

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

CARRIED UNANIMOUSLY

Board of Variance - 7:00p.m.
Tuesday, June 2, 1981.

CONCLUSIONS, CONTINUED...

7. Triacres Ltd.

Mr. Hansen informed the Board that he would not be taking part in the discussion or in the voting on this application for personal reasons.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

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

CARRIED

Mr. Petrie registered opposition.

8. D. and M. McLellan.

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

That the requested 5 foot side yard setback be allowed for the addition; but that the requested side yard setback for the stair projection be denied.

CARRIED UNANIMOUSLY

9. P. J. Abley.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

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

CARRIED UNANIMOUSLY

10. R. and V. Methven.

MOVED BY ~~MR.~~ BENNETT
SECONDED BY MR. PETRIE

That this appeal be allowed, as per application, that is, side yard setback requirements relaxed to 4.8 feet.

CARRIED UNANIMOUSLY

11 11. G.N.P. Enterprises.

MOVED BY MR. FARION
SECONDED BY MR. HANSEN

That this appeal be allowed, as per application, that is, relaxation of side yard setback requirements to 4 feet 4 inches.

CARRIED UNANIMOUSLY

Board of Variance - 7:00 p.m.
Tuesday, June 2, 1981.

CONCLUSIONS, CONTINUED...

12. J. and V. Warren.

MOVED BY MR. FARION
SECONDED BY MR. PETRIE

That this appeal be allowed, as per application, that is,
rear yard setback requirements relaxed to 14 feet.

CARRIED UNANIMOUSLY

13. Cressey Dev. Ltd.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be denied.

CARRIED UNANIMOUSLY

14. G. and M. Mc Devitt.

MOVED BY MR. BENNETT
SECONDED BY MR. FARION

That this appeal be allowed, as per application, that is,
exterior side yard setback relaxed to 1.02 meters.

CARRIED UNANIMOUSLY

15. M. L. Murhpy.

MOVED BY MR. FARION
SECONDED BY MR. PETRIE

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

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY MR. HANSEN
SECONDED BY MR. FARION

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

CARRIED UNANIMOUSLY

C H A I R M A N

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF TUESDAY, JUNE 2, 1981

ITEMS #1 TO #12

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

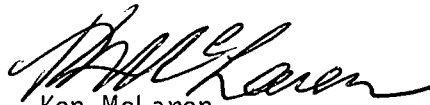
ITEM #13

This subdivision was primarily designed by the Genstar Development Company. The Planning Department observed the limited building sites and pointed them out to Genstar Development Company, with a view to them amending the plans to increase the building areas while decreasing the number of lots provided. The applicants, however, chose to stay with this design and therefore, in the attached letter dated 1980 07 08, the Subdivision Committee commented on their concern with the building sites. In view of the above comments by the Subdivision Committee, the Planning Department cannot support this application for an appeal at 848-852-854 Lighthouse Court. We would also note that there are other lots in this subdivision that were of concern to the Planning Department at the time they were created and would very likely be the subject of further applications for appeal should these three be approved.

ITEMS #14 & #15

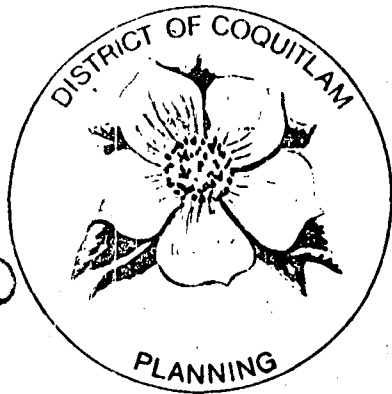
The Planning Department has no objection to these appeals as they appear to be local issues.

Respectfully submitted,



Ken McLaren
Development Control Technician

KM/ci
Encl.



DISTRICT OF COQUITLAM

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

V3K 1E9

MAYOR J.L. TONN

1980 07 08

Our File: 8-3266F

Engineered Homes Limited
Ste. 400 - 15225 - 104th Avenue
Surrey, B. C.
V3R 6Y8

Genstar Development Company
Ste. 400 - 15225 - 104th Avenue
Surrey, B. C.
V3R 6Y8

Dear Sir/Madam:

Subject: Application for Subdivision

Legal Description: Lot 261, D.L. 361, Pl. 40139

Address of Property: West Side of Mariner Way, North of Como Lake Avenue

We wish to advise that the Subdivision Committee, at their meeting of 1980 07 03 considered your application for subdivision and recorded the following statement:

"Approved subject to:

1. Physical construction of all services required by Subdivision Control By-Law No. 1023 on all roads bounding, abutting and lying within the subdivision.
2. Registration in the Land Titles Office of any necessary easements.
3. Registration in the Land Titles Office of a restrictive covenant restricting the use of land in the area below the line shown as "Limits of House Perimeters" on Figure 2 of the Golder Associates Report.
4. Registration in the Land Titles Office of a covenant over the lots which contain ravine land to require that all excavation materials be placed in the front yard during construction.
5. Payment of 1980 municipal taxes, noting that if final approval is sought after 1980 09 01, then the estimated 1981 municipal taxes must be paid as well.
6. Clarification of the intended use of the B.C. Hydro right-of-way to the Committee's satisfaction prior to final approval.

The Committee notes that this subdivision proposal contains a number of lots with limited building sites due to the setback requirements of the Building

and Zoning By-Laws, and a restrictive covenant protecting the area below the line recommended by Golder Associates. The Committee would like to go on record as stating that the applicant or any potential builders would not receive staff support for Board of Variance applications as buildings could be designed specifically for each site, taking into account these constraints."

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

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

Yours truly,

D.M. Buchanan for

D.M. Buchanan
Planning Director

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

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: S. AIKENHEAD DEPARTMENT: ADMINISTRATION DATE: May 28, 1981
FROM: C.E. SPOONER DEPARTMENT: BUILDING YOUR FILE:
SUBJECT: BUILDING DEPARTMENT COMMENTS TO JUNE 2, 1981 OUR FILE:
BOARD OF VARIANCE MEETING

- ITEM 1 - 7 The Building department has no objections to these appeals as the building bylaw does not appear to be involved.
- ITEM 8 The applicant should include in his appeal a request for relaxation to 5'0" from west property line to west wall of addition. Also change his request from 3' to 2' for the proposed stairs. (See copy of Legal Survey attached.)
- ITEM 9-15 The Building Department has no objection to these appeals as the Building Bylaw does not appear to be involved.



C.E. SPOONER
BUILDING INSPECTOR

/TEM#1

June 2, 1981

District of Coquitlam
111 Brunette Avenue
Coquitlam, B.C.
V3K 1E9

Attention: S. Aikenhead
Assistant Municipal Clerk

Dear Sir:

Re: Request for Relaxation of Side Yard Setback Requirements
at 685 Firdale Street, Coquitlam, B.C.

The present is written to advise the Board that we strongly object to the construction of a large, fully enclosed, attached garage on the property located at 685 Firdale Street, the width of which violates existing municipal building and/or zoning bylaws.

