

BOARD OF
VARIANCE

1997

BOARD OF VARIANCE MINUTES

CITY OF

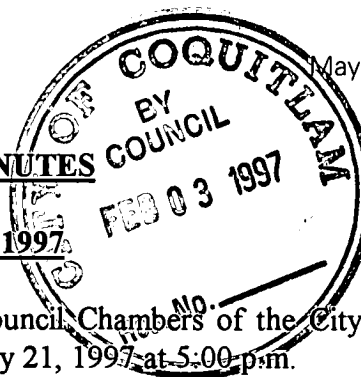
COQUITLAM



Mayor L. Sekora

BOARD OF VARIANCE MINUTES

TUESDAY, JANUARY 21, 1997



A meeting of the Board of Variance convened in the Council Chambers of the City Hall, 1111 Brunette Avenue, Coquitlam, BC on Tuesday, January 21, 1997 at 5:00 p.m.

Members present were:

Mr. G. Crews, Chairman
Mr. E. Macala
Mr. R. Pritchard

Staff present were:

Mr. K. Kunka, Plan Checker;
Mr. T. Wingrove, Deputy City Clerk, who acted as Secretary to the Board.

**ITEM #1 - D. & D. BICKNELL
707 GIRARD AVENUE
SUBJECT: RELAXATION OF EXTERIOR SIDE YARD SETBACK
REQUIREMENTS**

Mr. D. Bicknell, 652 Alderside Road, Port Moody, appeared before the Board to request relaxation of exterior side yard setback requirements from 3.8 metres to 2.0 metres for the purpose of constructing a new residence on an irregularly shaped lot.

Mr. Bicknell stated that the property would have an overly large front yard and small backyard should the application not be approved. He added that the Ministry of Transportation and Highways must also approve this request, as the property is adjacent to the Lougheed Highway, and that this approval has been granted and was submitted with the application. He further stated that the building will move forward on the lot should the application be approved, but it would still meet front yard setback requirements.

There were no further representations to this application.

ITEM #2 - L. KENNEDY & L. SELLERS
1625 BOOTH AVENUE
SUBJECT: RELAXATION OF FRONT YARD SETBACK
REQUIREMENTS

Mr. L. Kennedy, 1625 Booth Avenue, appeared before the Board to request relaxation of front yard setback requirements from 7.6 metres to 5.18 metres for the purpose of constructing a new detached garage.

Mr. Kennedy stated that the Board had previously approved his request to allow garage renovations for this property and that, upon investigation, he learned that the garage could be replaced at a cost that was less than the proposed renovations. He further stated that the footprint of the garage from the initial application had not changed but the roof design was different and would be two feet higher than the initial application, although still within height guidelines.

There were no further representations to this application.

DECISIONS OF THE BOARD

ITEM # 1 - D. & D. BICKNELL
707 GIRARD AVENUE

MOVED BY MR. MACALA
SECONDED BY MR. PRITCHARD

That this appeal be allowed as per application, that is, exterior side yard setback requirements relaxed to 2.0 metres.

CARRIED UNANIMOUSLY

ITEM # 2 - L. KENNEDY & L. SELLERS
1625 BOOTH AVENUE

MOVED BY MR. PRITCHARD
SECONDED BY MR. MACALA

That this appeal be allowed as per application, that is, front yard setback requirements relaxed to 5.18 metres.

CARRIED UNANIMOUSLY

NEXT BOARD OF VARIANCE MEETING

The next meeting of the Board of Variance will be Tuesday, March 11, 1997 at 7:00 p.m. in the Council Chambers at City Hall.

CLOSURE OF BOARD OF VARIANCE

The Chair declared the Board of Variance Meeting closed at 9:05 p.m.

CHAIR

T. Wingrove
Deputy City Clerk

CITY OF

COQUITLAM



BOARD OF VARIANCE MINUTES

TUESDAY, MARCH 11, 1997

A meeting of the Board of Variance convened in the Council Chambers of the City Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, March 11, 1997 at 7:00 p.m.

Members present were: Mr. G. Crews, Chairman
Mr. B. Pritchard
Mr. J. Petrie
Mr. E. Macala

Members absent: Mr. J. Bennett

Staff present were: Mr. D. Chan, Plans Examiner
Mr. W. Jones, City Clerk, who acted as Secretary to the Board.

REPORT FROM PLANNING DEPARTMENT

Submitted to the Board for this meeting was a brief from the Planning Department dated March 11, 1997 dealing with each of the applications before the Board. A copy of that report is attached hereto and forms a part of these Minutes.

REPORT FROM PERMITS & LICENCES DEPARTMENT

Submitted to the Board for this meeting was a brief from the Permits & Licences Department dated March 10, 1997 dealing with each of the applications before the Board. A copy of that report is attached hereto and forms a part of these Minutes.

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ITEM #1 - C. MCKENZIE
ADDRESS: 1565 HARBOUR DRIVE
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS

Mr. Craig McKenzie appeared before the Board of Variance to request relaxation of interior side yard setback requirements from 1.8 metres (6 ft.) to 1.52 metres (5 ft.) for the purpose of enclosing an existing carport. Mr. McKenzie said that there was an existing foundation that for expense sake he would like to build on. He said that the carport had been in existence for 30 years and that the proposal would not result in any changes to the appearance of the structure nor would it move any closer to the property line.

There were no further representations on this item.

ITEM #2 - P. VANDERGULIK & G. & A. VANDERGULIK
ADDRESS: 943 DELESTRE AVENUE
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS

Mr. P. VanderGulik appeared before the Board of Variance to request relaxation of interior side yard setback requirements from 1.2 metres (4 ft.) to 0 metres for an accessory off-street parking structure, to allow an existing lean-to at the side of the garage. Mr. VanderGulik said that he needed the lean-to for storage.

Ms. S. Collrin, 935 Delestre Avenue, said that she did not like the fact that the lean-to is attached to the fence and therefore inhibited their ability to make future changes to the fence.

There were no further representations on this item.

ITEM #3 - G. DISCHER
ADDRESS: 3008 STARLIGHT WAY
SUBJECT: RELAXATION OF FRONT YARD SETBACK
REQUIREMENTS

Mr. G. Discher appeared before the Board of Variance to request relaxation of front yard setback requirements from 7.6 metres (25 ft.) to 4.97 metres (16 ft. 4 in.) for the purpose of constructing a double garage at the front of the residence. He said that putting the garage at the front offers easier and more secure access to the dwelling. He said that putting the garage at the rear of the property would require extensive excavation and tree removal.

There were no further representations on this item.

ITEM #4 - D. & L. PUSEY
ADDRESS: 3189 MARINER WAY
SUBJECT: RELAXATION OF REAR YARD SETBACK
REQUIREMENTS AND INTERIOR SIDE YARD
SETBACK REQUIREMENTS

Mr. D. Pusey appeared before the Board of Variance to request relaxation of rear yard setback requirements from 1.2 metres (4 ft.) to 0.47 metres (1 ft. 7 in.) and interior side yard setback requirements from 1.2 metres (4 ft.) to 1.13 metres (3 ft. 5 in.) for the purpose of constructing a new detached garage. Mr. Pusey submitted a written brief prepared by Mr. Murray Baerg to the Board, a copy of which is attached to and forms a part of these Minutes.

Ms. Monthyon, 3187 Mariner Way, asked if the structure was going to go right out to the lane and what the height of the garage would be. Mr. Pusey said that the structure will be 22 inches from the lane and that it will be a single storey structure.

There were no further representations on this item.

DECISIONS OF THE BOARD

ITEM #1 - C. MCKENZIE - 1565 HARBOUR DRIVE

MOVED BY MR. PETRIE
SECONDED BY MR. PRITCHARD

That this application be allowed as per application, that is, interior side yard setback relaxed to 1.52 metres (5 feet).

CARRIED UNANIMOUSLY

**ITEM #2 - P. VANDERGULIK & G. & A. VANDERGULIK -
943 DELESTRE AVENUE**

MOVED BY MR. PRITCHARD
SECONDED BY MR. MACALA

That this application be denied.

CARRIED UNANIMOUSLY

ITEM #3 - G. DISCHER - 3008 STARLIGHT WAY

MOVED BY MR. PETRIE
SECONDED BY MR. PRITCHARD

That this application be denied.

CARRIED UNANIMOUSLY

ITEM #4 - D. & L. PUSEY - 3189 MARINER WAY

MOVED BY MR. PRITCHARD
SECONDED BY MR. PETRIE

That this application be allowed, subject to ensuring a flush wall with a flush roof design.

CARRIED UNANIMOUSLY

NEXT BOARD OF VARIANCE MEETING

The next meeting of the Board of Variance will be held Tuesday, April 22, 1997 at 7:00 p.m.

CLOSURE OF BOARD OF VARIANCE

The Chair declared the Board of Variance Meeting closed at 7:45 p.m.

CHAIR

Warren Jones
City Clerk

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE

TUESDAY, MARCH 11, 1997

ITEMS # 1

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

ITEM # 2

The lean to in question crosses the property line and encroaches into the neighbouring property. This seems beyond the jurisdiction of the Board of Variance and therefore I assume that the applicant proposes to cut the lean to back to a zero metre setback. This being the case, I would suggest that there are building code implications with regard to this solution. If the lean to were removed, it appears that the garage would then be in keeping with the siting provisions of the Zoning Bylaw.

ITEMS # 3 AND 4

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

Respectfully submitted,



Ken McLaren
Development Control Technician

KM/lmc

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



1997 March 10

File: Variance

MEMO TO: City Clerk

FROM: Plans Examiner

SUBJECT: **BOARD OF VARIANCE MEETING
TUESDAY, MARCH 11, 1997**

- ITEM #1** C. McKenzie
1565 Harbour Drive
- Requests relaxation of interior side yard setback from 1.8 m (6'-0") to 1.52 m (5'-0") to convert an existing carport to an enclosed garage. Permit already issued subject to Board of Variance approval.
- ITEM #2** P. VanderGulik and
G. and A. VanderGulik
943 Delestre Avenue
- Request relaxation of interior side yard setback from 1.2 m (4'-0") to 0.0 m (0'-0") for a lean-to shed. For buildings built at zero lot line, must be built from non-combustible materials. It appears the lean-to is attached to the fence. Recommend B.C. Building Code compliance or remove.
- ITEM #3** G. Discher
3008 Starlight Way
- Request relaxation of front yard setback from 7.6 m (25'-0") to 4.97 m (16'-4") for a proposed double garage.
- ITEM #4** D. and L. Pusey
3189 Mariner Way
- Request relaxation of rear yard setback from 1.2 m (4'-0") to 0.47 m (1'-7") and relaxation of interior side yard setback from 1.2 m (4'-0") to 1.13 m (3'-5") for the purpose of building a detached garage. Foundations are already built.

D. Chan

DENNY CHAN

DL/fb

c - Ken McLaren, Planning

See Item #2

Mr. Wingrove

This is Srdjan Knezevic, from 937 Delestre Ave. My son talked to you earlier, regarding the change of the bylaw, (previously changed due to the people who live in 943 Delestre Ave.). I would like to see it changed back. As you already know, their garage is right on my fence, if I want to move my fence, or rebuild it if the wood starts to rot, I wouldn't be able to. Please consider changing.

Yours truly:

Srdjan Knezevic.

A handwritten signature in cursive script, appearing to read "Srdjan Knezevic".

Item # 4

RE: 3189 Mariner Drive; Completion of garage on existing foundation.

Nature of Hardship:

The owner, Mr. David Pusey spent approximately \$15,000.00 on concrete work for engineered retaining walls and a garage foundation based on plans submitted and approved in November 1994. He did not finish the wood part of the garage at that time. Mr Pusey now wishes to finish the garage and applied for a permit for this on December 17, 1996. The permit was denied by Mr. Kunka for two reasons.

1. The existing file was missing a Schedule C letter of assurance from the project engineer Mr. Chungmo Chung P.Eng indicating that the completed work was suitable for supporting a 20 x 20 garage. This schedule has been obtained and is appended.
2. Mr. Kunka noticed that the November 1994 site plan (appended) showed a 2 ft. setback from the lane where the bylaw requires 4 ft. He requested that the owner have the existing foundation surveyed to determine the actual location of the foundation.

Mr. Vernon Goudal surveyed the property January 22, 1997 a copy of which is also appended. This survey shows that the garage foundation is less than 4 ft. from the legal end of the property (notwithstanding that a tape measure from the outside edge of the foundation to the inside of the curb is 4 ft.). Accordingly this application for variance allowance has been submitted for review by the City.

Due to the steepness of this and the adjacent properties, the peak of the garage roof will only be 5 ft. above ground at the back. (See appended drawings). It should not interfere with anyones view. Numerous other properties along the laneway have a far more imposing presence than the proposed garage, and visually appear to be much closer to the lane than this project is.

Mr. Pusey has also been advised two friends, one a realtor and the other a lawyer that he should have some concerns about having a 7 1/2' dropoff onto concrete 10' from his front door and that he should get the garage finished before there is an accident.

Mr. Pusey has made every effort to comply with city requirements from November 1994 to date. He has spent a considerable sum of money and expended a lot of effort in having the foundation built in his belief that he would be able to finish the garage as time and funds permitted. Given Mr. Pusey's reliance on the earlier approval and his expenditures based on same, it seems unfair to deny him the ability to complete his garage at this late date.

Respectfully,

Murray Baerg (469-6983)

Nestlé Enterprises Limited
CONFECTIONERY DIVISION



4370 DOMINION STREET, SUITE #219
BURNABY, BRITISH COLUMBIA
TELEPHONE (604) 437-8687
FAX (604) 432-1188

SCHEDULE C
Forming Part of Section 2.6 of the
British Columbia Building Code

ASSURANCE OF PROFESSIONAL FIELD REVIEW
AND COMPLIANCE

- Note:
1. This letter must be submitted after completion of the project but before the *occupancy* permit is issued, or a final inspection is made, by the *authority having jurisdiction*. A separate letter must be submitted by each *registered professional*.
 2. This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Inspectors Association of B.C., and Union of B.C. Municipalities.
 3. In this letter the words in italics have the same meaning as in the British Columbia Building Code.

To: The Building Inspector

Date: 01.24.97

Coquitlam City Hall

Address (Print)

1111 Brunette Avenue

Coquitlam, B.C. V3K 1E8

Dear Sir:

Re: 3189 Marriner Way, Coquitlam, B.C.

Address of Project (Print)

Legal Description of Project (Print)

I hereby give assurance that:

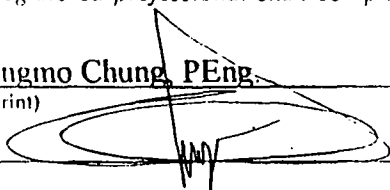
- (a) I have fulfilled my obligations for *field review* as outlined in Section 2.6 of the British Columbia Building Code and in the previously submitted Schedule B-1, "ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW," and Schedule B-2, "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS," and
- (b) those components of the project opposite my initials in Schedule B-2 substantially comply in all material respects with:
 - (i) the applicable requirements of the B.C. Building Code and other applicable enactments respecting safety, not including construction safety aspects; and
 - (ii) the plans and supporting documents submitted in support of the application for the *building* permit.
- (c) I have enclosed the final design plans and supporting documents prepared by me for this project, and
- (d) I am a *registered professional* as defined in the British Columbia Building Code.

BRITISH COLUMBIA BUILDING CODE

Schedule C — *Continued*

(Each *registered professional* shall complete the following:)

Chungmo Chung, PEng.
Name (Print)



Signed

01 24 97
Date

207 - 3003 St Johns Street
Address (Print)

Port Moody, B.C. V3H 2C4

(604) 469-3723
Phone



(Affix PROFESSIONAL SEAL here)

(If the *Registered Professional* is a member of a firm complete the following.)

