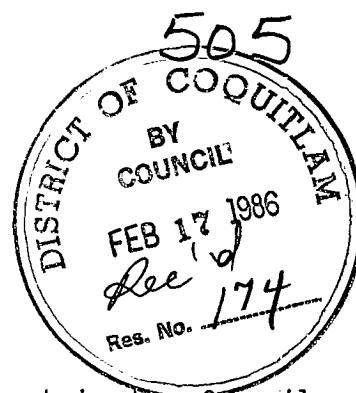


Tuesday, February 4, 1986
Board of Variance - 7:00 p.m.



BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, February 4, 1986 at 7:00 p.m.

Members present were:

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

Staff present were:

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

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

REPORT FROM THE BUILDING DEPARTMENT

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

REPORT FROM THE PLANNING DEPARTMENT

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

ITEM #1 - ROBERT REID
2964 SPURAWAY AVENUE
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS.

Mr. Reid requested relaxation of the front yard setback requirements to allow him to construct a garage to the front of his house which would come to 18 feet from the front property line. Mr. Reid stated that upon purchasing this house in November of 1985 he measured for a garage and found ample room. Only when applying for a permit did he realize that he needed a 25 foot front yard setback. He stated his house is set back approximately 64 feet from the road edge and he didn't realize that his property line was so much further back from the roadway.

He stated he has a substantial investment in three antique vehicles and he would like to get them out of the weather as well as be able to work on cars in the garage.

Continued...

Board of Variance - 7:00 p.m.
Tuesday, February 4, 1986

On a question from the Board, Mr. Reid stated that he didn't think he could build a garage at the rear of his home as the access would be extremely difficult along the side and as well, he has a swimming pool in the back yard with a 12 foot apron around it and there would not be sufficient room to put a garage in that location.

Mr. D. Frydenlund of 2963 Spuraway, presented pictures to the Board showing the subject property and the cars parked in the driveway. Mr. Frydenlund stated it was his impression that the setback requirements were to protect residents of Coquitlam and they had purchased their home relying on the fact that these setbacks were enforced and would be complied with. These setbacks are not arbitrarily put in and anyone asking for relaxation is asking for something extra that their neighbours don't have. When Mr. Reid purchased his home three months ago he knew he wanted to construct a garage and he should have checked the matter out before purchasing. The present residents of the area should not suffer because Mr. Reid was not aware of the setbacks when he bought his home. Part of the problem is that there is a small front yard and often seven cars are parked in the front. Mr. Frydenlund stated that last night there were six cars parked in Mr. Reid's driveway and another one of his cars was parked across the road in front of Mr. Frydenlund's house. With regard to Mr. Reid stating he wanted to use the garage to work on cars, Mr. Frydenlund stated that he could probably only work on one car in a garage and therefore the rest of the vehicles would still be sitting out on the street or in the driveway. As well, he stated that there would be a noise problem if the purpose of the garage is to work on cars. Mr. Frydenlund said that you cannot just look at what Mr. Reid's needs are but you have to look at it in the long term and this garage, if constructed, will be there for the life of the building and the neighbours will be stuck with it.

Mr. Reid informed the Hearing that unfortunately it sounded like he was running a used car lot, but he does have three antique vehicles which are quite valuable, the car he drives to work which is two months old, the other car which is two years old and a car that he is trying to sell.

Mr. A. Frydenlund, a beneficial owner of 2963 Spuraway, stated that one of his primary concerns is that when Mr. Reid purchased his house he took it upon himself to enclose the existing carport. Now the carport is blocked off and access to the rear yard is impossible. Mr. Reid does have a nice pool in the back yard and Mr. Frydenlund stated he was sure that Mr. Reid wanted it to remain nice and not spoil the effect by placing a garage out back. In fact, he stated, what Mr. Reid wishes to do is turn his front yard into a back yard and store his vehicles there.

Mr. P. Read of 2966 Spuraway, the neighbour immediately affected by this application, stated he did not think that there was the required width for Mr. Reid to run a driveway past his home to the back of his property and put a garage there. They would probably have to be a lot of drainage and fill and access would be very difficult. As well as problems because of the location the pool is in, Mr. Read also stated it would cause him great problems if this garage was placed in the back.