Our grounds for objection are as follows:

1. We find it difficult, in this particular instance to see where "hardship" is a factor. The owner, of his own volition, demolished the existing carport and began construction without consulting the proper authorities (i.e. the District of Coquitlam Building Department) to ask for advice, namely the relevant building and/or zoning bylaws and their specific requirements, with regard to the building of a large, fully enclosed, attached garage on his property.

It should be noted that the owner did eventually contact the proper authorities but only after we had questioned his activities (at the time the foundation forms were being constructed) and asked if a building permit had been obtained and whether he realized he was building a fully enclosed, attached and combustible structure too close (i.e. within 3-1/2 feet) to the property line.

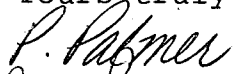
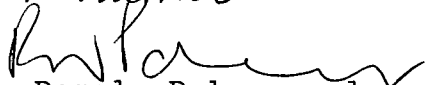
2. It is our understanding that the side yard setback requirements provide protection to neighbouring property from damage by fire and/or explosion.

We feel therefore, that there should be absolutely no relaxation of the requirements in this instance, particularly in view of the fact that the danger of fire and/or explosion is considerably greater from a fully enclosed, attached garage constructed of combustible material.

In conclusion, we wish to express and have recorded, the above mentioned opinions and concerns and again state, emphatically, that we strongly object to the relaxation of the side yard setback requirements in order to facilitate the construction of a large, fully enclosed, attached garage built of combustible material, the width of which will violate the existing building and/or zoning bylaw requirement of a 6 foot clearance between the structure's outer edge or perimeter and the property line.

Furthermore, we feel that the matter or question of "hardship" should be disregarded by virtue of the owner's start and continuance of construction, by his own volition, when he was fully aware of the fact that the applicable municipal building and/or zoning bylaw requirements were not being fully complied with for the type of construction he was undertaking.

Yours truly,



Pamela Palmer and
Richard Palmer
683 Firdale Street
Coquitlam, B.C.
V3J 6N2

RPgl.

cc: Van City Insurance Services Ltd.
Attention: D. Popoff
Re: Policy No. HV162755

Item #5

May 26, 1981

Chairman
Board of Variance
Township of Coquitlam

Sir:

Recently, one of the Board representatives stopped by to view the area pertaining to the variance. He informed me that the meeting was to be held this Tuesday evening. A conflict arises in that prior vacation commitments require us to be out of town on that date. Thus, this letter to your attention.

The variance pertains to an area running fifteen feet along the back right hand side of my property. A canopy deck has been built out over the ravine, at ground level, and joins the fence running along this boundary. The fence posts are supported by concrete footings and function as partial supports for this portion of the deck. As communicated earlier, this method of support was necessary due to the ravine being so close (2 feet) to the property line. As designed, this portion of the deck merely abuts the fence which would have in any case, been built along the boundary. Had the construction complied with the four foot bylaw, my neighbour would have been faced with a 2 to 3 foot gap which could not have been filled or worked.

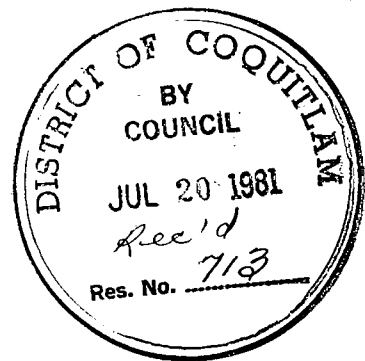
My neighbours have been fully aware of the deck's construction since the beginning of the legal work last May. We have agreed to comply with their wishes for a "lattice work" design on the side of the deck facing their home. When the weather permits, this will be completed along with the finishing stain work.

As I am not able to attend this meeting given the short time notice and as my neighbours have not indicated, directly or indirectly, any complaint about the deck itself, I request acceptance of this variance. Should problems arise, I request postponement until such time as my attendance is possible.



W. Alexander
Owner

Board of Variance - 7:00 p.m.
Thursday, July 9, 1981



BOARD OF VARIANCE
MINUTES

A Meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, July 9, 1981 at 7:00 p.m.

Members present were:

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

Staff present were:

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

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

REPORT FROM THE PLANNING DEPARTMENT

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

REPORT FROM THE BUILDING DEPARTMENT

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

Due to the present Postal Strike, each applicant was required to hand deliver letters to the surrounding property owners as designated by the Clerk's Department, informing them of the Board of Variance Meeting and the nature of the application to be dealt with. Each applicant was required to obtain signatures from these surrounding property owners as proof of receiving these letters and they were required to return same to the Clerk's Office.

Board of Variance - 7:00 p.m.
Thursday, July 9, 1981

ITEM #1 V. and J. Bourne
1409 Winslow Avenue
Subject: Relaxation of site coverage requirements.

Mr. Bourne appeared before the Board of Variance and requested relaxation of the site coverage requirements. He stated that he wished to build an accessory building which would consist of 960 square feet, where as the by-law will allow only 807 square feet.

He stated that his main hobby and interest is restoring antique cars and he presently has 3 on his property and an additional 2 which he has in storage. He stated that not only is storing cars expensive but he is unable to work on them when they are in storage.

Mr. Bourne informed the hearing that the siding on the garage will be the same as the house and will not detract from the house.

There was no opposition expressed to this application.

ITEM #2 L. Schwab
1563 Rochester Avenue
Subject: Relaxation of front and rear yard setback requirements.

Mr. Schwab appeared before the Board of Variance to request relaxation of the front and rear yard setback requirements to allow him to construct a sundeck that would wrap around the front, side and rear of his home. He informed the Board it would intrude into the front yard setback to 19.8 feet from the property line and into the rear yard setback to 17.7 feet from the rear property line. He went on to inform the Board that he felt this would improve the appearance of his house and that access to the deck would be much easier if it wrapped around to the front door of the home and the rear door of the home.

There was no opposition expressed to this application.

ITEM #3 W. MacInnes
856 Kelvin Street
Subject: Relaxation of side yard setback requirements.

Mr. and Mrs. MacInnes appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow them to close in their existing carport.

They stated their reasons for wishing to convert their carport to a garage was that they wished security for their automobiles and bicycles as well as to provide more storage space. Mr. MacInnes also informed the Board that their master bedroom is located above the carport and the bedroom floor is very drafty in the winter time.

Mr. MacInnes stated he also felt that the garage would improve the appearance of their home.

Mr. and Mrs. MacInnes tabled with the Board a letter signed by their neighbours, a copy of which is attached hereto and forms a part of these Minutes

There was no opposition expressed to this application.

Board of Variance - 7:00 p.m.
Thursday, July 9, 1981

ITEM #4 Grant Benton
3208 Saltspring Avenue
Subject: Relaxation of the side yard setback requirements.

Mr. Benton appeared before the Board of Variance to request relaxation of the side yard setback requirements to 4 feet to allow him to close in his carport and construct an office above it.

Mr. Benton said his home is 1,080 square feet and they require the extra space upstairs as he needs an office to work in without disturbing the rest of the family. By closing in the carport, Mr. Benton stated, this would give him extra storage space which is also required.

There was no opposition expressed to this application.

ITEM #5 H. and L. Steenson
1766 Shannon Court
Subject: Relaxation of side yard setback requirements.

Mr. and Mrs. Steenson appeared before the Board of Variance to request relaxation of the side yard setback requirements to 4 feet.