I am a member of the firm _____
and I sign this letter on behalf of the firm. (Print name of firm)

NOTE: The above letter must be signed by a *registered professional*. The British Columbia Building Code defines a "*registered professional*" to mean

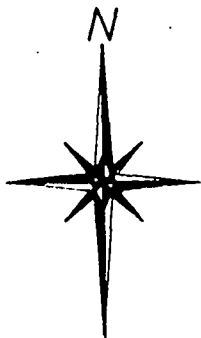
- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

**PLAN SHOWING POSITION OF GARAGE FOUNDATION
ON LOT 440, DISTRICT LOT 372, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 47346**

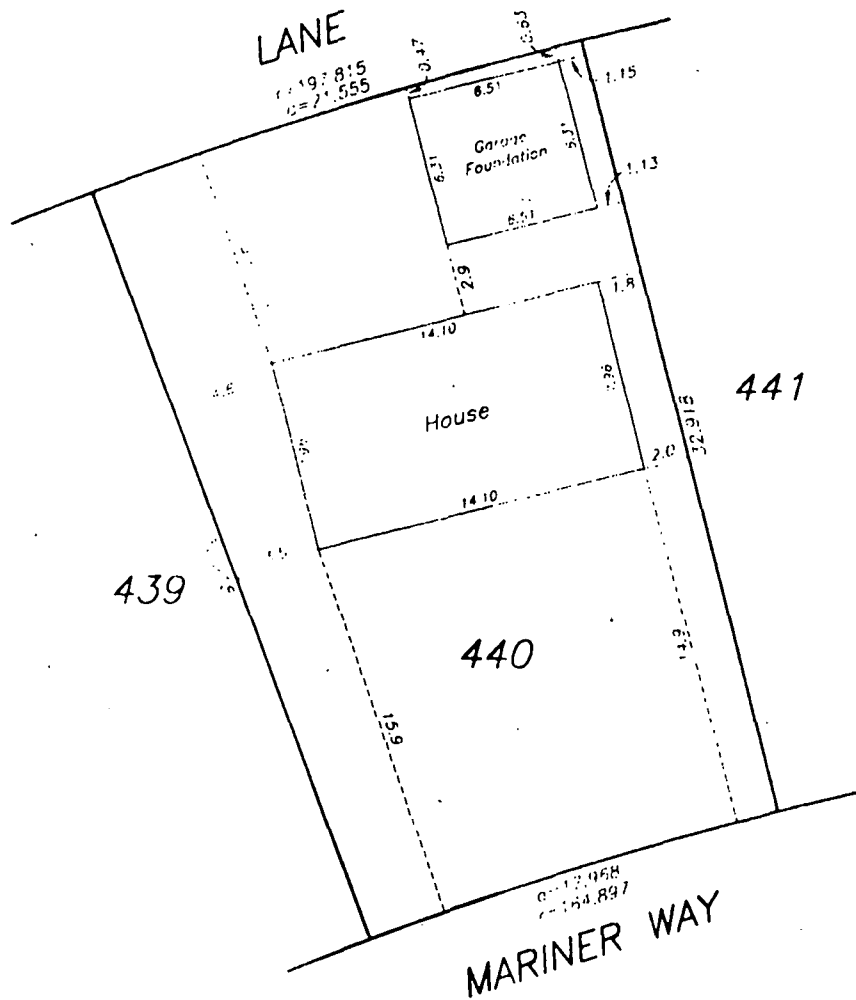
SCALE: 1:250



All distances are in metres



PARCEL IDENTIFIER 006-177-565
CIVIC ADDRESS 3189 Mariner Way,
Coquitlam, B.C.



NOTE:
This plan is for the protection of the Mortgagee only and is not to be used for the location of property lines. We accept no responsibility for the unauthorized use.

© COPYRIGHT RESTRICTION
This plan is the exclusive property of Vernon C. Goudal & Associates and may not be altered or reproduced without written consent of same.

VERNON C. GOUDAL & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS
2559 SHAUGHNESSY STREET
PORT COQUITLAM, B.C., V3C 3G3
TELEPHONE : 942-6616

Certified correct this 22 day of

January 19 87

W. E. Smith

W. E. Smith
B.C. Land Surveyor

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

FILE NUMBER : 250-116

OFFICE COPY

98.95'

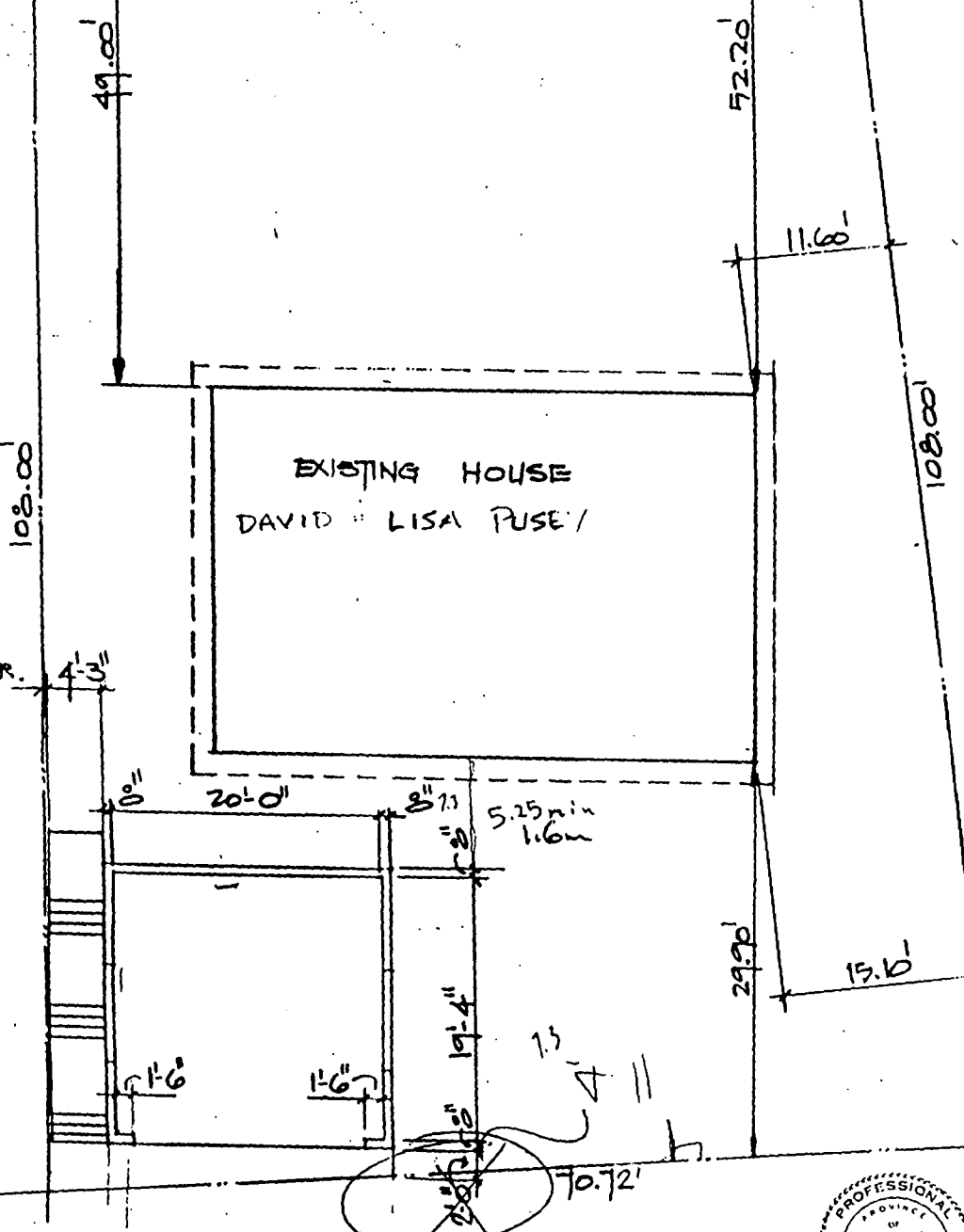
NOV 10 1994

FROM: MURRAY BAEI
469 6983

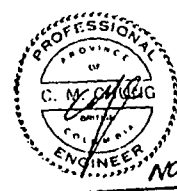
CITY OF COQUITLAM
PERMITS & LICENCES



RE SETBACK SURVEY FOR GARAGE



SITE PLAN
SCALE: 3/32" = 1'-0"



NOV. 9, 94

PROJECT 3189 - MARINER WAY COQUITLAM, B.C.	
OWN BY MJC	DATE Nov. 9, 94
SCALE AS NOTED	JOB NO. 941102

CHUNGMO CHUNG, P.ENG
 PROFESSIONAL ENGINEER
 727 ANSKAR ST.
 COQUITLAM, B.C. V3J 4J3
 PHONE) 937-9499
 3557 469 3723

CITY OF

COQUITLAM



BOARD OF VARIANCE MINUTES

TUESDAY, APRIL 22, 1997

A meeting of the Board of Variance convened in the Council Chambers of the City Hall, 1111 Brunette Avenue, Coquitlam, BC on Tuesday, April 22, 1997 at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman
Mr. J. Petrie
Mr. B. Pritchard

Staff present were:

Mr. B. Leitch, Building Inspector 1;
Mr. T. Wingrove, Deputy City Clerk, who acted as Secretary to the Board.

REPORT FROM PERMITS & LICENCES DEPARTMENT

Submitted to the Board for this meeting was a brief from the Permits & Licences Department dated 1997 April 22 dealing with the applications before the Board. A copy of that report is attached hereto and forms a part of these Minutes.

**ITEM #1 - D. SEIFERT & D. BREMNER
1510 GROVER AVENUE
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS**

Mr. D. Seifert, 1510 Grover Avenue, appeared before the Board to request relaxation of interior side yard setback requirements from 1.8 metres to 0.91 metres for the purpose of constructing a roof over an existing carport.

MU

Mr. Seifert stated that the existing deck leaks into the residence and is not used due to its location. He stated that he proposed to construct a roof directly over the deck that would resolve the water problem and would be built consistent with the existing roof and would improve the appearance of his residence.

There were no further representations to this application.

ITEM #2 - M.A. WYCHERLEY & D. HENRY
177 MONTGOMERY AVENUE
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS

Mr. D. Henry, 177 Montgomery Street, appeared before the Board to request relaxation of interior side yard setback requirements from 1.8 metres to 1.6 metres for the purpose of enclosing the existing carport and constructing an addition to the residence.

Mr. Henry stated that the carport was constructed with an eight inch foundation that would support the proposed addition and that its location was allowed by the previous *Zoning Bylaw* when the residence was constructed. He also stated that this foundation would be moved should the variance application be declined and this would add to the cost of the addition.

Mr. B. Rutter, 165 Montgomery Street, spoke against the application. He stated that he had no objection to the proposed addition above the existing carport but strongly objected to the extension that was proposed along the property line. He also stated that the neighbourhood in general objected to this proposal and submitted letters from thirteen property owners in opposition to the application that are attached hereto and form a part of these Minutes. He also stated that he hoped that the proposed addition would not allow for an additional illegal suite for this property.

Mr. R. Letnes, 186 Baltic Street, spoke against the application. He stated that he was concerned with the possible development of illegal suites in this area and this property in particular. He also stated that this application was out of character with the other homes in this area.

Mr. Henry stated that he did not plan to construct a suite with this proposed addition.

Mr. J. Lynch, 161 Montgomery Street, spoke against the application. He stated that the proposed addition at the rear of the property would affect his view from his residence and would create the feeling of being "locked in."

There were no further representations to this application.

**ITEM #3 - S. & E. VERBOOM
2860 MCCOOMB DRIVE
SUBJECT: RELAXATION OF FRONT YARD SETBACK
REQUIREMENTS**

Mr. S. Verboom, 2860 McCoomb Drive, appeared before the Board to request relaxation of front yard setback requirements from 7.6 metres to 1.06 metres for the purpose of constructing a garden shed at the front of the residence.

Mr. Verboom stated that the proposed location was the only place on the property to place this shed and still allow usable space for a yard. He further stated that the proposed garden shed would not affect the surrounding area residents and noted that a number of residents had signed a petition in support of his application that was submitted with his application. He added that the unusual shape of his property make it difficult to place a detached structure without encroaching on a setback requirement.

Mr. R. Makowski, 2869 McCoomb Drive, stated that he had no objection to this application.

There were no further representations to this application.

**ITEM #4 - F. ELVAS
1047 WINDWARD DRIVE
SUBJECT: RELAXATION OF MAXIMUM PERIMETER WALL
HEIGHT REQUIREMENTS**

Mr. F. Elvas, 7571 Davies Street, Burnaby, appeared before the Board to request relaxation of maximum perimeter wall height requirements from 8.4 metres to 9.6 metres (rear elevation) and from 6.1 metres to 9.6 metres (West interior side yard elevation) for the purpose of constructing a new single family residence.

Mr. Elvas stated that it would difficult if not impossible to build a "market home" on this lot due to its odd shape and elevations. He further stated that two retaining walls and piles were already approved and installed to allow construction of the proposed residence.

Mr. Elvas also noted that the elevation change at the North-West corner of the lot was creating the difficulties with maximum perimeter wall height and further that the rear of the house would be adjacent to the BC Hydro right-of-way.

There were no further representations to this application.

**ITEM #5 - MR. & MRS. THOMPSON & A-CUBED ARCHITECTURE
2230 BRISCO COURT
SUBJECT: RELAXATION OF REAR YARD SETBACK
REQUIREMENTS**

Mr. E. Segat, #7 - 11937 227th Street, Maple Ridge, appeared before the Board to request relaxation of rear yard setback requirements from 7.6 metres to 6.0 metres for the purpose of constructing a second floor addition to the existing residence.

Mr. Segat stated that the residence was constructed in approximately 1983 when the rear yard setback requirement was 6.0 metres and that the current property owners wished to construct a second floor addition on the existing residence. He also stated that the main use of the proposed new space would be as a training/exercise room and a recreation/study room.

Mr. Segat also stated that the proposed addition would match the existing two storey portion of the front of the residence and that the property is adjacent to a laneway at the rear. He also noted that the proposed addition would not cast shadows on adjacent properties nor interfere with existing views.

There were no further representations to this application.

DECISIONS OF THE BOARD

**ITEM # 1 - D. SEIFERT & D. BREMNER
1510 GROVER AVENUE**

MOVED BY MR. PETRIE
SECONDED BY MR. PRITCHARD

That this appeal be approved as per application, that is, interior side yard setback requirements relaxed to 0.91 metres.

CARRIED UNANIMOUSLY

**ITEM # 2 - M.A. WYCHERLEY & D. HENRY
177 MONTGOMERY STREET**

MOVED BY MR. PRITCHARD
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is, interior side yard setback requirements relaxed to 1.6 metres.

CARRIED UNANIMOUSLY

**ITEM # 3 - S. & E. VERBOOM
2860 MCCOOMB DRIVE**

MOVED BY MR. PETRIE
SECONDED BY MR. PRITCHARD

That this appeal be allowed as per application, that is, front yard setback requirements relaxed to 1.06 metres.

CARRIED UNANIMOUSLY

ITEM # 4 - F. ELVAS
1047 WINDWARD DRIVE

MOVED BY MR. PRITCHARD
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is, maximum perimeter wall height requirements relaxed to 8.4 metres at rear and 6.1 metres at the west interior side yard.

CARRIED UNANIMOUSLY

ITEM # 5 - MR. & MRS. THOMPSON &
A-CUBED ARCHITECTURE
2230 BRISCO COURT

MOVED BY MR. PETRIE
SECONDED BY MR. PRITCHARD

That this appeal be allowed as per application, that is, rear yard setback requirements relaxed to 5.9 metres to allow an additional 18 inches for the roof overhang.

CARRIED UNANIMOUSLY

NEXT BOARD OF VARIANCE MEETING

The next meeting of the Board of Variance is June 03, 1997 at 7:00 p.m. in the Council Chambers at City Hall.

CLOSURE OF BOARD OF VARIANCE

The Chair declared the Board of Variance Meeting closed at 8:20 p.m.

CHAIR

T. Wingrove
Deputy City Clerk

CITY OF _____

C O Q U I T L A M



INTER-OFFICE COMMUNICATION

1997 April 22
File: Variance

MEMO TO: City Clerk
FROM: Building Inspector, Permits & Licences
SUBJECT: **BOARD OF VARIANCE MEETING
TUESDAY, APRIL 22, 1997**

- ITEM #1 D. Seifert & D. Bremner
1510 Grover Avenue - Request side yard relaxation from 1.8 m (6') to 0.91 m (3')
for new roof over existing carport.
- ITEM #2 M.A. Wycherley & D. Henry
177 Montgomery Street - Request side yard relaxation from 1.8 m (6') to 1.6 m
(5'-3") for enclosed carport and addition.
- ITEM #3 S. & E. Verboom
2860 McCoomb Drive - Request front yard setback relaxation from 7.6 m (25') to
1.06 m (3.5') for detached shed.
- Lot is fairly level but shed must be 15 m (49') away from
watercourse.
- ITEM #4 F. Elvas
1047 Windward Drive - Requests Large House Bylaw to be relaxed from 6 m (20')
to 8.4 m (27'-7") on west side, and 9.6 m (31'-6") on north
side.
- The back yard has presently been raised with a retaining
wall.
- ITEM #5 Mr. & Mrs. Thompson and
A-Cubed Architecture
2230 Brisco Court - Request relaxation of rear yard setback from 7.6 m (25')
to 6.0 m (20') for addition of second storey.