The other aspect, according to Mr. Read, is having to live with the garage along side his house as his house is further back than the applicant's home. The front of Mr. Reid's driveway runs across the foot of Mr. Read's driveway and Mr. Read stated he would like this rectified when the new driveway is placed.

He stated the construction of a garage as requested by Mr. Reid would not spoil his view and he would have a lot more to say if there was a driveway running along side his fence with a garage to the rear.

Mr. Reid again appeared before the Hearing and stated that he would like this extra seven feet but if the Board feels this is too much that he would request three feet.

There was no further opposition expressed to this application.

Continued...

Board of Variance - 7:00 p.m.
Tuesday, February 4, 1986

ITEM #2 - FARS F. R. HOLDINGS LTD.
2785 CULTIS COURT
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS.

Mr. Frank Richardson of Fars F. R. Holdings, appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to construct a walkway three feet from the side property line.

Mr. Richardson stated that the house on the next lot would be located behind this house because of the cul-de-sac and therefore it would not be located right next to the house next door. He stated that the walkway is on level ground at one end but because of the slope of the lot, it reaches a height of approximately four to four and a half feet at the other end and therefore is in contravention of the zoning bylaw.

On a question from the Board Mr. Richardson stated it would cost approximately \$1,000.00 to remove this walkway.

There was no opposition expressed to this application.

ITEM #3 - G. AND B. BARKER
954 STEWART AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS.

Mrs. Barker appeared before the Board to request relaxation of the side yard setback requirements to four feet, three inches from the side property line which would allow them to enclose part of their carport and sundeck above. She stated while doing some improvements on their home it was her wish to have a solarium built above their existing carport. The plans were submitted but not approved because they could not meet the setback requirements. Mrs. Barker submitted a letter from her next door neighbour Mrs. C. McNerin of 960 Stewart Avenue. A copy of that letter is attached hereto and forms a part of these minutes.

She stated the neighbour directly behind also has no objections to this application.

There was no opposition expressed to this application.

ITEM #4 - D. AND L. MOEN
456 BYNG STREET
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS.

Mr. Moen appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to build four feet from the side property line. He stated he had purchased this home approximately two and a half years ago and it was in very poor condition. He has been renovating every since and has completed the interior and now wishes to start on the outside. He wished to enclose the carport and upgrade it to a garage. He stated that he wished to have a place to work in a workshop as well as storing cars.

Mr. Bennett, a member of the Board, stated that he had spoken to the neighbour and he expressed no objections to this application.

As well, Mr. Moen submitted a letter from N. Mulligan at 2245 Tolmie Street wherein they state they had no objections to this application. A copy of that letter is attached hereto and forms a part of these minutes.

There was no opposition expressed to this application.

Continued...

Board of Variance - 7:00 p.m.
 Tuesday, February 4, 1986

ITEM #5 - B.C. TELEPHONE COMPANY
 1510 BRUNETTE AVENUE
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS.

Mr. B. Cuthbertson, representing Seeward Construction on behalf of B.C. Telephone Company, appeared before the Hearing to request relaxation of the front yard setback requirements to allow them to build 10.74 meters from the front property line. Mr. Cuthbertson stated that the foundation has been constructed too close to the front property line. He stated that they had located the iron pins at the front of the property and measured back from there and set the foundation. They assumed the iron pins were properly aligned but have since discovered they were not and now are encroaching on the front yard setback.

There was no opposition expressed to this application.

ITEM #6 - BEVERLEY HOMES LTD.
 2838 GLEN DRIVE
SUBJECT: RELAXATION OF SITE COVERAGE REQUIREMENTS.

Mr. D. Vosper of 2562 Bluebell Street, Coquitlam and representing Beverley Homes Ltd., appeared before the Board of Variance to request relaxation of the site coverage requirements to 37.4% of the lot area. He stated they wished to place a prefab home on the lot at 2838 which was originally intended to go on 2832 Glen Drive, however, it was found that the home would not fit on this lot because of a fisheries covenant. He stated they subsequently applied for a development permit covering lots 131 to 134 which would permit this home to be erected on lot 134. The development permit was approved by Council and while waiting for plan approval they poured the foundation under the direction of a professional engineer. It was only after the development permit was issued that the Building Department advised that site coverage was non-conforming and that application to the Board of Variance would be required.

Mr. Vosper noted that these homes are energy efficient homes and have eight inch walls. He stated that if the walls were conventional four inch walls the site coverage would be almost in conformance with the District regulations.