Mr. Steenson stated that his hobby is woodworking and finishing furniture and he would like to make a workshop above his carport. He stated he could construct it 10 feet in width and would be within the by-law requirements but it would make it extremely tight for working with sheets of plywood and he would request relaxation of the by-law requirements to allow him to allow him to construct a workshop 12 feet in width.

There was no opposition expressed to this application.

ITEM #6 D. and G. Pawelchak
826 Dogwood Street
Subject: Relaxation of side yard setback requirements.

As Mr. and Mrs. Pawelchak were on vacation Mr. Pawelchak's father represented them at the hearing. He stated that the Pawelchaks requested relaxation of the side yard setback requirements to 5 feet 3 inches to allow them to build an addition on to their home.

The addition consisted of adding to the living room, dining room and adding an additional bedroom.

Mr. Pawelchak explained to the Board that the house, according to the survey plan has been built at a slight angle on the lot and while the back corner of the addition would be within our by-law requirements the front corner would be 5 feet, 3 inches from the side property line.

The Board was informed that Mr. and Mrs. Murray, of 828 Dogwood Street had no objections to this application.

There was no opposition expressed to this application.

Board of Variance - 7:00 p.m.
Thursday, July 9, 1981

C O N C L U S I O N S

1. V. and J. Bourne.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed, as per application, that is,
site coverage relaxed to 960 square feet.

CARRIED UNANIMOUSLY

2. L. Schwab.

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

That this appeal be allowed, as per application, that is,
front yard setback relaxed to 19.8 feet and rear yard setback
relaxed to 17.7 feet.

CARRIED UNANIMOUSLY

3. W. MacInnes.

MOVED BY MR. BENNETT
SECONDED BY MR. FARION

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

CARRIED UNANIMOUSLY

4. Grant Benton.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

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

CARRIED UNANIMOUSLY

5. H. and L. Steenson.

MOVED BY MR. HANSEN
SECONDED BY MR. PETRIE

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

CARRIED UNANIMOUSLY

6. D. and G. Pawelchak.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is,
side yard setback relaxed to 5 feet 3 inches.

CARRIED UNANIMOUSLY

Board of Variance - 7:00 pm.
Thursday, July 9, 1981

A D J O U R N M E N T

MOVED BY MR. HANSEN
SECONDED BY MR. FARION

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

CARRIED UNANIMOUSLY

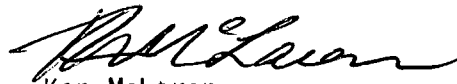
C H A I R M A N

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING - THURS., JULY 9/81

ITEMS #1 TO #6

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

Respectfully submitted,



Ken McLaren
Development Control Technician

KM/ci

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: S. AIKENHEAD

DEPARTMENT: ADMINISTRATION

DATE: 81 07 09

FROM: C.E. SPOONER

DEPARTMENT: BUILDING

YOUR FILE:

SUBJECT Building Department comments, to July 9/81 Board of Variance Meeting.

OUR FILE:

Item 1 to 6

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



C.E. SPOONER

Building Inspector

1 TRM #3

July 5, 1981

To: The Board of Variance
District of Coquitlam

We, the undersigned, are the immediate neighbours of Wendy and Keith MacINNES of 856 KELVIN ST. COQUITLAM. They have asked us to sign this letter stating that we have no objection to their request for relaxation of side yard setback requirements in connection with their plans to close in their carport. We have also been given a copy of a letter from the District of Coquitlam inviting us to a meeting of the Board of Variance on July 9, 1981 to hear this application:

SIGNED: Angela Lorraine

Andrew Lorraine

Len Kozak

Iris Kozak

[Signature]

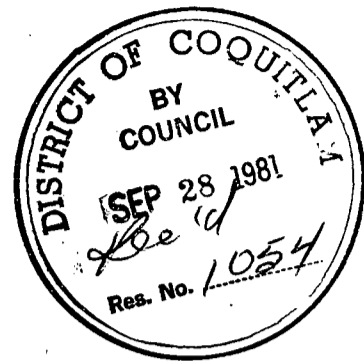
Lorely L. Head - (nee HOLBROOK)

Amedeo M. [Signature]

| PREPARED BY | DATE | REVIEWED BY |
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| INDEX |
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Board of Variance - 7:00 p.m.
Tuesday, September 15, 1981



BOARD OF VARIANCE
MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, September 15, 1981 at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman
Mr. J. Bennett
Mr. R. Farion

Staff present were:

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

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

REPORT FROM THE PLANNING DEPARTMENT

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

REPORT FROM THE BUILDING DEPARTMENT

Submitted to the Board for this meeting were comments from the Building 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 - J. Heathcote

Hosmer Crescent

Subject: Relaxation of exterior side yard setback requirements.

Mr. J. Heathcote appeared before the Board of Variance to request relaxation of the exterior side yard setback requirements to allow them to come within 3.74 meters of the exterior side yard property line with their foundation. He stated that they had commenced construction while the CUPE strike was on. He stated they had the foundation footings and holes inspected by their own engineer, and after the strike was over, but prior to pouring the foundation they were told by the Building Department to continue using their engineer for the first two weeks into June. He stated that they had been given the okay by their own engineer to pour the foundation and it was only after the foundation was poured that the discrepancy was found.

There was no opposition expressed to this application.

Board of Variance - 7:00 p.m.
Tuesday, September 15, 1981

ITEM #2 - Margon Const.
695 - 697 Lea Avenue
Subject: Relaxation of front yard setback requirements.

Mr. W. Frigon informed the Hearing that he wished relaxation of the front yard setback requirements to allow him to build 7.59 meters from the front property line. Mr. Frigon stated that he had submitted his building plans while the CUPE strike was on and had been told by the Building Inspector he could go ahead as long as he had an engineer's report. He stated that when the Municipal strike was over and the Inspectors came back to work they found out that their foundation was 7.59 meters from the property line rather than the required 7.6 meters.

There was no opposition expressed to this application.

ITEM #3 - R. McLaren and M. McAllister
766 Como Lake Avenue
Subject: Relaxation of side yard setback requirements.

Mr. McLaren and Mr. McAllister appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow them to build to within 2 feet of the side yard property line. They stated they wish to construct a carport attached to the existing dwelling and this carport would be more useful to them if it could be 12 feet in width, which would bring them to 2 feet from the side yard property line. They informed the Hearing that even if when they come to within 2 feet of the property line there would still be 8½ feet between their house and the existing home next door.

They stated that the hardship to them would be that there is no parking allowed on Como Lake Avenue and the cars would have to park in the driveway which is shared between their house and the next door neighbours.

There was no opposition expressed to this application.

ITEM #4 - J. and S. Hammer
3176 Mariner Way
Subject: Relaxation of front yard setback requirements.

This item was withdrawn by the applicant.

ITEM #5 - R. and C. Joyce
3121 Redonda Drive
Subject: Relaxation of side yard setback requirements.

Mr. T. Gubbels, representing Devi Developments Contractors and Mr. and Mrs. Joyce, appeared before the Hearing to speak on their behalf.