ROBERT LEITCH

RL/fb

c - Ken McLaren, Planning

Item #2

April 22, 1997

Dear Board of Variance,

Re: 177 Montgomery Street

This is to advise the Board that as owner of 165 Montgomery St. I am opposed to the request for relaxation of the side yard set back requirements from 1.8 meters to 1.6 meters for the purpose of enclosing an existing carport and deck and building an addition to the home. As I live on the south side of this property, I have major concerns regarding this application.

We were initially informed that the purpose of this addition was to enclose the carport and deck. While I was away on a business trip, the owners of 177 Montgomery Street asked my husband to sign a waiver allowing a couple of inches variance for this purpose, which he signed. On April 12, I received the letter from the City of Coquitlam advising me that the variance was actually eight inches! A few days later we viewed a surveyor in the backyard staking approximately 15 to 20 feet back. We then found out they planned to add another master bedroom with full en-suite bathroom! We were shocked. In all the discussions about this addition, this was never mentioned. When my husband signed their waver, it was not for this purpose. This waver was only signed by my husband. I was never given the opportunity to see or sign this waver, although I had requested and been told I could. I immediately called Trevor Wingrove, Deputy City Clerk, and was informed that I could bring up my concerns at this meeting.

The City of Coquitlam bylaw 2722 allows me to preserve the uniqueness of our large and beautiful treed lots. The variance is 1.8 meters and it also allows me to keep the "mega house" concept out by preventing large additions which encroach closer to my property. The impact on the properties surrounding 177 Montgomery is unfair and is out of the standard for this neighbourhood based on this bylaw. This addition will be approximately 60 straight feet of wall, if the variance of 1.6 meters is allowed. It will be unattractive and will take away the enjoyment of my yard. It will not at all be aesthetically pleasing, and I will feel squeezed. Also, a 1.6 meter variance will mean that their gutters and down pipes will be 8 inches closer to my property. As there is already a drainage problem in that area, and because their yard is higher, I am concerned that the water from their roof will end up draining into my yard.

The reason for this addition is that they need more space. This is a single child family in a house with five bedrooms. Their lot is the largest on Montgomery. They already have an illegal two bedroom rental suite in their basement, and my fear is that this addition is ideally suited to support another rental suite by the present owner, or a future one. Our neighbourhood is zoned for single family dwellings only. There are already major concerns regarding parking on our streets by renters of illegal suites.

I wish to retain this areas design of medium sized homes on large lots. I am not against additions as long as they do not encroach on my property, and do not interfere with the contextual style of our neighbourhood, especially our backyards.

I choose to live in this neighbourhood because of it's integral beauty, contextual space and the friendliness that I share with most of my neighbours. Over half of us have lived harmoniously here for 10, 15, 20, 25, 30 years or more. At least a dozen neighbours that were notified of this variance meeting live within the bylaw. No one has an illegal rental suite, none have ever asked for a change in the variance. They are opposed to this application proposed by the owners of 177 Montgomery Street. They have also sent letters to express their concerns.

I have attached photographs with details on 177 Montgomery and the surrounding properties. Thank you for your consideration of my concerns.

Yours truly,

M. Rutter
Marion Rutter

R. W. Rutter

165 Montgomery Street
Coquitlam

April 22, 1997

Re: 177 Montgomery Street

This is to advise the Board of Variance that I (we) oppose the additions planned to the above mentioned property.

Living near this property, I (we) wish to express the following reasons for our opposition.

- 1) Impact on the surrounding properties is unfair and is out of the standard for this neighbourhood. The proposed addition will take away the enjoyment of the uniqueness of our large and beautiful treed lots and will allow the "mega house" concept to change the integral beauty and contextual space enjoyed by this neighbourhood. This is not acceptable to our neighbourhood.
- 2) Another concern is that the addition was deemed necessary to accommodate an anticipated family expansion. They already have a two bedroom rental suite in their basement, and my fear and concern is that this addition is ideally suited to support another rental suite, by the present owner or a future one. Our neighbourhood is zoned for single family dwellings.

3) Additional Comments:

IF THIS VARIANCE IS ALLOWED IT WILL CHANGE THE LOOK OF OUR NEIGHBOURHOOD.

WE WANT TO SUSTAIN + MAINTAIN OUR BACKYARDS AND NOT USE THEM FOR LARGE HOME ADDITIONS.

We appreciate the Boards consideration of our concerns.

Yours truly,

Owner(s): JANICE & PETER PERRY

Address: 193 MONTGOMERY ST.

Signature(s): 

April 22, 1997

Re: 177 Montgomery Street

This is to advise the Board of Variance that I (we) oppose the additions planned to the above mentioned property.

Living near this property, I (we) wish to express the following reasons for our opposition.

1) Impact on the surrounding properties is unfair and is out of the standard for this neighbourhood. The proposed addition will take away the enjoyment of the uniqueness of our large and beautiful treed lots and will allow the "mega house" concept to change the integral beauty and contextual space enjoyed by this neighbourhood. This is not acceptable to our neighbourhood.

2) Another concern is that the addition was deemed necessary to accommodate an anticipated family expansion. They already have a two bedroom rental suite in their basement, and my fear and concern is that this addition is ideally suited to support another rental suite, by the present owner or a future one. Our neighbourhood is zoned for single family dwellings.

3) Additional Comments:

1) It is important to try and keep this area as ~~a~~ single family dwellings (primary resid.). In order to prevent extra vehicle traffic and prevent parking problems...

a). Any modifications made to existing homes should be done with consideration and thoughtfulness to the ~~the~~ existing surroundings so as not to become a "megahome" area in the future.

3). We appreciate the Boards consideration of our concerns.

Yours truly,

Owner(s): Patricia & Kelly Parker

Address: 177 Montgomery Street

Signature(s): P & K. Parker

April 22, 1997

Re: 177 Montgomery Street

This is to advise the Board of Variance that I (we) oppose the additions planned to the above mentioned property.

Living near this property, I (we) wish to express the following reasons for our opposition.

1) Impact on the surrounding properties is unfair and is out of the standard for this neighbourhood. The proposed addition will take away the enjoyment of the uniqueness of our large and beautiful treed lots and will allow the "mega house" concept to change the integral beauty and contextual space enjoyed by this neighbourhood. This is not acceptable to our neighbourhood.

2) Another concern is that the addition was deemed necessary to accommodate an anticipated family expansion. They already have a two bedroom rental suite in their basement, and my fear and concern is that this addition is ideally suited to support another rental suite, by the present owner or a future one. Our neighbourhood is zoned for single family dwellings.

3) Additional Comments:

This neighborhood is single family homes and I wish it to remain this way. If the housing along Brunette Avenue has to be built according to the set code and design why does our neighborhood have to be any different? Does anyone have the right to build anyway they like even if it means changing the surroundings for all other residents? I sure hope not!! I'm proud of where I live and want to remain so!!

We appreciate the Boards consideration of our concerns.

Yours truly,

Owner(s): SUZANNE & LAURENCE TRACH
Address: 166 BALTIMORE COURT
Signature(s): *LAURENCE TRACH*

April 22, 1997

Re: 177 Montgomery Street

This is to advise the Board of Variance that I (we) oppose the additions planned to the above mentioned property.

Living near this property, I (we) wish to express the following reasons for our opposition.

1) Impact on the surrounding properties is unfair and is out of the standard for this neighbourhood. The proposed addition will take away the enjoyment of the uniqueness of our large and beautiful treed lots and will allow the "mega house" concept to change the integral beauty and contextual space enjoyed by this neighbourhood. This is not acceptable to our neighbourhood.

2) Another concern is that the addition was deemed necessary to accommodate an anticipated family expansion. They already have a two bedroom rental suite in their basement, and my fear and concern is that this addition is ideally suited to support another rental suite, by the present owner or a future one. Our neighbourhood is zoned for single family dwellings.

3) Additional Comments:

This house should be plenty big enough for a family of 3 or 4 if they evict their tenants in the rental suite. Why should the neighbourhood pay the price for these peoples greed. If this permit is approved I want a permit to build a rental suite myself.

We appreciate the Boards consideration of our concerns.

Yours truly,

Owner(s): Chris Nyhaug Chris Wright
Address: 148 Baltic St Coq
Signature(s): Chris Nyhaug C. Wright

April 22, 1997

Re: 177 Montgomery Street

This is to advise the Board of Variance that I (we) oppose the additions planned to the above mentioned property.

Living near this property, I (we) wish to express the following reasons for our opposition.

1) Impact on the surrounding properties is unfair and is out of the standard for this neighbourhood. The proposed addition will take away the enjoyment of the uniqueness of our large and beautiful treed lots and will allow the "mega house" concept to change the integral beauty and contextual space enjoyed by this neighbourhood. This is not acceptable to our neighbourhood.

2) Another concern is that the addition was deemed necessary to accommodate an anticipated family expansion. They already have a two bedroom rental suite in their basement, and my fear and concern is that this addition is ideally suited to support another rental suite, by the present owner or a future one. Our neighbourhood is zoned for single family dwellings.

3) Additional Comments:

At the time of signing the variance, we were made to understand that the addition was going to be above the carport only. We now understand that the addition will be as far back as 60 feet from the front of the house. If this is the case, we are concerned that this could lead to another rental suite by the present owner or a future one.

Due to a previous commitment, ~~we~~ we are unable to attend the meeting tonight. However, we would like to discuss this matter further.

We appreciate the Boards consideration of our concerns.

Yours truly,

Owner(s):

Address: 176 MONTGOMERY ST. COQUITLAM B.C.

Signature(s): SHIRAZ JAMAL ZAHARA JAMAL

April 22, 1997

Re: 177 Montgomery Street

This is to advise the Board of Variance that I (we) oppose the additions planned to the above mentioned property.

Living near this property, I (we) wish to express the following reasons for our opposition.

- 1) Impact on the surrounding properties is unfair and is out of the standard for this neighbourhood. The proposed addition will take away the enjoyment of the uniqueness of our large and beautiful treed lots and will allow the "mega house" concept to change the integral beauty and contextual space enjoyed by this neighbourhood. This is not acceptable to our neighbourhood.
- 2) Another concern is that the addition was deemed necessary to accommodate an anticipated family expansion. They already have a two bedroom rental suite in their basement, and my fear and concern is that this addition is ideally suited to support another rental suite, by the present owner or a future one. Our neighbourhood is zoned for single family dwellings.
- 3) Additional Comments:

We appreciate the Boards consideration of our concerns.

Yours truly,

Owner(s):

Address:

Signature(s):

Paul B. Betman
186 Baltic St.
Paul B. Betman

April 22, 1997

Re: 177 Montgomery Street

This is to advise the Board of Variance that I (we) oppose the additions planned to the above mentioned property.

Living near this property, I (we) wish to express the following reasons for our opposition.

1) Impact on the surrounding properties is unfair and is out of the standard for this neighbourhood. The proposed addition will take away the enjoyment of the uniqueness of our large and beautiful treed lots and will allow the "mega house" concept to change the integral beauty and contextual space enjoyed by this neighbourhood. This is not acceptable to our neighbourhood.

2) Another concern is that the addition was deemed necessary to accommodate an anticipated family expansion. They already have a two bedroom rental suite in their basement, and my fear and concern is that this addition is ideally suited to support another rental suite, by the present owner or a future one. Our neighbourhood is zoned for single family dwellings.

3) Additional Comments:

Why don't they consider moving to a bigger place, if that's what they want. Please don't let them spoil it for the rest of us.

We appreciate the Boards consideration of our concerns.

Yours truly,

Owner(s): JOHN + JOAN JOOSTEMA

Address: 172 BALTIC ST. CDQ.

Signature(s): Joan Joostema

John + Joan

April 22, 1997

Re: 177 Montgomery Street

This is to advise the Board of Variance that I (we) oppose the additions planned to the above mentioned property.

Living near this property, I (we) wish to express the following reasons for our opposition.

- 1) Impact on the surrounding properties is unfair and is out of the standard for this neighbourhood. The proposed addition will take away the enjoyment of the uniqueness of our large and beautiful treed lots and will allow the "mega house" concept to change the integral beauty and contextual space enjoyed by this neighbourhood. This is not acceptable to our neighbourhood.
- 2) Another concern is that the addition was deemed necessary to accommodate an anticipated family expansion. They already have a two bedroom rental suite in their basement, and my fear and concern is that this addition is ideally suited to support another rental suite, by the present owner or a future one. Our neighbourhood is zoned for single family dwellings.

3) Additional Comments:

PLEASE EXPLAIN THE ECONOMIC HARDSHIP HAS THE CITY OF COQUITLAN CHECKED INTO THEIR FINANCIAL TAXATION RETURNS OVER A PERIOD OF 3 YEARS, BOTH HUSBAND AND WIFE ARE FULLY EMPLOYED.

We appreciate the Boards consideration of our concerns.

Yours truly,

Owner(s): FRED KUENNB
Address: 180 MONTGOMERY ST
Signature(s): [Signature]

April 22, 1997

Re: 177 Montgomery Street

This is to advise the Board of Variance that I (we) oppose the additions planned to the above mentioned property.

Living near this property, I (we) wish to express the following reasons for our opposition.

- 1) Impact on the surrounding properties is unfair and is out of the standard for this neighbourhood. The proposed addition will take away the enjoyment of the uniqueness of our large and beautiful treed lots and will allow the "mega house" concept to change the integral beauty and contextual space enjoyed by this neighbourhood. This is not acceptable to our neighbourhood.
- 2) Another concern is that the addition was deemed necessary to accommodate an anticipated family expansion. They already have a two bedroom rental suite in their basement, and my fear and concern is that this addition is ideally suited to support another rental suite, by the present owner or a future one. Our neighbourhood is zoned for single family dwellings.
- 3) Additional Comments:

We appreciate the Boards consideration of our concerns.

Yours truly,

Owner(s):

Address:

Signature(s):

James Lynch
6161 Montgomery St
James Lynch

April 22, 1997

Re: 177 Montgomery Street

This is to advise the Board of Variance that I (we) oppose the additions planned to the above mentioned property.

Living near this property, I (we) wish to express the following reasons for our opposition.

1) Impact on the surrounding properties is unfair and is out of the standard for this neighbourhood. The proposed addition will take away the enjoyment of the uniqueness of our large and beautiful treed lots and will allow the "mega house" concept to change the integral beauty and contextual space enjoyed by this neighbourhood. This is not acceptable to our neighbourhood.

2) Another concern is that the addition was deemed necessary to accommodate an anticipated family expansion. They already have a two bedroom rental suite in their basement, and my fear and concern is that this addition is ideally suited to support another rental suite, by the present owner or a future one. Our neighbourhood is zoned for single family dwellings.

3) Additional Comments:

I support the Bylaw of 1-8 M.

We appreciate the Boards consideration of our concerns.

Yours truly,

Owner(s): MARGARET J. SHANNON
Address: 157 MONTGOMERY ST. COQUITLAM
Signature(s): Margaret J Shannon

April 22, 1997

Re: 177 Montgomery Street

This is to advise the Board of Variance that I (we) oppose the additions planned to the above mentioned property.

Living near this property, I (we) wish to express the following reasons for our opposition.

- 1) Impact on the surrounding properties is unfair and is out of the standard for this neighbourhood. The proposed addition will take away the enjoyment of the uniqueness of our large and beautiful treed lots and will allow the "mega house" concept to change the integral beauty and contextual space enjoyed by this neighbourhood. This is not acceptable to our neighbourhood.
- 2) Another concern is that the addition was deemed necessary to accommodate an anticipated family expansion. They already have a two bedroom rental suite in their basement, and my fear and concern is that this addition is ideally suited to support another rental suite, by the present owner or a future one. Our neighbourhood is zoned for single family dwellings.
- 3) Additional Comments:

We appreciate the Boards consideration of our concerns.

Yours truly,

Owner(s): KELLY & PATRICIA BARBER
Address: 197 MONTGOMERY ST COQ BC
Signature(s): Kelly Barber

April 22, 1997

Re: 177 Montgomery Street

This is to advise the Board of Variance that I (we) oppose the additions planned to the above mentioned property.