On a question from the Board, Mr. Vosper stated that the home was 1,507 square feet in area.

There was no opposition expressed to this application.

CONCLUSIONS

1. Robert Reid.

MOVED BY MR. FARION
 SECONDED BY MR. BENNETT

That this appeal be denied.

CARRIED

Mr. Petrie and Ms. Adams registered opposition.

2. Fars F. R. Holdings Ltd.

MOVED BY MS. ADAMS
 SECONDED BY MR. FARION

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

CARRIED UNANIMOUSLY

Continued...

Board of Variance - 7:00 p.m.
Tuesday, February 4, 1986

3. G. Barker.

MOVED BY MR. PETRIE
SECONDED BY MR. BENNETT

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

CARRIED UNANIMOUSLY

4. D. Moen.

MOVED BY MR. BENNETT
SECONDED BY MR. PETRIE

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

CARRIED UNANIMOUSLY

5. B.C. Telephone Company Ltd.

MOVED BY MS. ADAMS
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is, front yard setback relaxed to 10.74 meters.

CARRIED UNANIMOUSLY

6. Beverley Homes Ltd.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, site coverage relaxed to 37.4% of the lot area.

CARRIED UNANIMOUSLY

The Chairman declared the meeting adjourned at 8:25 p.m.

CHAIRMAN

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE, TUESDAY, FEBRUARY 4, 1986

ITEMS #1 TO #5

The Planning Department has no objection to these appeals as they would appear to be local issues. I would note, however, that under Item #2, the section of the bylaw being appealed should include Section 403(3)(b). Section 603(1)(c)(iii) requires a minimum setback of six feet to the property line to a building or structure. Section 403(3)(b) allows a projection of approximately two feet into the six-foot setback for a structure such as the one in question. Therefore, the applicant is correct in stating that he is projecting one foot into the required setback of approximately four feet.

ITEM #6

This item appears to be a local issue. As background information, I can advise that a development permit was issued pertaining to interior side yard siting with regard to this and three other lots fronting Glen Drive.

Respectfully submitted,



Ken McLaren
Development Control Technician

KM/cr

DISTRICT OF COQUITLAM

Inter-Office Communication

SANDRA AIKENHEAD

DEPARTMENT: ADMINISTRATION

DATE: 1986 02 04

FROM: TED SPOONER

DEPARTMENT: PERMITS & LICENCE

YOUR FILE:

SUBJECT: BUILDING DEPARTMENT COMMENTS TO THE BOARD OF VARIANCE MEETING
FEBRUARY 4, 1986

OUR FILE:

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

ITEM 6 The Building Department has no objection to this appeal, however the applied for 37.4% should read 39.7%.

Respectfully submitted



C.E. (Ted) Spooner
Building Inspector

CES/jmcb

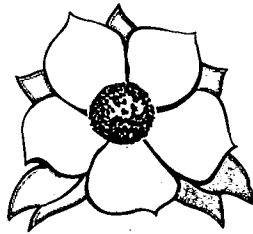
DISTRICT OF COQUITLAM

TKM #3

1111 Brunette Avenue,
V3K 1E9

Mayor: L. Sekora

Coquitlam, B.C.
Phone: 526-3611



*Atlas - Peter
596-0321*

January 24, 1986

G. and B. Barker
954 Stewart Avenue
Coquitlam, B.C.
V3K 2N6

Dear Sir/Madam:

Re: 954 Stewart Avenue

Your application to the Board of Variance requesting **relaxation of side yard setback requirements**, will be heard on **Tuesday, February 4, 1986 at 7:00 p.m.** in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C.

You or your representative must be in attendance and be prepared to present your case before the Board of Variance. It will be necessary for you to prove that enforcement of the applicable bylaw or its interpretation would cause you undue hardship were you not exempted from the provisions of said bylaw.

Yours truly,

(Mrs.) Sandra Aikenhead,
Deputy Municipal Clerk.

SA/pam

*To who it may concern.
We have no objections to the above project.
signed S. E. McAnerin
960 Stewart Ave
Coq. Cecile McAnerin*

Item #4

January 8, 1986

To whom it may concern:

I Nancy Mulligan residing at 2245 Talmie Street, Coquitlam and being the neighbour to the south of 456 Byng Street, Coquitlam have no objection to their closing in their carport.