Mr. Gubbels informed the Hearing that the problem has arisen because of the different side yard setback requirements for buildings of one-storey in height and two-stories in height in the RS-4 zoning. He stated that their home was to be a one-storey home and therefore they had it set back 1.25 meters from the side yard property line. Due to an error on their company's part, he stated that they built the foundation several inches too low so that the house now falls just short of being classified as a single storey residence and is considered a two-storey residence which requires 1.75 meters from the property line.

Mr. J. Harrison, 3114 Redonda Drive, appeared before the Hearing and asked if the relaxation of the setback requirements would limit the style of the house he could build on his property and would it create a hardship for him.

The Building Inspector reported that it would not affect where he built on his property, as long as he complied with our rezoning and building by-laws.

There was no further opposition expressed to this application.

Board of Variance - 7:00 p.m.
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ITEM #6 - H. Thakor
3123 Redonda Drive
Subject: Relaxation of side yard setback requirements.

Mr. Gubbles appeared before the Hearing regarding this Item and stated the appeal was identical to Item #5.

There was no opposition expressed to this application.

ITEM #7 - H. and M. Robinson
3036 Starlight Way
Subject: Relaxation of lot coverage requirements.

Mr. Robinson appeared before the Hearing and stated that he wished to move a building onto his property and utilize it as an out building beside his swimming pool. He stated that they have four children and they're finding that it has become a hardship to have the children running in and out of the house, back and forth from the pool, and it's ruining their carpets. They would therefore like to utilize this building on their property for change rooms and, as well, a portion of it would be used to store chemicals and equipment for the pool.

Mr. Robinson further stated that in order to have a building constructed on their property that would conform to the lot coverage requirement it would cost a great deal more than this building will cost them to move into the lot.

Mr. Robinson stated that he had talked to his neighbours regarding his plans to move the building onto his property and they have no objections to this application.

There was no opposition expressed to this application.

ITEM #8 - L. Stefiuk
964 Charland Avenue
Subject: Relaxation of side yard setback requirements.

Mr. Stefiuk appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to construct a carport that would come to 2 feet from the side yard property line.

He stated that they have an existing driveway beside the house and they would like to construct a carport 11 feet in width. He stated if he is only allowed to build a 9 foot wide carport it would not be practical and therefore is requesting the extra 2 feet. He further informed the Hearing that if he brought his driveway in from the back lane it would require the removal of a concrete wall and he would have to bring in several yards of fill.

There was no opposition expressed to this application.

ITEM #9 - R. Elke
3228 Savary Avenue
Subject: Relaxation of rear yard setback requirements.

Mr. Elke submitted to the Board of Variance a letter explaining his request, a copy of which is attached hereto and forms a part of these minutes. Mr. Elke also submitted to the Board letters of support he had received from his neighbours in the area. The letters received were from Mr. N. Shaw, 3230 Savary Avenue, Mr. and Mrs. G. Todd, 3226 Savary Avenue, Mr. and Mrs. J. Antonichuk, 3227 Savary Avenue and J. DePue, 3229 Savary Avenue. Copies of these letters are also attached hereto and form a part of these minutes.

Board of Variance - 7:00 p.m.
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Item #9, Continued...

The Chairman pointed out to Mr. Elke that in the Planning Department comments they had stated that the applicant should be appealing the lot coverage requirements as well as the rear yard setback requirements. It states that the lot coverage requirements exceed the maximum allowable by approximately 3.25%. The maximum allowable lot coverage would be 131.25 square meters whereas the addition the applicant proposes is approximately 143.5 square meters.

Mr. Elke stated he would then request relaxation of the lot coverage requirements as well as the rear yard setback requirements.

Mr. N. Shaw of 3230 Savary Avenue informed the Hearing that he was in favour of this application and he was in attendance tonight with three of his other neighbours who had submitted letters and they wished to state they were in favour of this application. He stated that it would be a hardship for Mr. Elke to have to remove the building that had been constructed.

There was no opposition expressed to this application.

ITEM #10 - W. N. Evans
2111 Foster Avenue
Subject: Relaxation of side and rear yard setback requirements.

Mr. Evans appeared before the Board of Variance and requested relaxation of the rear and side yard setback requirements to allow him to construct a shed 2 feet from the side and rear yard property line.

Mr. Evans stated that he wished to construct a wooden garden shed with a concrete foundation in the back of his property. He stated he wished to set it to within 2 feet of the rear and side yard property line in order to keep the rest of his yard free for future development. He stated he had spoken to his next door neighbours and they had no objections to this application.

There was no opposition expressed to this application.

ITEM #11 - R. and J. Wharton
944 Spence Avenue
Subject: Relaxation of side yard setback requirements.

Mr. Wharton appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to come to 3.5 feet from the west property line and 5.0 feet from the east side property line.

Mr. Wharton submitted a written brief which is attached hereto and forms a part of these minutes.

The Building Inspector asked Mr. Wharton if he was planning to install windows in the west wall of his garage. Mr. Wharton stated that he would not be putting any windows in this west wall but he would be putting windows in the west wall of the kitchen, directly above the garage. He further stated that this wall would be 12½ feet from the property line.

There was no opposition expressed to this application.

ITEM #12 - A. and C. Scouten
#1 - 671 Loughheed Highway
Subject: Relaxation of front, rear and side yard setback requirements and the lot coverage requirements.

Mr. Scouten appeared before the Board of Variance to request relaxation of front yard setback requirements to allow them to come to 2 feet from the front property line, side yard setback relaxed to allow them to come to 5 feet on the one side and 0 feet on the other side

Board of Variance - 7:00 p.m.
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of the property line, rear yard setback relaxed to allow them to come to 6 feet from the rear yard property line and site coverage relaxed to allow them to cover the lot to 52.5% of the lot coverage.

Mr. Scouten informed the Board of Variance that he had appeared before them one year ago to request relaxation of these setback to allow a tenant to put a 24' x 32' trailer on this trailer bay. He stated by the time he had received the Board of Variance approval the tenants no longer wished to place this trailer on the pad and since that time he has been unable to get anyone to come in with a 24' x 32' trailer. He stated he was now requesting relaxation to allow the placement of a 24' x 36' trailer, a more standard sized trailer.

Mr. M. Kostur, 1026 Brunette Avenue, stated he was in favour of this application and he thinks that trailer courts should only have to conform to the fire and health regulations and not siting requirements.

There was no opposition expressed to this application.

ITEM #13 - J. and I. Simpson
606 Hillcrest Avenue
Subject: Relaxation of front yard setback requirements.

Mr. Simpson appeared before the Board of Variance and requested relaxation of the front yard setback requirements to allow him to construct a porch that would come to 20.4 feet from the front property line. Mr. Simpson informed the Hearing that he has a cathedral entrance to his home which is unprotected from the weather and he would therefore like to construct a roof over this entrance. He presented to the Board a letter signed by four of his neighbours who state that they have no objections to this proposed addition. A copy of that letter is attached hereto and forms a part of these minutes.

There was no opposition expressed to this application.

ITEM #14 - J. and D. Gate
1059 Alderson Avenue
Subject: Relaxation of front yard setback requirements.

Mr. J. Gate appeared before the Hearing to request relaxation of the front yard setback requirements to allow them to build to 7.28 meters from the front yard property line.