Living near this property, I (we) wish to express the following reasons for our opposition.

1) Impact on the surrounding properties is unfair and is out of the standard for this neighbourhood. The proposed addition will take away the enjoyment of the uniqueness of our large and beautiful treed lots and will allow the "mega house" concept to change the integral beauty and contextual space enjoyed by this neighbourhood. This is not acceptable to our neighbourhood.

2) Another concern is that the addition was deemed necessary to accommodate an anticipated family expansion. They already have a two bedroom rental suite in their basement, and my fear and concern is that this addition is ideally suited to support another rental suite, by the present owner or a future one. Our neighbourhood is zoned for single family dwellings.

3) Additional Comments:

We appreciate the Boards consideration of our concerns.

Yours truly,

Owner(s): Mr & Mrs. Alex Roes
Address: 199 Montgomery St. Coq, B.C.
Signature(s): Alex Roes Yolanda Roes

April 22, 1997

Re: 177 Montgomery Street

This is to advise the Board of Variance that I (we) oppose the additions planned to the above mentioned property.

Living near this property, I (we) wish to express the following reasons for our opposition.

- 1) Impact on the surrounding properties is unfair and is out of the standard for this neighbourhood. The proposed addition will take away the enjoyment of the uniqueness of our large and beautiful treed lots and will allow the "mega house" concept to change the integral beauty and contextual space enjoyed by this neighbourhood. This is not acceptable to our neighbourhood.
- 2) Another concern is that the addition was deemed necessary to accommodate an anticipated family expansion. They already have a two bedroom rental suite in their basement, and my fear and concern is that this addition is ideally suited to support another rental suite, by the present owner or a future one. Our neighbourhood is zoned for single family dwellings.
- 3) Additional Comments:

We appreciate the Boards consideration of our concerns.

Yours truly,

Owner(s): M. Rutter
Address: 167 Montgomery St Coquitlam
Signature(s): _____

April 22, 1997

Re: 177 Montgomery Street

This is to advise the Board of Variance that I (we) oppose the additions planned to the above mentioned property.

Living near this property, I (we) wish to express the following reasons for our opposition.

- 1) Impact on the surrounding properties is unfair and is out of the standard for this neighbourhood. The proposed addition will take away the enjoyment of the uniqueness of our large and beautiful treed lots and will allow the "mega house" concept to change the integral beauty and contextual space enjoyed by this neighbourhood. This is not acceptable to our neighbourhood.
- 2) Another concern is that the addition was deemed necessary to accommodate an anticipated family expansion. They already have a two bedroom rental suite in their basement, and my fear and concern is that this addition is ideally suited to support another rental suite, by the present owner or a future one. Our neighbourhood is zoned for single family dwellings.

3) Additional Comments:

The Narrative we received was misleading as to the ~~leg~~ length of changes to the house.

We appreciate the Boards consideration of our concerns.

Yours truly,

Owner(s): JANICE PERRY
Address: 193 MONTGOMERY ST
Signature(s): *Janice Perry*

April 22, 1997

Re: 177 Montgomery Street

This is to advise the Board of Variance that I (we) oppose the additions planned to the above mentioned property.

Living near this property, I (we) wish to express the following reasons for our opposition.

- 1) Impact on the surrounding properties is unfair and is out of the standard for this neighbourhood. The proposed addition will take away the enjoyment of the uniqueness of our large and beautiful treed lots and will allow the "mega house" concept to change the integral beauty and contextual space enjoyed by this neighbourhood. This is not acceptable to our neighbourhood.
- 2) Another concern is that the addition was deemed necessary to accommodate an anticipated family expansion. They already have a two bedroom rental suite in their basement, and my fear and concern is that this addition is ideally suited to support another rental suite, by the present owner or a future one. Our neighbourhood is zoned for single family dwellings.
- 3) Additional Comments:

We appreciate the Board's consideration of our concerns.

Yours truly,

Owner(s):

Address: 2031 KAPREY AVE

Signature(s): DINO BRANCHI

April 22, 1997

Dear Board of Variance,

Re: 177 Montgomery Street

This is to advise the Board that as co-owner of 165 Montgomery Street I am opposed to the request for a relaxation of the side yard variance from 1.8 meters to 1.6 meters as it pertains to the ell addition extending the premises into the backyard. When approached initially by the owner of 177 Montgomery to sign a waiver allowing an addition above the existing carport foundation, I signed it understanding that only the area above the carport would be built upon (no mention was made of the ell addition at that time).

The reason given for the additional space (the ell portion) was to accommodate additional family members, ie. children. By reclaiming the fully finished basement currently rented out, the ell addition would be unnecessary, bearing in mind that this area is zoned for single family dwellings.

Thank you for your consideration of my concerns.

Yours truly,

Bob Rutter *R. W. Rutter*
165 Montgomery Street
Coquitlam



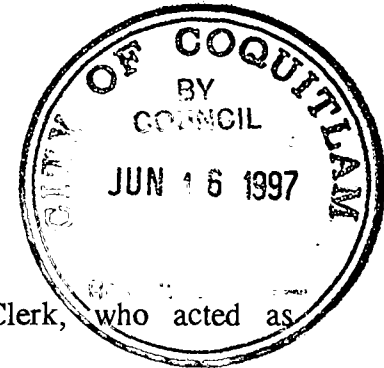
Mayor L. Sekora

BOARD OF VARIANCE MINUTES

TUESDAY, JUNE 3, 1997

A meeting of the Board of Variance convened in the Council Chambers of the City Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, June 3, 1997 at 7:00 p.m.

Members present were: Mr. G. Crews, Chairman
Mr. B. Pritchard
Mr. J. Petrie
Mr. E. Macala
Mr. J. Bennett



Staff present were: Mr. B. Leitch, Building Inspector
Mr. T. Wingrove, Deputy City Clerk, who acted as Secretary to the Board

REPORT FROM PLANNING DEPARTMENT

Submitted to the Board for this meeting was a brief from the Planning Department dated June 3, 1997 dealing with each of the applications before the Board. A copy of that report is attached hereto and forms a part of these Minutes.

REPORT FROM PERMITS & LICENCES DEPARTMENT

Submitted to the Board for this meeting was a brief from the Permits & Licences Department dated June 3, 1997 dealing with each of the applications before the Board. A copy of that report is attached hereto and forms a part of these Minutes.

ITEM #1 - W. NIKKEL & H. HURTUBISE
ADDRESS: 1404 ROSS AVENUE
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS

Mr. W. Nikkel appeared before the Board to request relaxation of front yard setback requirements from 7.6 metres to 6.0 metres for the purpose of constructing a new single family residence. Mr. Nikkel was representing Mr. H. Hurtubise, registered owner of the property, and submitted a letter providing the registered owner's consent.

Mr. Nikkel stated that the front yard setback relaxation was requested in order to construct a modest house, namely 1600 sq. ft. on the main floor including the garage. He further stated that a setback relaxation from the stream of 9.0m at the front and 15.0m at the rear of the property is being considered by the Ministry of Environment and submitted a draft survey that is attached hereto and forms a part of these Minutes. Mr. Nikkel stated that the building envelope as it exists would be very difficult to build on and that the front of the proposed residence would be in line with the adjacent property should the application be approved.

There were no further representations on this item.

ITEM #2 - J. & K. DITCHBURN
ADDRESS: 1805 HARBOUR DRIVE
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS

Mr. J. Ditchburn, 1805 Harbour Drive, appeared before the Board to request relaxation of interior side yard setback requirements from 1.8 metres to 1.2 metres for the purpose of enclosing an existing carport and constructing an addition to the front of the property.

Mr. Ditchburn stated that the north side of the property is steeply sloped so this is the only location that could accommodate an addition. He also submitted letters from five adjacent property owners who are supportive of the application. Mr. Ditchburn also stated that the enclosure would provide additional security to his family and their property.

There were no further representations on this item.

ITEM #3 - M. & D. RENKE
ADDRESS: 3142 PLIMSOLL STREET
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS

Mr. M. Renke, 3142 Plimsoll Street, appeared before the Board to request relaxation of interior side yard setback requirements from 1.8 metres to 0.61 metres for an attached accessory residential building for the purpose of allowing an already constructed garden shed.

Mr. Renke stated that he took it upon himself to ensure that the property had no outstanding building permits when he recently purchased the property. Since the property purchase, Mr. Renke stated that he has applied for and received all necessary building permits with the exception of this garden shed. Mr. Renke submitted a petition in support of this application that is attached hereto and forms a part of these Minutes.

There were no further representations on this item.

ITEM #4 - B. & E. MELHUS
ADDRESS: 399 MONTGOMERY ST.
SUBJECT: RELAXATION OF REAR YARD SETBACK
REQUIREMENTS

Ms. E. Melhus, 399 Montgomery Street, appeared before the Board to request relaxation of rear yard setback requirements for an attached building for accessory off-street parking use from 7.6 metres to 6.62 metres for the purpose of allowing a new attached garage with second storey addition.

Ms. Melhus stated that the proposed two car garage with a master bedroom was part of an overall renovation at the property and would further allow the demolition of the existing garage. She also submitted a letter of support that is attached hereto and forms a part of these Minutes.

There were no further representations on this item.

ITEM #5 - P. & L. PIKKARAINEN
K. HEPPNER
ADDRESS: 1455 DORMEL COURT
SUBJECT: RELAXATION OF REAR YARD SETBACK
REQUIREMENTS

Mr. Heppner appeared before the Board to request relaxation of rear yard setback requirements from 7.6 metres to 6.0 metres for the purpose of constructing a new single family residence.

Mr. Heppner stated that the depth of any residence could only be 31 feet even if the 6.0 metre rear yard setback was approved and, if the request was not approved, the residence would be long and narrow and out of character with existing residences. Mr. Heppner also stated that he would be building the residence and ultimately would live there.

Mr. J. Johnson, 1001 Austin Avenue, spoke in favour of the application. Mr. Johnson stated that a requirement of subdivision approval is that smaller building envelopes must be proven and this building envelope was proven using the 6.0 metre setback that existed when the application was made and that these setback regulations have changed after subdivision approval.

There were no further representations on this item.

DECISIONS OF THE BOARD

ITEM #1 - W. NIKKEL & H. HURTUBISE - 1404 ROSS AVENUE

MOVED BY MR. PRITCHARD
SECONDED BY MR. MACALA

That this application be denied.

CARRIED UNANIMOUSLY

ITEM #2 - J. & K. DITCHBURN - 1805 HARBOUR DRIVE

MOVED BY MR. PRITCHARD
SECONDED BY MR. BENNETT

That this application be allowed, as per application, that is relaxation of interior side yard setback requirements from 1.8 metres to 1.2 metres for the purpose of enclosing an existing carport and constructing an addition to the front of the property.

CARRIED UNANIMOUSLY

ITEM #3 - M. & D. RENKE - 3142 PLIMSOLL STREET

MOVED BY MR. PETRIE
SECONDED BY MR. BENNETT

That this application be allowed, as per application, that is relaxation of interior side yard setback requirements from 1.8 metres to 0.61 metres for an attached accessory residential building for the purpose of allowing an already constructed garden shed.

CARRIED UNANIMOUSLY

ITEM #4 - B. & E. MELHUS - 399 MONTGOMERY ST.

MOVED BY MR. MACALA
SECONDED BY MR. PRITCHARD

That this application be allowed, as per application, that is relaxation of rear yard setback requirements for an attached building for accessory off-street parking use from 7.6 metres to 6.62 metres for the purpose of allowing a new attached garage in the second storey addition.

CARRIED UNANIMOUSLY

ITEM #5 - P. & L. PIKKARAINEN & K. HEPPNER -
1455 DORMEL COURT

MOVED BY MR. PETRIE
SECONDED BY MR. MACALA

That this application be denied.

CARRIED UNANIMOUSLY

NEXT BOARD OF VARIANCE MEETING

The next meeting of the Board of Variance will be held Tuesday, July 8, 1997 at 7:00 p.m.

CLOSURE OF BOARD OF VARIANCE

The Chair declared the Board of Variance Meeting closed at 8:05 p.m.

CHAIR

Trevor Wingrove
Deputy City Clerk

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE

TUESDAY, JUNE 3, 1997

ITEM #1

The Planning Department has no objection to this application. It certainly appears that the ravine through this lot creates a hardship for siting a reasonable size single family dwelling on this property.

ITEMS #2

The Planning Department has no objection to this application as it would appear to be a local issue. We would note however that a minimum setback under the Zoning Bylaw is required from the crest of the slope, however the crest is not indicated on the applicant's site plan.

ITEMS #3 & #4

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

ITEM #5

The rear yard setback was changed to 7.6 m on July 6, 1992. The minimum depth for building envelope in the Zoning Bylaw is 7.5 m, and therefore this lot met that Zoning Bylaw minimum requirement.

Respectfully submitted,



K. McLAREN
Development Control Technician

KM/ms

COQUITLAM



INTER-OFFICE COMMUNICATION

1997 June 2
File: Variance

MEMO TO: City Clerk
FROM: Building Inspector, Permits & Licences
SUBJECT: BOARD OF VARIANCE MEETING
TUESDAY, JUNE 3, 1997

- ITEM #1** W. Nikkel & H. Hurtubise
1404 Ross Avenue
 - Request relaxation of front yard setback from 7.6 m (25') to 6.0 m (20').
 - Permit cannot be issued until B.C. Environment relaxes creek setback requirements.

- ITEM #2** J. & K. Ditchburn
1805 Harbour Drive
 - Request relaxation of side yard setback for carport enclosure from 1.8 m (6') to 1.2 m (4'0").

- ITEM #3** M. & D. Renke
3142 Plimsoll Street
 - Request relaxation of side yard setback from 1.8 m (6') to .6 m (2').
 - Shed is too close to house. Minimum is 5'; therefore, shed must be relaxed from 6', not 4').

- ITEM #4** B. & E. Melhus
399 Montgomery Street
 - Request relaxation of attached garage.
 - Measurements to check.

- ITEM #5** P. & L. Pikkarainen
K. Heppner
1455 Dormel Court
 - Request relaxation of rear yard setback from 7.6 m (25') to 6.0 m (20'). Zoning bylaw changed in 1991, but subdivision approved in 1994. Recommend - no.