Nancy Mulligan

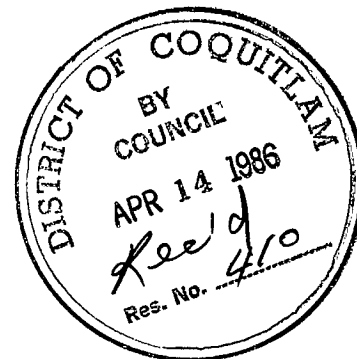
Tuesday, March 25, 1986
Board of Variance - 7:00 p.m.

BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, March 25, 1986 at 7:00 p.m.

Members present were:

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



Staff present were:

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

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

REPORT FROM THE BUILDING DEPARTMENT

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

REPORT FROM THE PLANNING DEPARTMENT

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

ITEM #5 - R. MCKELVEY & P. SANDERS
908 CHARLAND AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS.

Mrs. P. Sanders appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow them to build an addition to their home that would come 5'7" from the side property line. She stated their home is extremely small and they now have three children. They wish to close in their carport which intrudes into the side yard setback requirement and, as well, they wish to put an addition on at the rear of their home which would meet the setback requirements.

Mrs. Sanders informed the Board that according to the architect, filling in the carport and building another addition at the back was the only practical and inexpensive way to enlarge their home. She stated they had looked at new houses in the Coquitlam area but there was nothing they could afford to buy around the \$100,000. mark.

Continued...

Board of Variance
Tuesday, March 25, 1986

On a question from the Board, Mrs. Sanders stated that the only provision they will have for covered parking will be for one vehicle. She further stated that if they built the complete addition at the back of their home they would have to go through three rooms to get to the master bedroom. Mrs. Sanders passed a copy of the proposed plans around for all the members to look at.

There was no opposition expressed to this application.

ITEM #1 - K. AND L. ADKIN
560 TIPTON STREET
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS.

Mr Adkin appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow them to close in their existing carport to 4.3 feet from the side property line. Mr. Adkin stated that his reason for wishing to close in his carport was to provide safe storage for a vintage car he has purchased. He stated he wished to protect it from the weather, vandalism and theft.

There was no opposition expressed to this application.

ITEM #2 - BAXTER & LESLIE CONSTRUCTION
2548 TRILLIUM PLACE
SUBJECT: RELAXATION OF EXTERIOR SIDE YARD SETBACK REQUIREMENTS

There was no representative from Baxter & Leslie Construction in attendance to present this case. It was therefore not dealt with.

ITEM #3 - J. AND J. MITCHELL
824 EDGAR AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS.

Mr. Mitchell appeared before the Board of Variance to request relaxation of the side yard setback requirements to 4.5 feet from the side property line. He stated he wished to close in his carport to protect his boat from the weather. He would not be placing garage doors on the garage but leaving the front portion open. On a question from the Board, Mr. Mitchell informed them that there was no back lane behind his property and the property does drop off quite steeply and therefore this would be the only location for a carport.

L. Bewley of 825 Edgar Avenue appeared before the Hearing to express his concerns with regard to this application. He stated he was not objecting to the applicants' partial closing in of the garage but he was concerned that the applicants may decide to build enclosed living quarters above the garage and this would obstruct the view from Mr. Bewley's home.

Mr. Mitchell stated that there is no sundeck over this garage now and he may want to put a sun-deck over it in the future but he assured the Board that he would not be constructing living quarters above the garage. He stated if he did put up a sundeck the railings would be aluminium railings.

Mr. Bewley was assured that even if Mr. Mitchell did decide, at some future date, to build living quarters above the garage he would be required to come to the Board of Variance before he could do so.

There was no further opposition expressed to this application.

Continued...

Board of Variance
Tuesday, March 25, 1986

ITEM #4 - R. AGOSTINELLI
721 BRESLAY STREET
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS.

Mr. Sylvano Angellini, appeared before the Board of Variance on behalf of Mr. Agostinelli. He stated that Mr. Agostinelli was requesting relaxation of the side yard setback requirements to allow him to build 4.46 feet from the side property line.

He stated Mr. Agostinelli's carport is 4.46 feet from the side property line and he wished to close in above the carport and make a family room/green house type of enclosure. He stated he wished to put in as much glass as possible to keep it as a sun-room.