Mr. Gate informed the Hearing that they had raised the house and put a new foundation underneath but before having the cement poured for the foundation they were advised to have the property surveyed, which they did. On receipt of the survey plans from the surveyor they brought it over to the hall and it was approved and they then had the foundation poured. The next day they received a second survey certificate which showed the foundation to be 7.28 meters from the front property line rather than the 9.37 meters which it showed on the original survey.

Mr. Gate said due to this error caused by the surveyor it would be extremely expensive for them to have to move the foundation back to the required 7.6 meters.

There was no opposition expressed to this application.

ITEM #15 - D. Powell
2222 Gale Avenue
Subject: Relaxation of side yard setback requirements.

Mr. Powell appeared before the Board of Variance and requested relaxation of the side yard setback requirements to allow him to close in his carport which is situated 5.7 feet from the side yard property line.

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Mr. Powell explained to the Board that his home is a non basement home and he desired to close his carport in so he will have storage area and he able to utilize a portion of it as a workshop in the inclement weather. Mr. Powell informed the Hearing that his neighbour was in support of his application.

There was no opposition expressed to this application.

ITEM #16 - A. and G. Purewal
534 Delestre Avenue
Subject: Relaxation of side yard setback requirements.

Mr. W. Morgan of 538 Delestre Avenue appeared before the Hearing and stated that he was here as an interested party with regard to this application but he did know the applicant would not be in attendance this evening as he was working. He informed the Hearing that Mr. Purewal had a garage 4 feet from the property line but he has since moved it and it is now 6 feet from the property line.

Mr. Morgan was asked by the Chairman if he would speak on behalf of Mr. Purewal and he said he had not been given permission to do that, but as far as he knew this garage was now 6 feet from the property line.

Another resident of the area was also in attendance with regard to this application and it was explained to him that if the garage was 6 feet from the property line Mr. Purewal did not have to attend the Board of Variance meeting. He was further advised that if Mr. Purewal made any additions closer than 6 feet to the property line he would have to attend another Board of Variance meeting and the neighbours would again be advised.

ITEM #17 - Seymour Painting Ltd.
777 - 779 Clarke Road
Subject: Relaxation of exterior side yard setback requirements on major arterial street.

Mr. Racanelli appeared before the Board of Variance in regard to this application to request relaxation of the exterior side yard setback requirements to 16 feet from the side yard property line rather than the required 18.5 feet.

Mr. Racanelli informed the Hearing that he had built brick columns at the front of his house which support the roof and if his appeal is not allowed he would have to demolish these columns and the flower boxes that are an integral part of the columns.

There was no opposition expressed to this application.

ITEM #18 - N. Creighton
3680 Victoria Drive
Subject: Relaxation of rear yard setback requirements.

Mr. Creighton appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow him to build an addition to his home which would come to 16 feet, 6 inches from the rear property line.

Mr. Creighton said he wished to build an enclosed sports court at the end of his house. He stated that on the one side of his house there is a septic field and at the back of his house there is a very large rock which leaves this location as the only feasible place to put the addition to his home.

Mr. Creighton stated that on their plans the addition was approved and even on a subsequent inspection it was okayed but since that time and on speaking to the Building Department he has discovered that this property line is now considered his rear yard property line and he therefore contravenes the Zoning By-Law by intruding into it by 3½ feet.

There was no opposition expressed to this application.

Board of Variance - 7:00 p.m.
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ITEM #19 - D. and S. Morrison
831 Miller Avenue
Subject: Relaxation of exterior side yard setback requirements.

Mr. D. Morrison appeared before the Board of Variance to request relaxation of the exterior side yard setback requirements to allow him to build 10 feet, 6 inches from the exterior side yard property line. Mr. Morrison informed the Hearing that he and his brother had bought 2 lots side by side and have gone through the subdivision process and have received tentative approval to subdivide these 2 properties into three lots. Because of the future subdivision proposal, he has located his house on the westerly portion of the lot and the built-in china cabinets to be located on the westerly side of the house will intrude into the side yard setback. He stated that it would be a hardship for him to have to have the plans changed as when he bought them he knew the house was too large for the lot so he had been to an architect and had the plans shrunk down to fit the lot. Unfortunately the architect was not familiar with the Coquitlam setback requirements. Mr. Morrison also submitted a written presentation which is attached hereto and forms a part of these minutes.

There was no opposition expressed to this application.

ITEM #20 - B. and G. Voykin
2240 Brookmount Avenue
Subject: Relaxation of exterior side yard setback requirements.

Mr. and Mrs. E. Voykin appeared before the Board of Variance to request relaxation of the exterior side yard setback requirements to allow them to build a garage that would come to 1.8 meters from the exterior side yard property line.

They informed the Hearing that a year ago they came before the Board of Variance to ask permission to close in their carport for additional living space which was approved. Mrs. Voykin stated that they wish to now remove the driveway that was at the front of their home and have a garage added attached to the rear of the house with the driveway entering off Park Crescent. She stated that they are unable to utilize the garage at the rear now that the carport has been turned into living space unless they run a driveway right across their back lawn which they are reluctant to do. Mrs. Voykin stated that the proposed garage would enhance the appearance of the house as well as giving shelter to their cars and giving them some storage space.

There was no opposition expressed to this application.

ITEM #21 - M. and J. Coghill
1322 Regan Avenue
Subject: Relaxation of side yard setback requirements.

Mr. Coghill appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to build to 4 feet from the side yard property line. Mr. Coghill informed the Hearing they wish to make an addition at the front of their house which would follow the lines of the existing home which is only 4 feet from the side property line. He stated since the home is situated on an angle on the lot at the end of the addition the distance to the property line would be 5½ to 6 feet.

Mr. H. Smith of 1320 Regan Avenue appeared before the Hearing on behalf of Mr. Coghill and stated that he wished to support this application.

There was no opposition expressed to this application.

Board of Variance - 7:00 p.m.
Tuesday, September 15, 1981

C O N C L U S I O N S

1. J. Heathcote.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is,
exterior side yard setback relaxed to 3.74 meters.

CARRIED UNANIMOUSLY

2. Margon Const.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is,
front yard setback relaxed to 7.59 meters.

CARRIED UNANIMOUSLY

3. R. McLaren & M. McAllister.

MOVED BY MR. BENNETT
SECONDED BY MR. FARION

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

CARRIED UNANIMOUSLY

5. R. and C. Joyce.

MOVED BY MR. BENNETT
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is,
side yard setback relaxed to 1.25 meters.

CARRIED UNANIMOUSLY

6. H. Thakor.

MOVED BY MR. BENNETT
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is,
side yard setback relaxed to 1.25 meters.

CARRIED UNANIMOUSLY

7. H. and M. Robinson.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is,
lot coverage relaxed to 1,102.3 square feet.

CARRIED UNANIMOUSLY

Board of Variance - 7:00 p.m.
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8. L. Stefiuk.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

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

CARRIED UNANIMOUSLY

9. R. Elke.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is,
rear yard setback relaxed to 16.21 feet and the lot coverage
requirements relaxed to allow coverage to 143.5 square meters.