ROBERT LEITCH

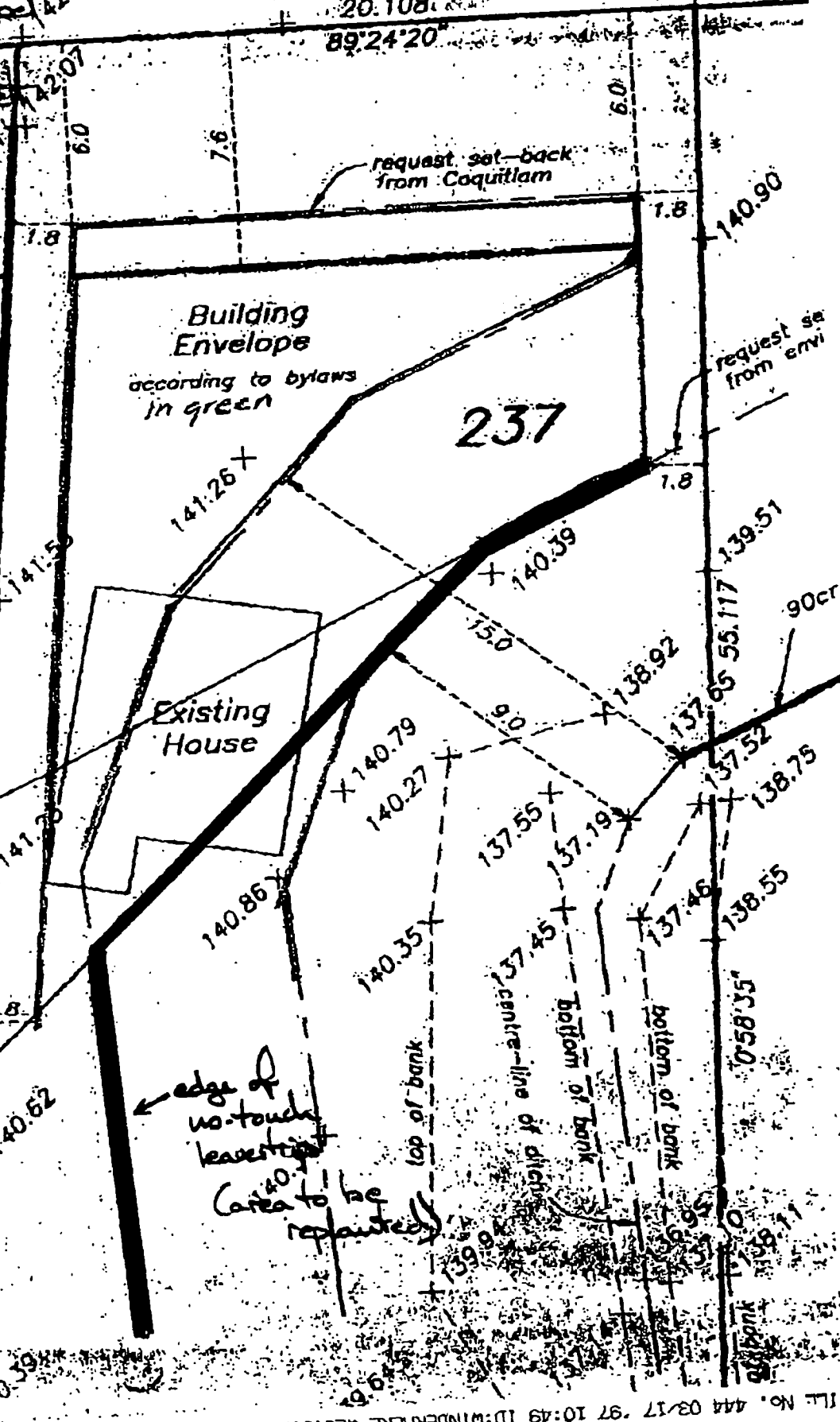
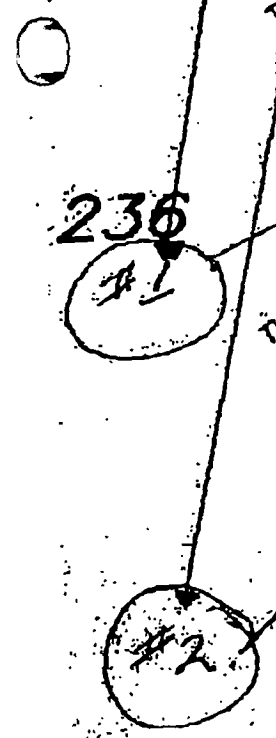
RL/fb

c - Ken McLaren, Planning

To: Dennis Nisbet

From: Scott Barrett

Scott Barrett
Re Letter dated March 14, 1997
#1 Buildings Setback
9 Meters to 15 Meters
15 line #1 of #2
the one.
wood retaining wall



Building Envelope
according to bylaws
in green

237

Existing House

edge of no-touch
kerbside
Area to be replanted

request set-back
from Coquitlam

request se
from envi

I film #2

**Ditchburn Residence
1805 Harbour Drive
Coquitlam, B.C.
V3J-5W4**

May 31, 1997

To whom it may concern,

I am aware that the residents of 1805 Harbour Drive, are planning to enclose their carport. We understand that this is for the purpose of securing their home and support them in this undertaking.

Thank you for your consideration in this matter,

Dr. and Mrs. R. Wilson

Meredith Wilson

1807 Harbour Drive
Coquitlam, B.C.
V3J-5W4

Item #2

**Ditchburn Residence
1805 Harbour Drive
Coquitlam, B.C.
V3J-5W4**

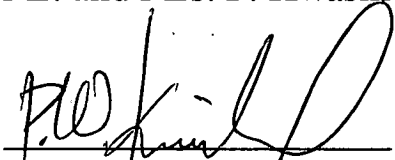
May 31, 1997

To whom it may concern,

I am aware that the residents of 1805 Harbour Drive, are planning to enclose their carport. We understand that this is for the purpose of securing their home and support them in this undertaking.

Thank you for your consideration in this matter,

Mr. and Mrs. P. Kwasnicky



1803 Harbour Drive
Coquitlam, B.C.
V3J-5W4

Item #2

**Ditchburn Residence
1805 Harbour Drive
Coquitlam, B.C.
V3J-5W4**

May 31, 1997

To whom it may concern;

I am aware that the residents of 1805 Harbour Drive, are planning to enclose their carport. We understand that this is for the purpose of securing their home and support them in this undertaking.

Thank you for your consideration in this matter,

Tim Delesalle



901 Fresno Place

Coquitlam, B.C.

V3J-6G5

Item #2

**Ditchburn Residence
1805 Harbour Drive
Coquitlam, B.C.
V3J-5W4**

May 31, 1997

To whom it may concern,

I am aware that the residents of 1805 Harbour Drive, are planning to enclose their carport. We understand that this is for the purpose of securing their home and support them in this undertaking.

Thank you for your consideration in this matter,

Mr. and Mrs. W. Cooper

W. J. Cooper

L. J. Cooper

1802 Harbour Drive
Coquitlam, B.C.
V3J-5W4

Item #2

**Ditchburn Residence
1805 Harbour Drive
Coquitlam, B.C.
V3J-5W4**

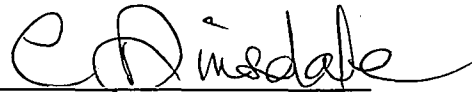
May 31, 1997

To whom it may concern,

I am aware that the residents of 1805 Harbour Drive, are planning to enclose their carport. We understand that this is for the purpose of securing their home and support them in this undertaking.

Thank you for your consideration in this matter,

Mr. and Mrs. P. Dinsdale



1804 Harbour Drive
Coquitlam, B.C.

City of Coquitlam: Board of Variance

Petition Supporting the Application of 3142 Plimsoll Street

We, the undersigned, are familiar with the application made to the Board of Variance by **Martin and Davinda Renke of 3142 Plimsoll Street, Coquitlam, V3C 3X6** and have no concerns or issues regarding the present location of their garden shed along the southern side of their backyard.

<u>Printed Name</u>	<u>Signature</u>	<u>Address</u>	<u>Date</u>
TONY BOLEGATO		3142 PLIMSOLL ST.	May 31/97
David CYR		3139 Plimsoll St.	May 31/97.
* Sharon McKeish		3138 Plimsoll St.	May 31/97
Sharon Jamieson		3134 Plimsoll St	May 31/97
Brad Calder		2737 PILOT Dr.	May 31/97
John Nyberg (J. NYBERG)		3143 Plimsoll St	May 31-97
Albert Van Reburgh		3130 Plimsoll St	
April Wilson		3150 Plimsoll St.	
John Conroy		3154 Plimsoll ST	
Kebe Gibb.		3151 Plimsoll ST.	97 MAR 31
		3158 PLIMSOLL ST	May 31/97
Laurie Newton		3158 Plimsoll St.	May 31/97
Richard Hook		2710 Hawser Ave	May 31/97
* Dan Buchman		3145 Cyprian Place	May 31/97
* J. Todor		3157 Cyprian Pl.	May 31/97
Mr. K. Egg		3155 Plimsoll St	May 31/97
* Wm & Carole Quirk		3146 PLIMSOLL ST	June 1/97

* = Immediate neighbours

Item #4

Application to Board of Variance
City of Coquitlam
June 3, 1997

Re: 399 Montgomery Street

Owners: Bryan and Elma Melhus

Request for: relaxation of rear yard setback requirements for an attached building (garage)

We have reviewed the proposed addition of a two-car garage to 399 Montgomery Street and do not have any objections to the relaxation of the rear yard setback requirements.

Signed:  (TERI POTMA)

Name: TERI POTMA

Address: 2036 Edgewood Ave Coq. V3K 2Y5

Signed: ARCHIE & MARGARET BOYD

Name: A. Boyd

Address: 2031. EDGEWOOD AVE COQUITLAM

Signed: 

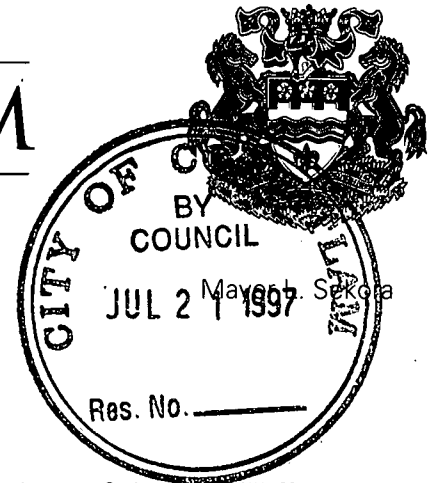
Name: Colette SAURO & Jose SAURO

Address: 2035 EDGEWOOD AVE
COQUITLAM, B.C.

CITY OF

COQUITLAM

T-REG



BOARD OF VARIANCE MINUTES

TUESDAY, JULY 08, 1997

A meeting of the Board of Variance convened in the Council Chambers of the City Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, July 08, 1997 at 7:00 p.m.

Members present were: Mr. G. Crews, Chairman
Mr. B. Pritchard
Mr. E. Macala
Mr. J. Bennett

Member absent: Mr. J. Petrie

Staff present were: Mr. S. Davidson, Building Inspector
Mr. W. Jones, City Clerk, who acted as Secretary to the Board

REPORT FROM PLANNING DEPARTMENT

Submitted to the Board for this meeting was a brief from the Planning Department dated July 08, 1997 dealing with each of the applications before the Board. A copy of that report is attached hereto and forms a part of these Minutes.

REPORT FROM PERMITS & LICENCES DEPARTMENT

Submitted to the Board for this meeting was a brief from the Permits & Licences Department dated July 08, 1997 dealing with each of the applications before the Board. A copy of that report is attached hereto and forms a part of these Minutes.

ITEM #1 - R. THIBAUT
ADDRESS: 638 LOST LAKE DRIVE
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS

Mr. Thibault appeared before the Board to request relaxation of interior side yard setback from 1.75m to 1.25m for the purpose of constructing a new second storey addition to allow for additional living space for a growing family. The increased floor space will provide for a more economical addition and better integrate the changes with the current house design.

Mr. Thibault said the increased space was required to accommodate his growing family and that they wanted to stay in the neighbourhood.

Mr. Thibault submitted letters from neighbours at 636 Lost Lake Drive, 640 Lost Lake Drive, 639 Lost Lake Drive, 634 Lost Lake Drive, 641 Lost Lake Drive and 637 Lost Lake Drive, indicating that they have no concerns with the addition being proposed by Mr. Thibault.

There were no further representations on this item.

ITEM #2 - S. & P. ELSAYED
ADDRESS: 1669 SPRICE AVENUE
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS

Mr. Elsayed appeared before the Board to request relaxation of interior side yard setback for an accessory residential building sited less than 1.6m from the residence from 1.8m to 0.79m for the purpose of allowing a partially completed garden shed.

Mr. Elsayed stated that this was the only location on his property that he could realistically put the shed. He said that he could not build close to the alley on the east side because of trees and because also it could block the back resident's view. He also mentioned that there is a deep ditch in the rear and if the shed was built at the rear of the property, there could be possible cave-in of the grounds. Mr. Elsayed said that he wanted the shed to allow him to store fishing tackle, hats and other equipment.

Mr. Elsayed presented a letter from the residents at 1670 Eden Avenue (located at the rear of the property) indicating that they have no objection to the shed.

Mr. E. Sedlacek, 1675 Spruce Avenue (neighbour to the east), said he did not want the application approved because it is too high and blocked the sun from their patio and hot tub area.

Ms. C. Sedlacek, 1675 Spruce Avenue, said that the shed blocked the sun and made their hot tub basically enclosed on three sides which rendered it useless. She said the shed should be required to comply with the City's regulations.

Mr. Elsayed said he thought that the height of the shed complied with City bylaws.

There were no further representations on this item.

ITEM #3 - V. & R. CHHATRE
ADDRESS: 550 SUNSET AVENUE
SUBJECT: RELAXATION OF REAR YARD SETBACK
REQUIREMENTS

Ms. R. Chhatre appeared before the Board to request relaxation of rear yard setback to enable the addition of a carport on the lower floor and master bedroom on the upper floor.

Ms. Chhatre submitted a letter from residents at 544 Sunset stating that they had no concerns with the application.

There were no further representations on this item.

ITEM #4 - D. & S. HARTLEY
ADDRESS: 708 LEA AVENUE
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS

Mr. D. Hartley appeared before the Board to request relaxation of interior side yard setback from 1.8m to 1.1m for the purpose of constructing a family/rec room. He said that he wished to provide extra space for his family.

There were no further representations on this item.

ITEM #5 - B. & P. BERTRAM
ADDRESS: 1393 HOCKADAY STREET
SUBJECT: RELAXATION OF MAXIMUM HEIGHT OF AN
ACCESSORY BUILDING FOR OFF-STREET
PARKING AND RELAXATION OF MAXIMUM
WALL LENGTH OF AN ACCESSORY BUILDING
FOR PARKING

Mr. B. Bertram, 1393 Hockaday St., appeared before the Board to request relaxation of maximum height of an accessory building for off-street parking and relaxation of maximum wall length of an accessory building for parking, for the purpose of constructing a new detached garage. He would like the garage 5 ft. longer and 2 ft. higher than allowed by bylaw so he can be able to store antique cars and still have room to work on them. He said that the size of his lot is such that neighbours would not be impacted.

There were no further representations on this item.

ITEM #6 - H. DAVIES
ADDRESS: 947 POIRIER STREET
SUBJECT: RELAXATION OF FRONT YARD SETBACK
REQUIREMENTS

Mr. H. Davies, 938 Selkirk Crescent, owner of 947 Poirier Street with his son, appeared before the Board to request relaxation of front yard setback for the purpose of increasing the size of the entrance area. He said that he wanted to make the entrance to the house more useable and modern.

Mr. D. Townend, 936 Poirier Street, asked if the height is going to change. Mr. Davies said that the height will not increase, but it will come out toward the property line an additional two feet.

There were no further representations on this item.

ITEM #7 - T. & J. WONG
ADDRESS: 780 ROCHESTER AVENUE
SUBJECT: RELAXATION OF MAXIMUM PERIMETER WALL
AREA

Mr. Wong appeared before the Board to request relaxation of maximum perimeter wall area. He said that he had a very large family and required additional space. Mr. Wong submitted a petition from area residents stating that they had no concern with the proposed addition and application.

Ms. McCauly, 405 Walker Street, said that she was concerned about the size of houses on Rochester Street.

There were no further representations on this item.

ITEMS #8/9- C. WILSON

ADDRESS: 632 HILLCREST STREET, LOTS 1 and 2
**SUBJECT: RELAXATION OF AVERAGE PERIMETER WALL
HEIGHT AND AVERAGE INTERIOR WALL AREA**

Mr. Wilson, 632 Hillcrest St., appeared before the Board to request relaxation of average perimeter wall height and relaxation of average interior wall area for the purpose of constructing two new single family residences.

Mr. Wilson stated that the requested variance would enable the two new single family homes to have basements for children and would raise the grade and enable them to drain sewer and water by gravity. He said that the lot is currently lower than adjacent properties, therefore the finished grade after fill would be the same as the neighbours.

Mr. Eisner, 635 Draycott, asked for clarification on the height of the house. Mr. Wilson said that the height is within allowable limits.

There were no further representations on this item.

DECISIONS OF THE BOARD

ITEM #1 - R. THIBAUT - 638 LOST LAKE DRIVE

MOVED BY MR. BENNETT
AND SECONDED

That this application be allowed, as per application, that is, relaxation of interior side yard setback requirements from 1.75m to 1.25m for the purpose of constructing a new second storey addition.

CARRIED UNANIMOUSLY

ITEM #2 - S. & P. ELSAYED - 1669 SPRICE AVENUE

MOVED BY MR. BENNETT
AND SECONDED

That this application be allowed, as per application, that is relaxation of interior side yard setback requirements for an accessory residential building sited less than 1.6m from the residence, from 1.8m to 0.79m for the purpose of allowing a garden shed.

CARRIED UNANIMOUSLY

ITEM #3 - V. & R. CHHATRE - 550 SUNSET AVENUE

MOVED BY MR. MACALA
AND SECONDED

That this application be allowed, as per application, that is relaxation of rear yard setback requirements from 7.6m to 1.96m for the purpose of constructing an addition to the existing residence.

CARRIED UNANIMOUSLY

ITEM #4 - D. & S. HARTLEY - 708 LEA AVENUE

MOVED BY MR. MACALA
AND SECONDED

That this application be allowed, as per application, that is relaxation of interior side yard setback requirements from 1.8m to 1.1m for the purpose of constructing an addition.