The Building Department comments were read to Mr. Angellini with regard to the maximum square footage of glass allowed in the side wall.

Mr. Angellini stated that the neighbours are aware of his application and they do not have any objection to same.

There was no opposition expressed to this application.

ITEM #6 - L. AND S. KRONQUIST
1699 AUSTIN AVENUE
SUBJECT: RELAXATION OF EXTERIOR SIDE YARD SETBACK REQUIREMENTS

Mr. Kronquist appeared before the Board of Variance to request relaxation of the exterior side yard setback requirements to allow him to build a carport 5'6" from the exterior side property line.

Mr. Kronquist stated that this is a rental house he has rented out to some boys and they wish to build a temporary carport shelter for the cars they work on.

Mr. Reary, the renter at 1699 Austin Avenue informed the Board that the carport would come down when he moved and could probably come down by the end of the summer.

Mr. Kronquist was asked if he had any objection to this shelter being built and he stated he did not have any objections.

Mr. Reary stated that he has not finished the carport as he was waiting to find out what the Board of Variance decision was before he bought the tarpaulin to place over the top.

The Chairman asked Mr. Reary if he was looking at a temporary carport or permanent. He stated it would be temporary.

The Chairman stated that the Board would then look at this as a temporary situation.

There was no opposition expressed to this application.

ITEM #7 - G. AND N. YOUNG
646 DENVER COURT
SUBJECT: RELAXATION OF REAR YARD SETBACK REQUIREMENTS.

Mr. Young stated that he wished to build an addition to his home that would come to 13 feet from the rear property line at one corner only.

Continued...

Board of Variance
Tuesday, March 25, 1986

The proposed addition would meet the setback requirements at the other end of the structure and it was only the one corner that was contravening the bylaw. On a question from the Board, Mr. Young stated that to move the addition to the other end of the house where it would fit into the setback requirements would be extremely expensive. He stated that he has had contractors in and they have told him that the costs would double to move the kitchen fixtures and cabinets to the other end of the house.

He stated that they have looked at larger homes but the prices were very high and they now have three children and the kitchen and eating areas are extremely small. This addition would give them a family room plus an enlarged eating area.

There was no opposition expressed to this application.

ITEM #8 - P. AND D. TOKAR
513 PERTH AVENUE
SUBJECT: RELAXATION OF EXTERIOR SIDE YARD SETBACK REQUIREMENTS

Mr. Tokar appeared before the Board of Variance to request relaxation of the exterior side yard setback requirements and the rear yard setback requirements to allow him to build a wood shed 2'3" from the rear property line and 7 feet from the exterior side yard property line.

Mr. Tokar said he had his house built in 1963 by a contractor who did all the work and Mr. Tokar was not aware that a building permit would be required to construct his wood shed. He stated the building is already 3/4 finished and is the same distance ie: 2'3" from the rear property line as another structure he built several years ago. The first structure is for storage and he just added on to the wall in a straight line to construct a wood shed. He stated he hasn't been working for eight years and he has two years to go to his pension and he uses about 10 cords of wood a year to reduce his hydro costs.

There was no opposition expressed to this application.

ITEM #9 - QUANTA ENTERPRISES LTD.
2836 & 2838 MCCOOMB DRIVE
SUBJECT: RELAXATION OF REAR YARD SETBACK REQUIREMENTS.

Mr. Klassen appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow them to build 11 feet from the rear property line at 2836 McCoomb Drive and 12'6" from the rear property line at 2838 McCoomb Drive.

Mr. Klassen stated that the frontages are very narrow on these lots and they have very small building envelopes due to the extreme property line angles at the rear. As well, there is a sewer easement along the front setback that prohibits relaxation of the front setback as allowed under RS-4 zoning.

Mr. and Mrs. Skews of 2834 McCoomb Drive immediately next door to 2836 McCoomb Drive objected to this application. They stated that their lot is a panhandle lot which puts their house quite a bit further back on their lot and will put it immediately behind the house at 2836 McCoomb Drive. They felt this house would tower over them and be far too close to their home.

There was no further opposition expressed to this application.

ITEM #10- COLEBROOK PROPERTIES LTD.
2567 RAVEN COURT
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS.

Mr. G. Cameron, Surveyor for Colebrook Properties Ltd. appeared before the Hearing to request relaxation of the side yard setback requirements to allow them to build 1.62 meters from the side property line.