CARRIED UNANIMOUSLY

10. W. N. Evans.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be declined.

CARRIED UNANIMOUSLY

11. R. and J. Wharton.

MOVED BY MR. BENNETT
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is,
side yard setback relaxed to 3.5 feet on west side yard and
5 feet on east side yard.

CARRIED UNANIMOUSLY

12. A. and C. Scouten.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is,
side yard setbacks relaxed to 5 feet and 0 feet, rear yard
setback relaxed to 6 feet, front yard setback relaxed to
2 feet and lot coverage requirements relaxed to allow
coverage to 52.5% of the lot.

CARRIED UNANIMOUSLY

13. J. and I. Simpson.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be denied.

CARRIED UNANIMOUSLY

14. J. and D. Gate.

MOVED BY MR. BENNETT
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is,
front yard setback relaxed to 7.28 meters.

CARRIED UNANIMOUSLY

Board of Variance - 7:00 p.m.
Tuesday, September 15, 1981

15. D. Powell.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is,
side yard setback relaxed to 5.7 feet.

CARRIED UNANIMOUSLY

17. Seymour Painting Ltd.

MOVED BY MR. BENNETT
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is,
exterior side yard setback requirements on major arterial
street relaxed to 16 feet.

CARRIED UNANIMOUSLY

18. N. Creighton.

MOVED BY MR. BENNETT
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is,
rear yard setback relaxed to 16 feet, 6 inches.

CARRIED UNANIMOUSLY

19. D. and S. Morrison.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is,
exterior side yard setback relaxed to 10 feet, 6 inches.

CARRIED UNANIMOUSLY

20. B. and G. Voykin.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is,
exterior side yard setback relaxed to 1.8 meters.

CARRIED UNANIMOUSLY

21. M. and J. Coghill.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

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

CARRIED UNANIMOUSLY

Board of Variance - 7:00 p.m.
Tuesday, September 15, 1981

A D J O U R N M E N T

MOVED BY MR. BENNETT
SECONDED BY MR. FARION

That the Board of Variance meeting adjoun. 9:30 p.m.

CARRIED UNANIMOUSLY

C H A I R M A N

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING - TUES., SEPT. 15, 1981

ITEMS #1 & #2

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

ITEM #3

The Planning Department has no objection to this appeal but would note that the minimum required setback to an open carport on an interior side is four feet.

ITEM #4

I understand that this application has been withdrawn.

ITEM #5 TO #8

The Planning Department has no objection to these appeals as they would appear to be local issues. We would note, under item #8, that the minimum required setback to an interior side lot line to an open carport is four feet.

ITEM #9

This applicant should also be appealing the lot coverage requirement since they exceed the maximum allowable lot coverage by approximately 3.25 per cent. According to my calculations, the maximum allowable lot coverage would be 131.25 square metres whereas, with the addition the applicant proposes, approximately 143.5 square metres.

In any event, the Planning Department has no objection to either appeal as they would appear to be local issues.

ITEMS #10 TO #18

The Planning Department has no objection to these appeals.

ITEM #19

On the applicant's sketch, he mentions that there are 28 feet being left for future subdivision. I can advise that a subdivision application has been made and the attached sketch 8-3673 has been given preliminary approval by the Subdivision Committee for the creation of three lots. The proposed corner lot is to be 18.9 metres, plus or minus, wide, which transposes to 62 feet. This corresponds with the applicant's dimensions on his sketch.

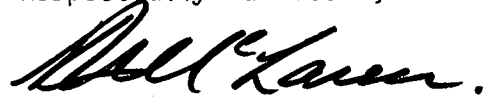
PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING - TUES., SEPT. 15, 1981

ITEM #19 con't

The Planning Department has no objection to this appeal.

KM/ci
Encl.

Respectfully submitted,

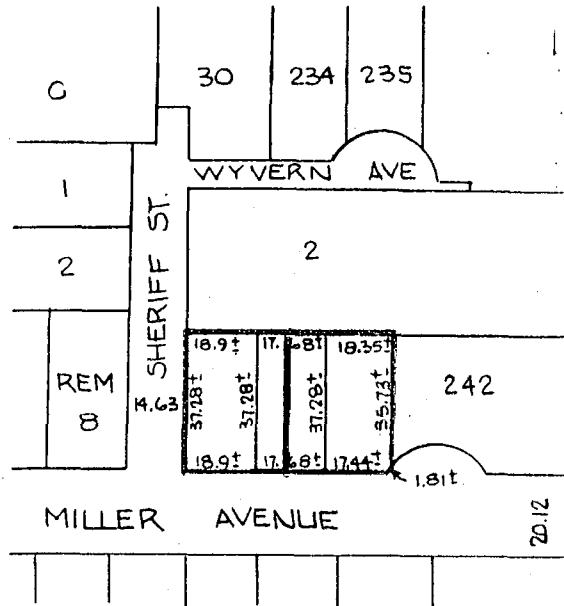


Ken McLaren
Development Control Technician

SUBDIVISION OF REM 1, W 90' OF 1; BLKS 3 & 4 DL 367
 GPI PLAN 6604

APPLICANT: D. MORRISON

OWNERS: D & S. MORRISON, R. MORRISON



NOTES:

1. ALL BUILDINGS & STRUCTURES ON THE WESTERLY LOT TO BE DEMOLISHED. (831 MILLER)
2. LOCATION OF BUILDINGS TO REMAIN, GIVEN.
3. LOTS TO BE A MINIMUM OF 650M².
4. GREEN LINE INDICATES LOT LINE TO BE CANCELLED.

METRIC

This approval expires in 30 days from date shown in this sketch. Surveyors subdivision plans must be submitted to the Approving Officer prior to its date for approval, or a new application must be submitted.

| | | |
|---|-----------------|--------------------|
| CORPORATION OF THE DISTRICT OF COQUITLAM | | |
| SUBDIVISION PRELIMINARY APPROVAL | | |
| APPROVED WITH CONDITIONS | | |
| DATE 1981 07 07 | | |
| <i>Neil Maxwell for Planning Director</i> | | |
| DRAWN DCT | SCALE 1:2000 | ORG. NO. 8-3673 |

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: S. AIKENHEAD DEPARTMENT: ADMINISTRATION DATE: 81-09-15
FROM: C.E. SPOONER DEPARTMENT: BUILDING YOUR FILE:
SUBJECT: BUILDING DEPARTMENT COMMENTS TO SEPT. 15,1981 OUR FILE:
BOARD OF VARIANCE MEETING

Item 1 - 21

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



C.E. Spooner,
Building Inspector

176m #9

3228 Savary Ave.,
Coquitlam B.C.

Sept. 13, 1981

Gentlemen:

I am requesting a relaxation of the rear yard setback requirements set out in the District of Coquitlam zoning bylaws.

I am in the process of enclosing my rear patio area to provide an alternate sheltered entrance to that of the main front door. The construction and materials are of the very best quality including a Duroid roof and doubleglazed windows. Matching white stucco is planned for the exterior finish.