CARRIED UNANIMOUSLY

ITEM #5 - B. & P. BERTRAM - 1393 HOCKADAY STREET

MOVED BY MR. PRITCHARD
AND SECONDED

That this application be allowed, as per application, that is relaxation of maximum height of an accessory building for off-street parking from 4.6m to 5.18m and relaxation of maximum wall length of an accessory building for parking from 9.2m to 10.67m for the purpose of constructing a new detached garage.

CARRIED UNANIMOUSLY

ITEM #6 - H. DAVIES - 947 POIRIER STREET

MOVED BY MR. BENNETT
AND SECONDED

That this application be allowed, as per application, that is relaxation of front yard setback requirements from 7.6m to 6.86m for the purpose of constructing an entrance foyer at the front of the property.

CARRIED UNANIMOUSLY

ITEM #7 - T. & J. WONG - 780 ROCHESTER AVENUE

MOVED BY MR. PRITCHARD
AND SECONDED

That this application be allowed, as per application, that is relaxation of maximum perimeter wall area from 93 square metres to 116 square metres at right elevation, for the purpose of constructing an addition.

CARRIED UNANIMOUSLY

ITEM #8 - C. WILSON - 832 HILLCREST ST., LOT 1

MOVED BY MR. MACALA
AND SECONDED

That this application be allowed, as per application, that is relaxation of average perimeter wall height from 6.1m to 6.55m and average interior wall area from (2% slope) 95 square metres to 106 square metres for the purpose of constructing a new single family residence.

CARRIED UNANIMOUSLY

ITEM #9 - C. WILSON - 832 HILLCREST ST., LOT 2

MOVED BY MR. MACALA
AND SECONDED

That this application be allowed, as per application, that is relaxation of average perimeter wall height from 6.1m to 6.55m and average interior wall area from (2% slope) 95 square metres to 106 square metres for the purpose of constructing a new single family residence.

CARRIED UNANIMOUSLY

NEXT BOARD OF VARIANCE MEETING

The next meeting of the Board of Variance will be held Tuesday, August 19, 1997 at 7:00 p.m.

CLOSURE OF BOARD OF VARIANCE

The Chair declared the Board of Variance Meeting closed at 8:25 p.m.

CHAIR

Warren Jones
City Clerk

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE

TUESDAY, JULY 8, 1997

ITEMS #1 & 2

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

ITEM #3

The Planning Department has no objection to this application as it would appear to be a local issue. We would note however that the applicant had made application and received Council's support to cancel and acquire 3.6 metres of the Sunset Avenue road allowance. The objective of possibly acquiring this land would be to increase the site size to the minimum required for a two-family residential lot (RT-1). A rezoning application of course would have to be initiated and approved by Council. Another benefit of acquiring the additional land would be that the applicants could then consider Sunset Avenue as being the front property line, and the western property line could then be considered an interior side lot line with a normal minimum setback of 1.8 metres. Obviously since Mr. & Mrs. Chhatre have not concluded the acquisition of the Sunset Avenue road allowance the option of calling the west property line an interior side lot line is not available to them at this point.

ITEMS #4, 5, 6 & 7

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

ITEMS #8 & 9

The Planning Department has no objection to these applications as they would appear to be local issues, we would note however that since these sites are vacant there are no existing buildings which would cause the applicants difficulty in meeting the standards of the Zoning Bylaw.

Respectfully submitted,



NEIL MAXWELL
Planning Assistant

NM/ms

g:\usr\mshiu\minutes\brdvar.doc

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



1997 July 8
File: Variance

MEMO TO: City Clerk

FROM: Building Inspector, Permits & Licences

SUBJECT: **BOARD OF VARIANCE MEETING
TUESDAY, JULY 8, 1997**

Items 1 - 9 (on the Order of Business) have been reviewed by the Permits & Licences Department. All relaxation requests are as per the Order of Business statements as listed in the report. Permits & Licences does not support the relaxations requested in Items #1, #2, #8 and #9.

Shawn Davidson
for SHAWN DAVIDSON

SD/fb
Attach.

c - Ken McLaren, Planning

Item 1

July 3, 1997

Rick & Rhonda Thibault
638 Lostlake Drive
Coquitlam, B.C.
V3C 5G3

To the Board of Variance:

Please accept this letter to verify that we have contacted our immediate neighbors at 636 Lostlake Drive, Loretta Barnet and Dave Sutherland, and after reviewing the plans (permit #97 - 107988 SF), they have no concerns about our renovations to the second storey of our home. This includes the application of variance for relaxation of the side yard second storey set back requirement.

Below please find their signatures supporting our endeavors.

We, Loretta Barnet and Dave Sutherland, support the application for variance at 638 Lostlake Drive, the home of Rick & Rhonda Thibault.

Loretta B. Barnet
Loretta Barnet

July 4/97
Date

Dave Sutherland
Dave Sutherland

4 July '97
Date

Regards

Rick Thibault

Rick Thibault
Rhonda Thibault

July 3, 1997

Rick & Rhonda Thibault
638 Lostlake Drive
Coquitlam, B.C.
V3C 5G3

To the Board of Variance:

Please accept this letter to verify that the undersigned have reviewed the proposed renovation plans (permit #97 - 107988 SF), as presented to them by Rick and Rhonda Thibault, for 638 Lostlake Drive. The requirement for a variance to be granted for relaxation of the side yard second storey set back has been explained to and is supported by the undersigned should it be granted.

Below please find their signatures supporting our endeavors.

<u>PAUL TERESA SANTOVU</u> Name	<u>638 LOSTLAKE DR.</u> Address	<u>JULY 6/97</u> Date
<u>[Signature]</u> Name	<u>639 LOST LAKE DR</u> Address	<u>JULY 7/97</u> Date
<u>L. CHOW</u> Name	<u>634 LOSTLAKE DR</u> Address	<u>JULY 7/97</u> Date
<u>[Signature]</u> Name	<u>641 LOST LAKE DR</u> Address	<u>/</u> Date
* <u>HOWARD + JOANNE Gee</u> Name	<u>637 LOST LAKE DR</u> Address	<u>/</u> Date
** <u>Jeffrey + Lori Schwarz</u> Name	<u>637 LOST LAKE DR</u> Address	<u>/</u> Date

Regards

[Signature]
Rick Thibault
Rhonda Thibault

* UNAVAILABLE
** SUPPORTS APPLICATION BUT WAS UNAVAILABLE JULY 7th OR 8th FOR SIGNATURES.

File 2

1670 - Eden Ave,
Coquetlam, Vt.
V3J 2R1

July 1/97

The Board of Variance
1111 Greenbelt Ave.
Coquetlam, Vt.

Dear Mr. Chairman:

Re: request made by the
residents at 1669 - Spruce Ave.

Our home is situated directly
behind 1669 Spruce Ave. with a view
a well, unobstructed view of
the back yard and the structure
in question. We do not find it
in any way offensive and there-
fore do not have a problem with
it remaining where it is.

Yours truly,

A. H. Pope
Gerrymore Pope

July 1, 1991

To the Board of Variance

as owners of 544 Sunset Ave my husband and I have no objections to Vray Chetre of 550 Sunset Ave constructing an addition to the west side of his home. This is referred to as his rear yard but it is actually the side of his house.

We would be concerned if the addition was on the north side - facing Sunset, because it would block our vision. Mr. Chetre assured us the addition is on the west side and will follow the original roof line.

We have no objections to this.


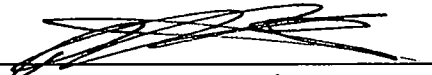
Mrs Wilma Terry
544 Sunset Ave

To: Residents adjacent to 780 Rochester Avenue

From: Tyrone and Jill Wong

Re: Board of Variance meeting July 8, 1997 to ask for relaxation of maximum perimeter wall area from 1001 square feet to 1258 square feet for the purpose of constructing an addition.

We the undersigned residents surrounding 780 Rochester Avenue, understand the proposed variance and have no objection to relaxation of the city bylaw pertaining to this.

<u>RESIDENT</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
1. WAYNE / STEPHANIE STAPLETON	801 ROCHESTER AVE COX. BC V3K2W3.	
2. Jean & Les Hart	775 Shaw Ave. Coquitlam, BC	Jean M. Hart
3. Cathy & Dale Gauthier	384 Walker COX. BC	
4. Pete & Bore O'Reilly	782 Rochester	
5. Dave & Carol Burzon	811 Rochester Ave Coquitlam BC	Carol Burzon
6. Dan & Carol Richards	803 Shaw Ave.	Dan Richards
7.		



Mayor L. Sekora

BOARD OF VARIANCE MINUTES

TUESDAY, AUGUST 19, 1997

A meeting of the Board of Variance convened in the Council Chambers of the City Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, August 19, 1997 at 5:00 p.m.

Members present were: Mr. G. Crews, Chairman
Mr. B. Pritchard
Mr. E. Macala
Mr. J. Bennett

Member absent: Mr. J. Petrie

Staff present were: Mr. S. Davidson, Building Inspector
Mr. T. Wingrove, Deputy City Clerk, who acted as Secretary to the Board

REPORT FROM PLANNING DEPARTMENT

Submitted to the Board for this meeting was a brief from the Planning Department dated August 19, 1997 dealing with each of the applications before the Board. A copy of that report is attached hereto and forms a part of these Minutes.

ITEM #1 - FRANCO & IVANA BARATTO
ADDRESS: 1733 SUGARPINE COURT
SUBJECT: RELAXATION OF MAXIMUM ALLOWABLE
PROJECTION INTO THE INTERIOR SIDE YARD
SETBACK

Mr. Baratto appeared before the Board to request relaxation of maximum allowable projection into the interior side yard setback from 0.6m to 1.03m to allow the construction of an already completed roof overhang.

Mr. Baratto stated that he submitted plans in April, 1997 and was advised that he could not cantilever a shower stall over the hutch that was proposed. He stated that he removed the shower stall as advised and installed a modest roof overhang to protect this feature. Mr. Baratto stated that the roof matched the other roofs for the residence and did not affect the other properties. He also submitted a letter of support from the adjacent property owner.

DECISIONS OF THE BOARD

ITEM #1 - FRANCO & IVANA BARATTO
1733 SUGARPINE COURT

MOVED BY J. BENNETT
SECONDED BY B. PRITCHARD

That this application be allowed, as per application, that is, relaxation of maximum allowable projection into the interior side yard setback from 0.6m (2') to 1.03m (3'4").

CARRIED UNANIMOUSLY

NEXT BOARD OF VARIANCE MEETING

The next meeting of the Board of Variance will be held Tuesday, September 23, 1997 at 7:00 p.m.

CLOSURE OF BOARD OF VARIANCE

The Chair declared the Board of Variance Meeting closed at 5:06 p.m.

CHAIR

Trevor Wingrove
Deputy City Clerk



Mayor L. Sekora

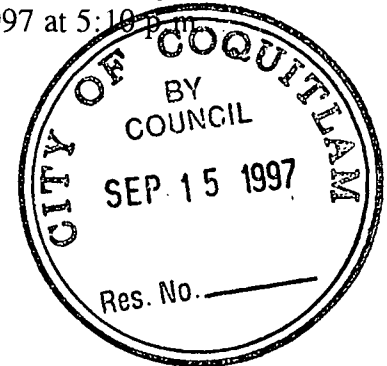
BOARD OF VARIANCE MINUTES**THURSDAY, SEPTEMBER 4, 1997**

A meeting of the Board of Variance convened in the Council Chambers of the City Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, September 4, 1997 at 5:10 p.m.

Members present were: Mr. G. Crews, Chairman
Mr. B. Pritchard
Mr. E. Macala
Mr. J. Bennett

Member absent: Mr. J. Petrie

Staff present were: Mr. B. Leitch, Building Inspector
Mr. T. Wingrove, Deputy City Clerk, who acted as Secretary to the Board

**REPORT FROM PLANNING DEPARTMENT**

Submitted to the Board for this meeting was a brief from the Planning Department dated September 4, 1997 dealing with each of the applications before the Board. A copy of that report is attached hereto and forms a part of these Minutes.

ITEM #1 - M. & K. EDMUNDS
ADDRESS: 2335 ROGERSON DRIVE
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS

Mr. M. Edmunds, 2335 Rogerson Drive, appeared before the Board to request relaxation of front yard setback requirements from 7.6m to 6.39m for the purpose of constructing an open carport at the front of the property.

Mr. Edmunds stated that he started the renovation project in 1994 at which time the existing carport was enclosed to increase the living space in the home. He stated that the bylaw requirements for open carports had changed since that time and that the project must be changed significantly should the variance not be permitted.

Mr. Weller, 2322 Sumpter Drive, asked whether or not a precedent would be set should this variance application be approved.

The Chairman stated that the Board of Variance did not function on a precedent basis and that each application was evaluated on its own merits.

DECISIONS OF THE BOARD

**ITEM #1 - M. & K. EDMUNDS
2335 ROGERSON DRIVE**

MOVED BY MR. PETRIE
AND SECONDED

That this application be allowed, as per application, that is, relaxation of front yard setback requirements from 7.6m to 6.39m.

CARRIED UNANIMOUSLY

NEXT BOARD OF VARIANCE MEETING

The next meeting of the Board of Variance will be held Tuesday, September 23, 1997 at 7:00 p.m.

CLOSURE OF BOARD OF VARIANCE

The Chair declared the Board of Variance Meeting closed at 5:15 p.m.

CHAIR

Trevor Wingrove
Deputy City Clerk

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE

THURSDAY, SEPTEMBER 4, 1997

ITEM #1

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

Neil Maxwell

NEIL MAXWELL
Planning Assistant

NM/ms

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CITY OF

COQUITLAM



Mayor L. Sekora

BOARD OF VARIANCE MINUTES

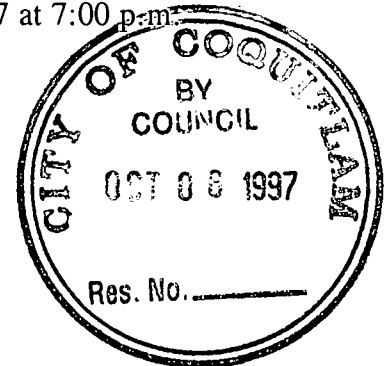
THURSDAY, SEPTEMBER 23, 1997

A meeting of the Board of Variance convened in the Council Chambers of the City Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, September 23, 1997 at 7:00 p.m.

Members present were: Mr. G. Crews, Chairman
Mr. B. Pritchard
Mr. J. Petrie

Member absent: Mr. J. Bennett
Mr. E. Macala

Staff present were: Mr. S. Davidson, Building Inspector
Mr. T. Wingrove, Deputy City Clerk, who acted as
Secretary to the Board



REPORT FROM PLANNING DEPARTMENT

Submitted to the Board for this meeting was a brief from the Planning Department dated September 23, 1997 dealing with the application before the Board. A copy of that report is attached hereto and forms a part of these Minutes.

REPORT FROM PERMITS & LICENCES DEPARTMENT

Submitted to the Board for this meeting was a brief from the Permits and Licences Department dated September 23, 1997 dealing with the application before the Board. A copy of that report is attached hereto and forms a part of these Minutes.

A handwritten signature in the bottom right corner of the page.

**ITEM #1 - K. LOUGHLIN
STRATACO MANAGEMENT LTD.
ADDRESS: 2915 NORMANN AVENUE
SUBJECT: RELAXATION OF FRONT YARD SETBACK
REQUIREMENTS FOR AN ACCESSORY BUILDING
FOR RESIDENTIAL USE**

Mr. K. Loughlin, Property Manager, appeared before the Board to request relaxation of front yard setback requirements for an accessory building for residential use from 7.6m to 3.05m. Mr. Loughlin stated that the shed was used for storage of landscaping materials and equipment.

Mr. David Constin, Strata President, 10 - 2880 Dacre Avenue, spoke in favour of the application. He stated that the maintenance staff would not have adequate road access if the shed was not replaced in the existing location. He stated that the property was steeply sloped and that existing location was relatively flat. Mr. Constin stated that the shed would be constructed with a design consistent with the existing buildings.

It was suggested that a sign be installed on the shed to indicate the location of the fire hydrant.

DECISIONS OF THE BOARD

**ITEM #1 - K. LOUGHLIN
STRATACO MANAGEMENT LTD.
2915 NORMAN AVENUE**

MOVED BY MR. PRITCHARD
AND SECONDED

That this application be allowed with the 3' setback from the fire hydrant.

CARRIED UNANIMOUSLY

CLOSURE OF BOARD OF VARIANCE

The Chair declared the Board of Variance Meeting closed at 7:10 p.m.

CHAIR

Trevor Wingrove
Deputy City Clerk

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE

TUESDAY, SEPTEMBER 23, 1997

ITEM # 1

The Planning and Development Department has no objection to this application, noting that we have reviewed the lot coverage and density provisions of the bylaw and these would not be a factor on this application for a setback variance.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Ken McLaren".

Ken McLaren
Development Control Technician

KM/lmc

CITY OF _____

C O Q U I T L A M

INTER-OFFICE COMMUNICATION



1997 September 22

File: Variance

MEMO TO: City Clerk

FROM: Building Inspector, Development Services

SUBJECT: **BOARD OF VARIANCE MEETING**
TUESDAY, SEPTEMBER 23, 1997

ITEM #1 K. Loughlin
2915 Norman Avenue

- Requests front yard relaxation setback from 7.6 m (25') to 3.05 m (10') for 256 sq. ft. shed.

There is no information on file re the original shed so the City was never aware of its existence. There is a fire hydrant close by and the Fire Department would like the proposed structure to be at least 3' away and not restricting view of hydrant.

ROBERT LEITCH

RL/fb

c - Ken McLaren, Planning



Mayor L. Sekora

BOARD OF VARIANCE MINUTES

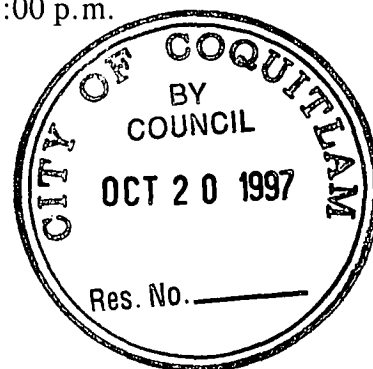
TUESDAY, OCTOBER 21, 1997

A meeting of the Board of Variance convened in the Council Chambers of the City Hall, 1111 Brunette Avenue, Coquitlam, B.C. on, October 21, 1997 at 5:00 p.m.

Members present were: Mr. G. Crews, Chairperson
Mr. E. Macala
Mr. J. Petrie

Members absent: Mr. J. Bennett
Mr. B. Pritchard

Staff present were: Mr. S. Davidson, Building Inspector
Mr. T. Wingrove, Deputy City Clerk, who acted as Secretary to the Board



REPORT FROM PLANNING DEPARTMENT

Submitted to the Board for this meeting was a brief from the Planning Department dated October 21, 1997 dealing with the applications before the Board. A copy of that report is attached hereto and forms a part of these Minutes.

ITEM #1 - D. ERICKSON
ADDRESS: 212 BERNATCHEY STREET
SUBJECT: RELAXATION OF FRONT YARD SETBACK
REQUIREMENTS FOR A RESIDENCE ON A MAJOR
ARTERIAL STREET

Mr. D. Erickson, 212 Bernatchey Street, appeared before the Board to request relaxation of front yard setback requirements on a major arterial street from 11.1 metres to 7.6 metres for the purpose of relocating a house onto this property.

Mr. Erickson stated that he proceeded with plans to relocate a house to his property on the basis of a 7.6 metre setback based on discussions with City staff. He added that an engineered retaining wall and construction estimate was based on this setback distance and that the additional setback requirement would add expense to his project, look odd in the neighbourhood, reduce his backyard and detract from his view. Mr. Erickson submitted written comments to the Board which are attached to and hereby form a part of these Minutes.

ITEM #2 - E. & J. HIGHAM
ADDRESS: 625 THOMPSON AVENUE
SUBJECT: RELAXATION OF REAR YARD SETBACK
REQUIREMENTS

Mr. E. Higham, 625 Thompson Avenue, appeared before the Board requesting relaxation of rear yard setback requirements from 7.6 metres to 5.49 metres for the purpose of constructing an addition at the rear of the residence.

Mr. Higham stated that he has been in the process of subdividing the property since 1994. He stated that he did not have a site plan when he applied for a building permit for the proposed family room above the deck and that City staff provided a site plan. He also stated that he proceeded with his building permit application on this basis and assumed that the site plan was correct.

Mr. Higham stated that there would be considerable expense in altering his building plans at this point and that there was no negative impact on surrounding properties. Mr. Higham submitted written comments to the Board which are attached to and hereby form a part of these Minutes.

Mr. A. Gnatowski, 622 Chapman Avenue, spoke against the application. He stated that the subdivision process created very small lots with inadequate streets in this area. He further stated that the subdivision never should have been approved if the existing building was not in an appropriate position.

Mr. Higham stated that the density of his lot was not increasing and that his access was to Thompson Avenue and not Nicola Avenue.

DECISIONS OF THE BOARD

**ITEM #1 - D. ERICKSON
212 BERNATCHEY STREET**

MOVED BY MR. MACALA
SECONDED BY MR. PETRIE

That this application be allowed as per application, that is, relaxation of front yard setback requirements for a residence on a major arterial street from 11.1 metre to 7.6 metre.

CARRIED UNANIMOUSLY

**ITEM #2 - E. & J. HIGHAM
625 THOMPSON AVENUE**

MOVED BY MR. PETRIE
SECONDED BY MR. MACALA

That this application be allowed as per application, that is, relaxation of rear yard setback requirements from 7.6 metres to 5.49 metres.

CARRIED UNANIMOUSLY

CLOSURE OF BOARD OF VARIANCE

The Chair declared the Board of Variance Meeting closed at 5:28 p.m.

NEXT MEETING

The next Board of Variance Meeting was set for 1997 November 18.

CHAIR

Trevor Wingrove
Deputy City Clerk

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE

TUESDAY, OCTOBER 21, 1997

ITEMS # 1

The additional setback on arterial street is required in order that buildings would still meet the Zoning Bylaw's minimum setback once widening of the road has occurred. This provides not only a legal basis for their building siting but also an environmental buffer from traffic noise.

Bernatchey Street is classified in the Official Community Plan as an arterial road. Bernatchey is bounded by the Lougheed Highway to the north and Brunette Avenue to the south. In the future, road widening on Bernatchey may be required to improve intersection capacity at Brunette or the Lougheed Highway intersections. These road improvements may well require land acquisition from the subject property. This in turn may reduce the setback to the single family home below 7.6 metres and noise could become an issue for the resident of this property.

Given the uncertainty of the road widening requirements and the longer term nature of the project, we are not objecting to this application, however, wish to note possible implications for this or a future property owner.

ITEM # 2

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

Respectfully submitted,



Ken McLaren
Development Control Technician

KM/lmc

October 21 --- 212 Bernatchey Street, Coquitlam

Doug Erickson (lived at this address for 27 years)

- To start with when I first talked to permits department and planning department I told them where I lived and asked them what the set backs were. They told me that the front set backs were 25 feet which I based my plans on and my decision to purchase and move the house.
- I had an engineer draw up a retaining wall based on the 25 feet set back.
- All my planning was based on a 25 feet set back
- I hired a surveyor and he was the one that informed me that I lived on a main arterial street and that the set back is 36 feet.
- I checked with city hall and they confirmed this.

Hardships (with a 36 foot set back)

- My house will now look out-of-place as it will be set too far back compared to the neighbours' houses. The neighbour to my right is approximately 18 feet and the neighbour to the right is 21 feet.
- I will now have to demolish my garage as the house will be too close to it.
- I will have to shift my house 10 degrees to have it fit on the property. There was no problem at 25 feet. I have an irregular shaped lot with frontage of 86 feet and it narrows to 66 feet. The further back I place the house the less it will fit.

- Costs for building will increase -- longer driveway, water lines, sewer, etc.
- Living on a busy street you appreciate a private back yard and we will have 11 feet less.
- At 25 feet if we sit on our sundeck we will have a view of the river. At 36 feet we will have a view of the side of the neighbour's house.
- The value of my property will be less with a set back of 36 feet -- much different than the neighbours -- having a small back yard.
- We live in a proposed commercial area and were told that the area has to be developed as a package. For development all house will be purchased as a package so I can't see what I can't have my house with a normal set-back.
- Note: Bernatchey is already four lanes with sidewalks on both sides of the street.

-
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-
-

Observations:

- There is a brand new (less than a year old) duplex on the corner of Henderson and Bernatchey that was built with a 25 feet set back.
-

Item #1

Monday 20 October 1997

0

RE: Board of Variance - 212 Bernatchey Street

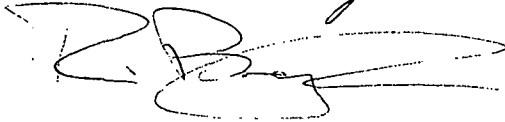
From: Mr. & Mrs. Randy & Karin Bergbauer
209 Bernatchey Street

Regarding the meeting of the Board of Variance on 21 Oct. 1997 to express our opinion of relaxation of front yard setback requirements at 212 Bernatchey Street.

We are in compliance to whatever our neighbor's request is in order to situate their new house in a suitable location on their property.

0 Sincerely,

Karin Bergbauer



0

Releasing the set-back
625 Thompson Avenue
Coquitlam, B.C.

ITEM # 2

- 18 years ago we situated our home on the property so that we could subdivide with appropriate distance between deck and rear property line; somehow we must have miscalculated, or did not count on the city requiring so much of our property for the road
- subdivision has been in progress with the city since about 1994
- applied for construction permit (for family room above an existing deck) in early July, 1997; approved by city July 25, 1997; we were not aware that we would need a release of setback requirements: we are not building beyond the existing deck
- construction began, based on city approval - ripped out deck; new joists fit into wall, as per city instructions; new level floor; walls up, roof on
- construction stopped by inspector October 2, 1997 because he said we needed to apply for a waiver to release the set-back requirement of 25 feet (from the rear of our property to our family room/existing deck is approximately 19 feet)

Undue Hardship

- have invested \$3,000 labor, \$4,000 materials = \$7,000 based on city approval of construction permit
- will cost another \$3,000 to complete this family room
- would cost \$2,000 to return the deck to its original state
- returning the deck to its original state would not change/decrease the distance between our deck and the new rear property line (19 feet)
- completion of this family room would increase the floor space in our home, increase the value of our property and would have no negative effect on surrounding properties
- should our application for this waiver be declined, we will have to apply for another permit to construct a family room at the front of our home, requiring new footings etc., a more costly proposition than this current one

Edward & Judith Higham
October 21, 1997



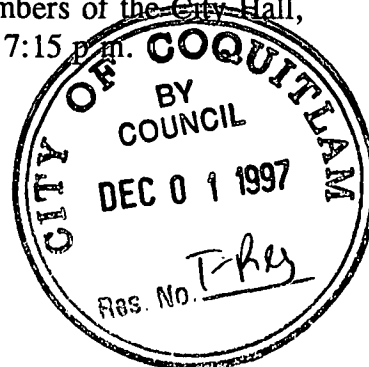
Mayor L. Sekora

BOARD OF VARIANCE MINUTES

TUESDAY, NOVEMBER 18, 1997

A meeting of the Board of Variance convened in the Council Chambers of the City Hall, 1111 Brunette Avenue, Coquitlam, B.C. on November 18, 1997 at 7:15 p.m.

Members present were: Mr. G. Crews, Chairperson
Mr. E. Macala
Mr. J. Petrie
Mr. J. Bennett
Mr. B. Pritchard



Staff present were: Mr. B. Leitch, Building Inspector
Mr. T. Wingrove, Deputy City Clerk, who acted as Secretary to the Board

REPORT FROM DEVELOPMENT SERVICES DIVISION

Submitted to the Board for this meeting was a brief from the Development Services Division dated November 17, 1997 dealing with the applications before the Board. A copy of that report is attached hereto and forms a part of these Minutes.

ITEM #1 - D. BROOKS
ADDRESS: 1705 SHERIDAN AVENUE
SUBJECT: RELAXATION OF MAXIMUM HEIGHT OF AN
ACCESSORY OFF-STREET PARKING BUILDING

Mr. D. Brooks, 1705 Sheridan Avenue, appeared before the Board to request relaxation of maximum height of an accessory off-street parking building from 4.6m (15 ft.) to 9.68m (18 ft. 6 in.) for the purpose of constructing a new detached garage.

Mr. Brooks stated that his property was steeply sloped at the rear and this was the only location to place his garage. He added that the steep grade also caused the garage to be above the maximum allowable height.

There was no further representation to this item.

ITEM #2 - M. & L. CUMMING
ADDRESS: 1592 BALMORAL AVENUE
SUBJECT: RELAXATION OF REAR YARD SETBACK
REQUIREMENTS

Ms. L. Cumming, 1592 Balmoral Avenue, appeared before the Board to request relaxation of rear yard setback from 7.6m (25 ft.) to 5.88 (19 ft. 4 in.) for the purpose of constructing living space for her mother-in-law.

Ms. Cumming stated that the addition would be constructed to the residence to accommodate her 86 year old mother who has been a victim of two home invasions. She stated that her home was angled on the corner lot and that this variance would not look out of character with the surrounding properties or create any difficulties. She further submitted a petition of ten neighbours who supported the variance that is attached hereto and forms a part of these Minutes.

There was no further representation to this item.

ITEM #3 - K. KALMONI
ADDRESS: 875 GREENE STREET
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS

Mr. K. Kalmoni, #30-1560 Prince Street, Port Moody, appeared before the Board to request relaxation of side yard setback requirements from 1.4m (4 ft.) to 1.1m (3 ft.) for the purpose of allowing the already constructed patio and stairs.

Mr. Kalmoni stated that the building is much smaller than the allowable building for a lot of this size. He stated that, despite the extra space, the patio and stairs were incorrectly constructed and encroached one foot into the side yard setback.

Mr. Kalmoni stated that the stairs also encroached and would have to be removed and rebuilt if the variance was not allowed. He added it was very difficult to construct these stairs within the existing bylaw requirements.

Mr. C. Woodman, 871 Greene Street, spoke against the application. He stated that the stairs were only 38 inches from the fence and the deck was 31 inches from the fence. He added that the fence was constructed by the property owner of 875 Greene Street without any consultation and created an unsafe driveway at 871 Greene Street. He further submitted photographs and a letter to the Board that are attached hereto and form a part of these Minutes.

Mr. Woodman stated that the project has been deceitful in nature since it began including using power from his property, improperly spraying the fence to cause property damage and locating the residence too close to the shared property line.

Mr. Kalmoni stated that he did not consult with the neighbour in constructing the fence as he did not expect any compensation for the fence and further that it was located 2 in. on his property.

Mr. K. Van Wyk, 862 Pinebrook Place, spoke against the application. He stated that two petitions with over 40 signatures were submitted concerning the rezoning process for the subject property that were against any change of use to the existing property.

Mr. Van Wyk read from a letter that is attached hereto and forms a part of these Minutes. He stated that the variance should not be allowed because the setback regulations were created for a reason and should be supported, that the owner did not have any apparent "hardship," that a lack of knowledge of bylaws is not an excuse for non-compliance and that the rear steps direct people into the adjacent property.

Mr. Kalmoni stated that this was not his residence and he had no intention of living in the building.

Mr. Van Wyk also submitted letters from the property owners of 863 Pinebrook Place and 873 Pinebrook Place in opposition to the variance that are attached hereto and form a part of these Minutes.

There were no further representation to this item.

DECISIONS OF THE BOARD

ITEM #1 - D. BROOKS
1705 SHERIDAN AVENUE

MOVED BY MR. BENNETT
SECONDED BY MR. MACALA

That this application be allowed as per application, that is, relaxation of maximum height requirements of an accessory off-street parking building to 9.68m (18 ft. 6 in.).

CARRIED UNANIMOUSLY

ITEM #2 - M. & L. CUMMING
1592 BALMORAL AVENUE

MOVED BY MR. PETRIE
SECONDED BY MR. BENNETT

That this application be allowed as per application, that is, relaxation of rear yard setback requirements to 5.88m (19 ft. 4 in.).

CARRIED UNANIMOUSLY

ITEM #3 - K. KALMONI
875 GREENE STREET

MOVED BY MR. PRITCHARD
SECONDED BY MR. MACALA

That this application be denied.

CARRIED UNANIMOUSLY

CLOSURE OF BOARD OF VARIANCE

The Chair declared the Board of Variance Meeting closed at 8:01 p.m.