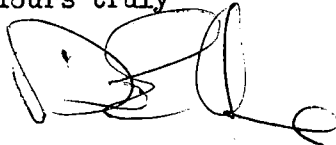
It was recently brought to my attention that I was remiss in not obtaining a building permit. The project was started during the strike and I could not obtain it. At the time, I had the help of a builder and was able to purchase materials through him at exceptionally low prices. If I had waited, I could not have afforded to make the addition. Before starting however, I attempted to obtain the necessary information from Mr. Bob Rush in the Inspection Department and believed I was within the proper requirements.

The structure conforms to all the required standards. It is well under the allowable 40% land coverage and has been inspected by a qualified licensed carpenter. It is very attractive to the eye and in no way hinders anyones view. The attached letters from my neighbours on all four sides clearly show their support of my project.

I sincerely did not realize I could not build an addition of this size.

Thank You

Yours truly



Richard F. Elke

Item #9

September 13, 1981

District of Coquitlam
Board of Variance

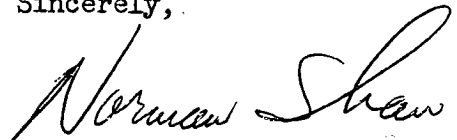
Dear Sirs:

I am the owner of the house at 3230 Savary Ave., immediately east of the Elke home. Perhaps because we only moved in on April 1st, 1981, your letter which I should have received was misdirected.

Nevertheless, I have read the letter received by others and want to respond.

I do not object to relaxing the setback requirements on Mr. Elke's property. Mr. Elke's room is well built and an attractive addition to his back yard. It would certainly be a shame to see it torn down or re-built for the simple matter of 3 or 4 feet. My view is not affected and I find it very inconceivable that anyone could be offended by its appearance.

Sincerely,



Norman Shaw
3230 Savary Ave.,
Coquitlam B.C.

176m 09
Sept. 13/81

Board of Variance

This letter is to indicate that I have no objection to Mr. Elke's addition. This property is directly to the east of our property and in no way has obstructed the view or decreased the value of the surrounding area.

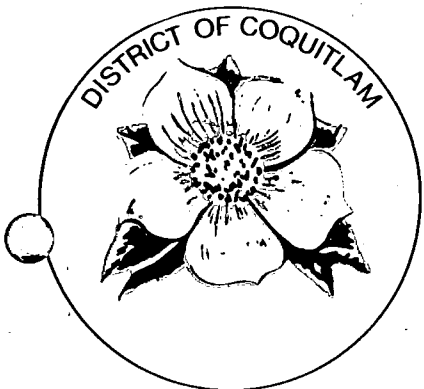
I appreciate Mr. Elke's hard work and fully support the easing of the existing bylaws.

Yours Truly
Glenn Todd

Beverly Todd

3226 Savary Ave.
Coquitlam B.C.

Item #9



DISTRICT OF COQUITLAM

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

V3K 1E9

MAYOR J.L. TONN

August 26, 1981

Dear Sir/Madam:

This is to advise that the Board of Variance will meet on Tuesday, September 15, 1981 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 3228 Savary Avenue, requesting relaxation of rear 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.

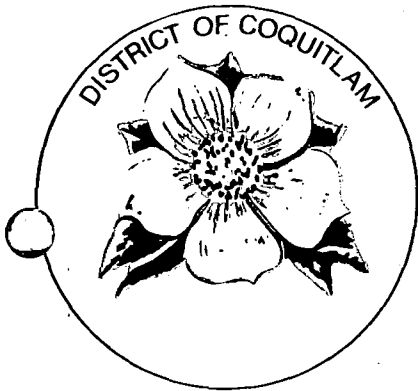
Yours truly,

(Mrs.) Sandra Aikenhead,
Assistant Municipal Clerk.

SA/pp

In regard to the above mentioned the appearance of the addition, to the house does not bother us in any way

*3227 Savary
J. Antonichuk
S. Antonichuk*



DISTRICT OF COQUITLAM

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

V3K 1E9

MAYOR J.L. TONN

August 26, 1981

Dear Sir/Madam:

This is to advise that the Board of Variance will meet on Tuesday, September 15, 1981 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 3228 Savory Avenue,
requesting relaxation of rear 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,

(Mrs.) Sandra Aikenhead,
Assistant Municipal Clerk.

SA/pp

Regarding the improvements on the property in reference, we have no objections to the owners' request for relaxation of the rear yard setback requirements.

J.C. deBue Marie de Buen

3229 Savary Ave
Coq., B.C.

Item #19

Board of Variance
District of Coquitlam
1111 Brunette Ave
Coquitlam, B.C.

Sept 15, 1981

Re: Application for relaxation of rear setback requirements
at 3228 Savory Avenue.

Dear Sirs:

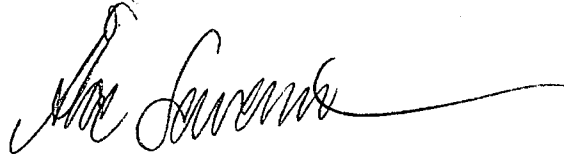
Being the owner of the property directly behind 3228 Savory Avenue
I would like to offer my view on the 'extension' of said property.

In my opinion

- the extension is made in good taste and blends in well with the existing building.
- it does not effect the appearance of view from my property.
- it does not produce a 'feeling of crow^dness'.
- it is partly hidden in view from my property due to level differences of lots.
- it is well constructed from quality materials.

Consequently, I recommend that the 'application for alleviation of hardship' be granted.

Yours truly,



Åke Sewerinson
3229 Georgeson Avenue
Coquitlam, B.C.

Item #11

Board of Variance Application

Re: Building Permit Number 9523
944 Spence Avenue
Lot 10 of Lot B; Block 6 of
D.L. 367, GPI, PL. 19200 NWD.

Robert & Janice Wharton
September 15, 1981.

Nature of Hardship

1. To reconstruct and upgrade present sundeck/
carport at present location. Sideyard
allowance is now 3.5 ft. (refer to sur-
veyors report dated October 1971.)
2. To build an addition that will upgrade
the present structure, with a third bedroom,
in order to satisfy the future needs of
our family. Due to the askew placement
of the original house on this lot, (refer
to surveyors report of October 1971) the
sideyard allowance at the southeast corner
of the rear extension will be less than the
required 6 ft. The estimated sideyard
setback will be 5 ft. at the south end
of the east wall.

Garage/Kitchen Extension

- a. The neighbours on both the east and west
side have been notified, via your office,
and neither have indicated any objections
or concerns over these proposed additions.

- b. The concrete footings and foundation supporting the present sundeck/carport do not meet current specifications. New concrete work will be required to support the kitchen addition. The new design proposes rebuilding the carport at the same location and to the same width (18 ft.) as the original.
- c. Additional fire-stop will be added to the proposed garage to meet Building Dept. requirements in this situation.
- d. The proposed garage will not change the location of basic appearance of that which has been in existence for twenty years. We will be bringing a sub-standard structure up to current Building Dept. specifications.
- e. The proposed garage and kitchen extension has been designed to be an integrated part of the entire house and will be finished and trimmed to match the rest of the building. The appearance of the present house will be greatly improved thereby upgrading the neighbourhood, also.
- f. Enclosing the garage allows the fullest utilization of the home by removing necessary tools and garden equipment from the basement. Thus, the basement will be available for more beneficial development.