NEXT MEETING

The next Board of Variance Meeting was set for 1998 January 13 at 7:00 p.m.

CHAIR

Trevor Wingrove
Deputy City Clerk

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



1997 November 17
File: Variance

MEMO TO: City Clerk
FROM: Building Inspector, Development Services
SUBJECT: **BOARD OF VARIANCE MEETING**
TUESDAY, NOVEMBER 18, 1997

- ITEM #1** D. Brooks
1705 Sheridan Avenue
- Requests relaxation of height from 4.6 m (15') to 5.63 m (18'-6") for garage. Very steep lot.
- ITEM #2** M. & L. Cumming
1592 Balmoral Avenue
- Request relaxation of rear yard setback from 7.6 m (25') to 5.88 m (19'-4"). The existing structure that is proposed to be built on will have to be completely rebuilt from foundations up, if approved.
- ITEM #3** K. Kalmoni
875 Greene Street
- Requests relaxation of side yard setback from 1.2 m (4') to 0.91 m (3') for deck. This deck is already built. The owner was told by the building inspector at frame stage that the deck is too close to the property line.

ROBERT LEITCH

RL/fb

c - Ken McLaren, Planning

9
Nov. 17, 1997

To: The Board of Variance


Re: 875 GREENE STREET

I am writing in response to a letter that came to my attention through one of my neighbours.

I live at 873 Pinebrook Place, Coquitlam with my family.

This is in regard to the matter of the owner requesting relaxation of interior sideyard setback requirements for the purpose of allowing an already completed sundeck and stairs at the rear of the residence.

There was in the past 2 denials for variances for building on this property before a set of plans were submitted to the City and agreed upon. This could indicate to me that the owner is aware of the procedure that should be followed.



The building does appear to utilize all existing space on this property already. It could easily encase 2 or 3 of our existing surrounding homes.

I understand that the owner feels that to remove and rebuild the structure would cost him undue hardship but there is the matter of rules and principles that need to be followed.

Please consider this my request to deny the variance.

Thanks for your attention in this matter.

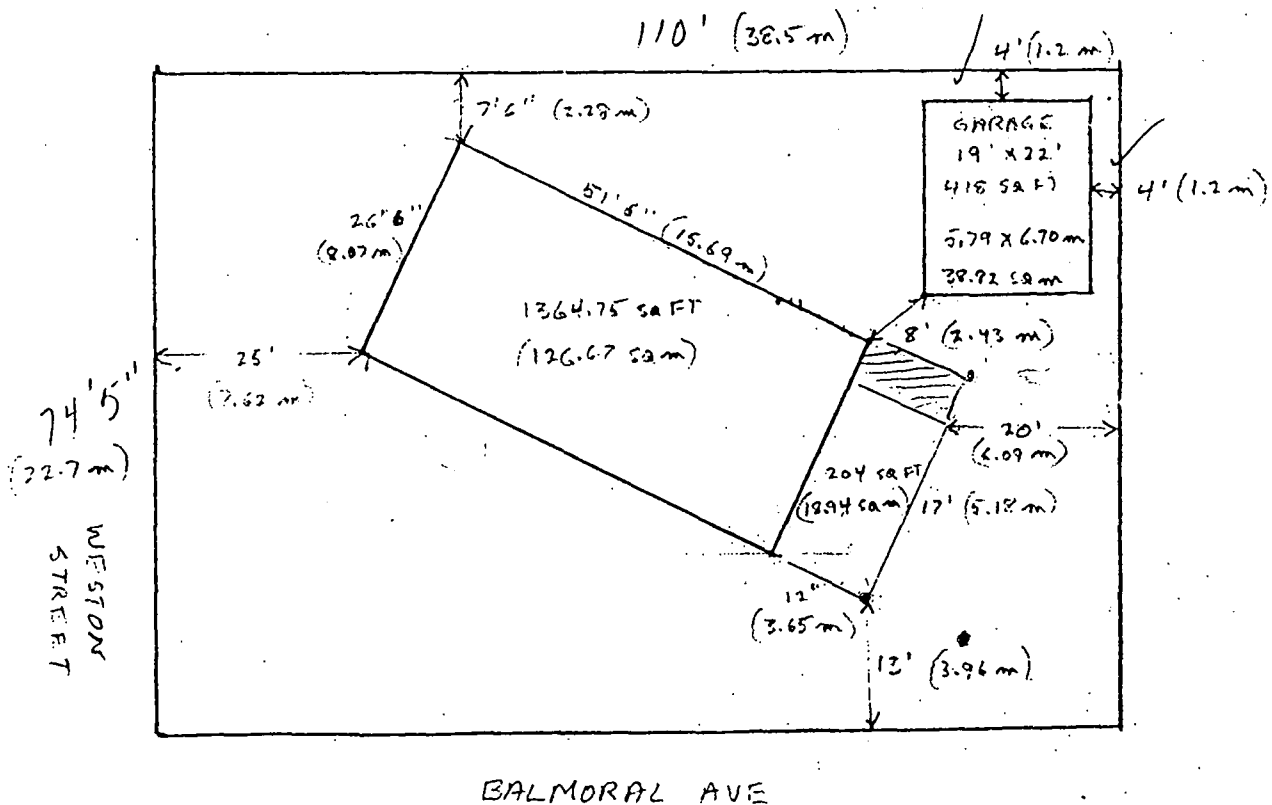
Kathy Conk

873 Pinebrook Place
Coquitlam, B.C.
V3C 4C1

November 8, 1997

We the undersigned to hereby consent to the encroachment of the backyard set back on property at 1592 Balmoral Avenue as shown on the diagram.

NAME	ADDRESS
J. Bauman (TRUDY BAUMAN)	1577 BALMORAL AVE. COQ.
W. B. Grady	1618 BALMORAL AVE COQ.
J. P. Summit	1607 BALMORAL AVE COQ
J. P. Brown	1597 Balmoral Ave Coq.
Gordon Reynolds	1587 Balmoral Ave Coq.
Denise Reynolds	1587 Balmoral Ave
J. Brown (CARRA BROWN)	841 Atkins St. Coq.
W. B. Grady	1567 BALMORAL AVE.
Gayle Shea	1567 Balmoral Ave. Coq.
John Curtis	837 WESTON ST.



Re: Board of Variance - 875 Greene St.

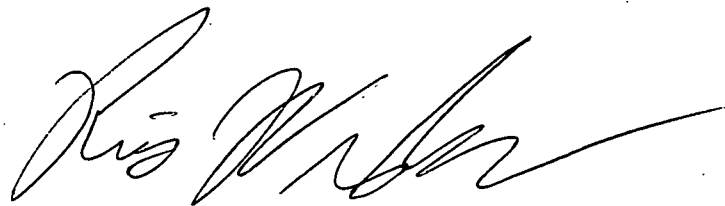
re: sundeck & stairs

We the owners of 871 Greene Street feel the sundeck & stairs of 875 Greene St. have been built in such a fashion that the occupants will end up on our property when using the stairs.

The fence was only built to a point on the property that will not prevent people from walking on our property when using these stairs.

We would appreciate either the steps being removed or the fence being built further down the property line to prevent this from being an ongoing problem.

* Could we get any information about getting the side of our house cleaned off from their spray painting the fence.



552-8864.

DISTANCE FROM STAIRS TO FENCE (875 GREENE) = 38 INCHES
DISTANCE FROM FENCE TO HOUSE (871 GREENE) = 73 INCHES
DISTANCE FROM DECK TO FENCE (875 GREENE) = 31 INCHES.

875 GREENE ST.
COQUITLAM.



Kenric and Carol Van Wyk
862 Pinebrook Place
Coquitlam, B.C. V3C 4B9

November 18, 1997

City of Coquitlam
1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

Dear Sir/Madam:

Attention: Mr. Trevor Wingrove

Re: Board of Variance – 875 Greene Street

My wife and I are the registered owners of 862 Pinebrook Place, directly opposite the front of the above subject property. We understand that the owners of the above-noted property is requesting relaxation of interior side yard setback requirements for the purpose of allowing an already completed sundeck and stairs at the rear of the residence.

Based on a conversation with the Mr. Trevor Wingrove, the City of Coquitlam Deputy City Clerk, we understand that the submitted building plans complied with the City's setback regulations, that the existing construction of the sundeck and the stairs at this new home was not completed in accordance with the submitted building plans, and that the construction does not comply with the City's setback regulations.

We oppose this application on the following grounds:

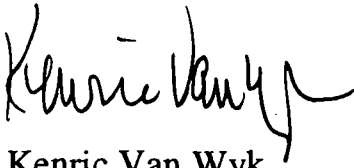
1. Setback regulations are established by the City for a variety of good planning purposes such as fire egress, aesthetics, and liability. The current construction does not comply with the City's intended setbacks.
2. On the matter of principle, it is difficult to conceive how this can be a "hardship" for the owner. The owner and/or his representative submitted plans which were approved by the City. The owner and/or his representative constructed a sundeck and stairs for a new home in a manner different than the building plans and in disregard for the City's regulations.

3. A lack of knowledge of the City's regulations is not an excuse for not conforming to them. The owner demonstrated his knowledge for the City's regulations by submitting drawings in conformance with the regulations.
4. The rear steps, as constructed, direct people to cross onto the adjacent westerly neighbour's yard and garage for access to the above noted house.

We ask that the Board of Variance **not** approve this application for the above reasons.

Thank you for your attention to this matter.

Sincerely,



Kenric Van Wyk

[Faint, illegible handwritten notes or stamps]

November 18th, 1997

City of Coquitlam
1111 Brunette Avenue,
Coquitlam, B.C. V3K 1E9

Attention: Board of Variance

To Whom It May Concern;

Re: Board of Variance - 875 Greene Street

I am writing regarding the application for the alleviation of hardship under zoning regulations regarding the above noted property. The notice which I received stated "the above-noted property is requesting relaxation of interior side yard setback requirements for the purpose of allowing an already completed sundeck and stairs at the rear of the residence." I have holdings near this property and I would like the following to be placed on record.

I, Laurie Wilson, owner of property at 863 Pinebrook Place, request the Board of Variance decline this application for the alleviation of hardship under zoning regulations. I understand through conversations with Trevor Wingrove, (Deputy City Clerk for the City of Coquitlam), that plans were submitted and approved concerning this property. Someone chose not to follow these plans. It does not matter whether the "builder went ahead and did what he wanted," **the onus is on the Owner to ensure the plans approved by the City are the end result.** This has not been the case here. Regulations and bylaws are put in place for good reason and should be complied with; should a situation arise where it becomes apparent that the "approved plans" cannot comply with the situation, variances should be applied for then and there. Not, "let's build it this way and then apply for a hardship variance after the fact".

Re: Board of Variance - 875 Greene Street


November 18th, 1997

Page 2

I, personally, do not feel the Owner will suffer undue hardship by having to "revise his garage and stairs" to meet the approved plans. It appears construction on this property has been built to maximize every minuscule degree of space, dwarfing our houses three and four times over, now they wish to have exceptions made so they can maximize their property with a sundeck and stairs to what appears to be at the property line. I am thankful that I am not their immediate neighbour on the west for I would take the phrase "reach out and touch someone" very personally. Allowing this variance would not be conducive to our neighbourhood nor is it necessary for appearance or any other reason for this sundeck and stairs at the rear of the residence to require such a variance. It should be noted that this structure has atleast two other sundecks the residence can enjoy.

I ask that you decline their application for the alleviation of hardship under zoning regulations and demand that they comply with the plans as approved by the City.

Yours truly,



Laurie Wilson
863 Pinebrook Place,
Coquitlam, B.C. V3C 4C1

Nov. 17, 1997

To: The Board of Variance

Re: 875 GREENE STREET

I am writing in response to a letter that came to my attention through one of my neighbours.

I live at 873 Pinebrook Place, Coquitlam with my family.

This is in regard to the matter of the owner requesting relaxation of interior sideyard setback requirements for the purpose of allowing an already completed sundeck and stairs at the rear of the residence.

There was in the past 2 denials for variances for building on this property before a set of plans were submitted to the City and agreed upon. This would indicate to me that the owner is aware of the procedure that should be followed.

The building does appear to utilize all existing space on this property already. It could easily encase 2 or 3 of our existing surrounding homes.

I understand that the owner feels that to remove and rebuild the structure would cost him undue hardship but there is the matter of rules and principles that need to be followed.

Please consider this my request to deny the variance.

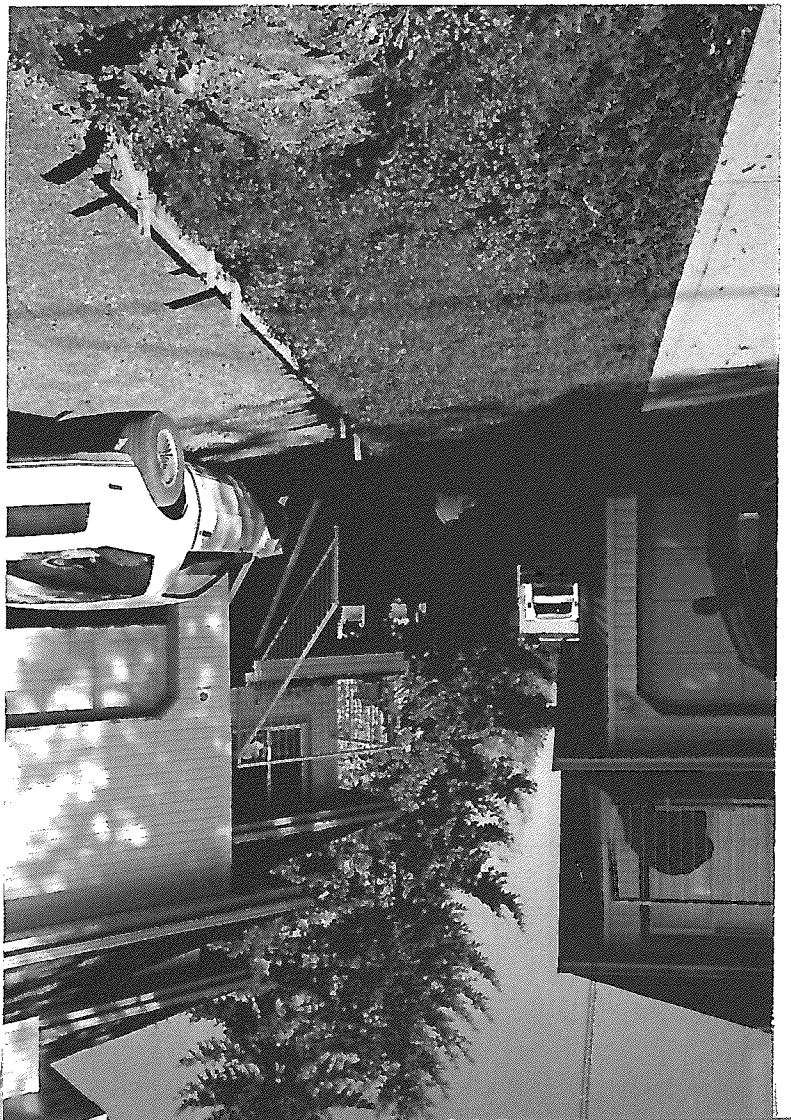
Thanks for your attention in this matter

Kathy Cionk

873 Pinebrook Place
Coquitlam, B.C.
V3C 4C1

- DISTANCE FROM STAIRS TO FENCE (875 GREENE) = 38 INCHES
DISTANCE FROM FENCE TO HOUSE (871 GREENE) = 73 INCHES
DISTANCE FROM DECK TO FENCE (875 GREENE) = 31 INCHES

875 GREENE ST.
COQUITLAM.



November 8, 1997

We the undersigned to hereby consent to the encroachment of the backyard set back on property at 1592 Balmoral Avenue as shown on the diagram.

NAME	ADDRESS
J. Bowman (TRUDY Bowman)	1577 BALMORAL AVE. COG.
W. G. GRADY	1618 BALMORAL AVE. COG.
J. P. Summitt	1607 BALMORAL AVE COG
J. L. Brown	1597 Balmoral Ave Cog.
Aordon Reynolds	1587 Balmoral Ave Cog.
Devise Reynolds	1587 Balmoral Ave
J. Brown (Carla Brown)	841 Atkins St. Cog.
W. B. Fog	1567 BALMORAL AVE.
Gayle Shea	1567 Balmoral Ave. Cog.
John Cutri	837 WESTON ST.