- g. The garage is required for storage of the owners' vintage car, tent trailer and daily driven vehicle. An eyesore of parked and stored vehicles and household equipment will be eliminated with an enclosed and secure area.
- h. By allowing for 6 ft. sideyard clearance the garage would become awkward and would not accommodate our needs. If the proposed garage is permitted to be built to its present width it will provide adequate space to park our vehicles safely. It will also allow for proper access to the primary basement entrance located off the garage area.

Bedroom/Bathroom Addition

- a. The problem of the sideyard clearance, on the east side of the house, is not created by the proposed addition but, rather as a result of the original construction. The house was constructed slightly askew on the lot and our proposed addition simply compounds that condition.
- b. In order to expand in a manner which preserves the continuity of the building lines we would like to keep the roof and the east wall in line with the existing building. This will keep the appearance of the addition as unobtrusive as possible and avoid an "added-on" look.

page 4.

- c. Here again, the proposed addition has been brought to the attention of adjoining neighbours and they have raised no objections.
- d. Any additional requirements of the Building Department will be strictly adhered to.

AUGUST 25, 1981

We, the undersigned, do not oppose the attached plan for the building addition to the front of the residence at 606 Hillcrest Street, Coquitlam, B. C. owned by James and Erma Simpson.

- W. R. Ridgway 605 DRAYCOTT ST COQUITLAM
- W. R. Ridgway 601 DRAYCOTT ST. COQUITLAM
- F. Ridgway 601 Draycott St Coquitlam
- Jane Hamblade 610 Hillcrest St. Coquitlam
- D. Philippot 602 Hillcrest St. Coquitlam

District of Coquitlam
Board of Variance

David G Morrison
6620 Colborne Ave.
Burnaby, B.C.
V5E-2N6

Item # 19

Re: New Home at 83I Millar Ave. Coquitlam

I am presently in the process of seeking approval for my new home to be built at 83I Millar Ave. Coquitlam. As my home is to be built on a corner lot, I am concerned that the side view of the house is aesthetically pleasing to the neighborhood. The proposed home is two stories with a basement, which could potentially create a very high blank wall. To break up this high wall effect I added additional windows and hope to add a cantilevered section to the side of the house, including a shake roof over it with two windows on either side. I now understand that this cantilevered section will be an encroachment on the side yard. I am therefore, applying to the Board of Variance to allow me to proceed as planned.

What I would like to do is to have a 2'x6' section of my proposed house cantilevered into the 12'6" side yard, to make allowance for a china cabinet. I understand that if I was to build in a permanent china cabinet or a bay window with a sill (of the same size proposed) that this would be allowed, as no additional floor space would be created. What I wish to do is create a space for a portable china cabinet (as I already own one). It is not my intention to add any floor space to the house. Also, this china cabinet space would be cantilevered and would not have any foundation encroaching on the side yard.

The china cabinet space was not in my original plan, however, with the house being situated on a corner lot I felt it created a much more presentable side view. I therefore, seek the boards approval in this matter.

Thank you for considering this request.

Yours Sincerely,

David G Morrison

David G Morrison

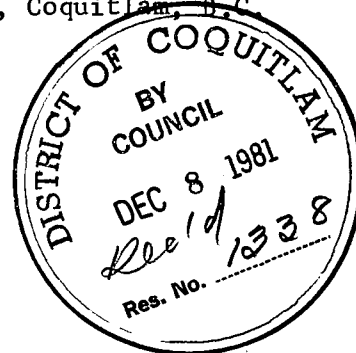
503
Board of Variance - 4:30 p.m.
Monday, November 16, 1981

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 Monday, November 16, 1981 at 4:30 p.m.

Members present were:

Mr. G. Crews, Chairman
Mrs. J. Hill
Mr. J. Petrie
Mr. R. Farion



Staff present were:

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

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

REPORT FROM THE PLANNING DEPARTMENT.

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

REPORT FROM THE BUILDING DEPARTMENT.

Submitted to the Board for this meeting were comments from the Building 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 C. J. Thomson
445 Selman Street
Subject: Requests relaxation of front yard setback requirements.

Weldon Haley, Architect, appeared before the Board of Variance representing Dr. and Mrs. Thomson. He requested relaxation of the front yard setback requirements to allow them to build to 23 feet from the front yard property line.

Mr. Haley distributed a sketch to each member of the Board showing the proposed addition to the front of this home.

He informed the Board that this home has six bedrooms upstairs and one bedroom downstairs, but had a very small entry way which opened directly into the main hall of the house. He stated he had been commissioned to study the front of this home and come up with a more workable design. The design Mr. Haley presented to the Board would create an entry hall area at the front of the home but the only problem with that was it would intrude into the front yard setback two feet in one corner. He requested relaxation of the front yard setback requirements as it would be extremely difficult to extend the entrance and keep a good design without encroaching on this front yard setback.

Board of Variance - 4:30 p.m.
Monday, November 16, 1981

ITEM #1 - Continued...

There was no opposition expressed to this application.

ITEM #2 G. and E. Eisert
2090 Edgewood Avenue
Subject: Requests relaxation of side yard setback requirements.

Mr. and Mrs. Eisert appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow them to build to five feet from the side yard property line.

Mr. Eisert informed the Board that he has an existing carport which is five feet from the side yard property line and he wishes to convert this carport to a garage. He stated he has a recreation room which opens directly into the carport and this room is presently very drafty.

Mr. Eisert informed the Board that he had started to close in his carport to convert it into a garage and was well along the way when one of the Building Inspectors came around and informed he had to have a building permit. He then came down to obtain a building permit and at that time was informed that he was too close to the property line and would require a ruling from the Board of Variance to relax the side yard setback requirements. He stated it would be a financial hardship to him if this application is not allowed.

There was no opposition expressed to this application.

NEW APPOINTEE

Mrs. Joan Hill

Chairman Crews welcomed Mrs. Joan Hill to the Board of Variance. Mrs. Hill, a provincial appointee, was appointed to the Board of Variance in July of this year.

CONCLUSIONS

ITEM #1 - C. J. Thomson.

MOVED BY MR. FARION
SECONDED BY MR. HANSEN

That this appeal be allowed, as per application, that is, front yard setback relaxed to 23 feet.

CARRIED UNANIMOUSLY

ITEM #2 - G. and E. Eisert.

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

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

CARRIED UNANIMOUSLY

Board of Variance - 4:30 p.m.
Monday, November 16, 1981

A D J O U R N M E N T

MOVED BY MR. FARION
SECONDED BY MR. PETRIE

That the Board of Variance Meeting adjourn. 5:15 p.m.

CARRIED UNANIMOUSLY

C H A I R M A N

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING, MONDAY NOV. 16, 1981

ITEMS #1 & #3

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

Respectfully submitted,



Ken McLaren
Development Control Technician

KM/ci

c.c. T. Spooner, Building Inspector

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: S. AIKENHEAD DEPARTMENT: ADMINISTRATION DATE: 81-11-16
FROM: C.E. SPOONER DEPARTMENT: BUILDING YOUR FILE:
SUBJECT: Building Department Comments to the November 16/81 Board of OUR FILE:
Variance Meeting.

Items: 1 & 2

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

Yours truly



C.E. Spooner
Building Inspector