Continued...

Board of Variance
Tuesday, March 25, 1986

Mr. Cameron stated that he was the surveyor who had done the survey on the property and in doing so he used the wrong pin at the front of the property and therefore the home was sited too close to the side property line on the one side.

On a question from the Board, Mr. Cameron stated it was quite easy to make this mistake as there were two survey pins at the front within two meters of each other and he had located the wrong pin to do his surveying from.

There was no opposition expressed to this application.

CONCLUSIONS

1. K. and L. Adkin.

MOVED BY MS. ADAMS
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, side yard setback relaxed to 1.31 meters.

CARRIED UNANIMOUSLY

2. Baxter & Leslie Construction.

This item was not dealt with as the applicant was not in attendance at the meeting.

3. J. and J. Mitchell.

MOVED BY MR. BENNETT
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is, side yard setback relaxed to 4.5 feet.

CARRIED UNANIMOUSLY

4. R. Agostinelli.

MOVED BY MS. ADAMS
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is, side yard setback relaxed to 4.46 feet.

CARRIED UNANIMOUSLY

5. R. McKelvey and P. Sanders.

MOVED BY MR. PETRIE SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, side yard setback relaxed to 5'7".

CARRIED UNANIMOUSLY

6. L. and S. Kronquist.

After discussion of this item it was decided that since the applicant wished to erect a temporary structure that he should apply to the Building Department for a temporary building permit.

Board of Variance
Tuesday, March 25, 1986

7. G. and N. Young.

MOVED BY MR. PETRIE
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, rear yard setback relaxed to 13 feet.

CARRIED UNANIMOUSLY

8. P. Tokar.

MOVED BY MS. ADAMS
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, rear yard setback relaxed to 2'3" and exterior side yard setback relaxed to 7 feet.

CARRIED

Mr. Petrie registered opposition.

9. Quanta Enterprises Ltd.

MOVED BY MR. PETRIE
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, rear yard setback relaxed to 12.6 feet for lot 162 and 11 feet for lot 161.

CARRIED UNANIMOUSLY

10. Colebrook Properties Ltd.

MOVED BY MS. ADAMS
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, side yard setback relaxed to 1.62 meters.

CARRIED UNANIMOUSLY

ADJOURNMENT

The Board of Variance meeting was declared adjourned at 8:45 p.m.

CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: SANDRA AIKENHEAD DEPARTMENT: ADMINISTRATION DATE: 1986 03 25
FROM: TED SPOONER DEPARTMENT: INSPECTION & LICENCE YOUR FILE:
SUBJECT: BUILDING DEPARTMENT COMMENTS TO THE BOARD OF VARIANCE OUR FILE:
MEETING March 25, 1986.

Items 1-3 & 5-10 The Building Department has no objections to these appeals as the Building Bylaw does not appear to be involved.

Item 4 The Building Department has no objection to his appeal however the applicant should be made aware that he will be restricted to a maximum of 36 square feet of windows.



C.E. (Ted) Spooner
Building Inspector

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE - TUESDAY, MARCH 25, 1986

ITEM #1

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

ITEM #2

The Planning Department has no objection to this application, however, would note that the design guidelines referred to by the applicant are those of the developer and not those of the District of Coquitlam.

ITEM #3 TO #5

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

ITEM #6

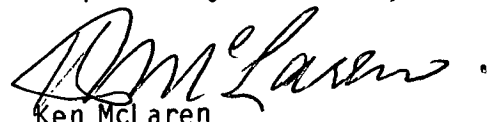
This application is incorrect in relation to the section of the Municipal Bylaw on which the appeal is being made. This is a corner lot and the appeal is to be made on the exterior side lot line from the required minimum under Section 603(1)(c)(iv) of 12.47 feet (3.8 metres) to 5.5 feet (1.68 metres).

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

ITEMS #7 TO #10

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

Respectfully submitted,

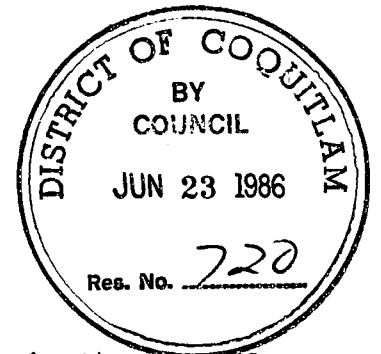


Ken McLaren

Development Control Technician

KM/cr

Tuesday, June 3, 1986
Board of Variance - 7:00 p.m.



BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, June 3, 1986 at 7:00 p.m.

Members present were:

Mr. J. Petrie, Acting Chairman;
Mrs. K. Adams;
Mr. J. Bennett;
Mr. R. Farion.

Staff present were:

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

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

REPORT FROM THE BUILDING DEPARTMENT

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

REPORT FROM THE PLANNING DEPARTMENT

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

ITEM #1 - R. AND R. CLAYDON
800 REGAN AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS.

Mrs. Claydon appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow them to build 2.9 feet from the side property line. She stated they would like to extend their roof over their sundeck and it would be kept in line with the overhang of the carport below.

Mrs. Claydon submitted a letter of support for her application from Mrs. Olga McDonald of 804 Regan Avenue, the neighbour most directly affected by this request. A copy of that letter is attached hereto and forms a part of these minutes.

There was no opposition expressed to this application.

Board of Variance
Tuesday, June 3, 1986

ITEM #2 - P. AND P. VELJACIC
823 BLUE MOUNTAIN STREET
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS.

Mr. Veljacic appeared before the Board of Variance to request relaxation of the side yard setback requirements to 2 feet from the side property line. He stated he has done some extensive renovations to his home and has added a bedroom at the back and has moved the original back porch and kitchen door. In order to have access to his kitchen, and another entrance to the upstairs, they require this porch. As well, Mr. Veljacic stated that the deck that runs along the side gives his children a safe place to play away from the front street. Mr. Veljacic stated that this porch is 3'11" wide at the side of his house and it runs along the side of his house to the rear with stairs to the ground at this point.

Mr. Veljacic submitted to the Board a letter of support for his application from the owners of the house at 825 Blue Mountain Street, Mr. and Mrs. J. Arevalo. A copy of that letter is attached hereto and forms a part of these minutes.

Mr. J. K. Phillips of 820 Kelvin Street appeared before the Board of Variance to oppose this application. He stated there was nothing wrong with the previous entrance and they wouldn't have to appear before the Board if they hadn't added a new bedroom to the home and done these renovations. The owner of 825 Blue Mountain Street who submitted a letter of support has his house up for sale and probably doesn't care. Mr. Phillips stated that according to his measurements the posts for the sundeck are 18 inches from the neighbours' fence.

Mr. Phillips stated that if this construction is allowed he felt it would affect the value of the adjacent properties. The property owner to the north is currently selling his house and he isn't too concerned about the construction. He stated Mr. Veljacic admitted to him that the property is being used for duplex rather than as it is zoned for RS-1. If this application is allowed, he felt that this would increase the property value of Mr. Veljacic's property at the expense of the surrounding property owners.

Mr. Phillips continued that the applicant took out a building permit for a bedroom and a 4' x 4' porch. This has now turned into this long wrap-around sundeck. Mr. Phillips submitted a letter to the Board opposing this application from residents of 818 Kelvin Street. A copy of that letter is attached hereto and forms a part of these minutes.

Mr. Phillips stated that he felt the addition was "jerry" built. The owner took out a building permit for one thing and built it much larger.

Mr. Veljacic stated he took out a building permit on February 18, 1985 and had three inspections the last of which was April 19, 1985.

Mr. Phillips stated that at that time there was a small deck outside the kitchen door and it looked fine but all of a sudden they added the larger deck and sundeck at the rear. He stated that he felt this was over building for a lot of this size.

Mr. Phillips contended that according to the survey plan he has the iron pin is located 4 inches closer to Mr. Veljacic's house than Mr. Veljacic shows on his plans.

Mr. Pete Veljacic Sr. of Burnaby stated that the construction done on this house was not cheap construction and was not "jerry" built. It was an enhancement to the property and that his son requires a porch and access to his kitchen.

Board of Variance
Tuesday, June 3, 1986

Mr. Phillips went on to state that the original permit was for a 4' x 4' deck outside the kitchen door, and as far as he was concerned that was fine but after final approval they built it larger.

Mr. Veljacic stated that the deck is the same deck as before but it has a walkway to the back now.

There was no further opposition expressed to this application.

ITEM #3 - K. AND H. SWAFFIELD
2448 LATIMER AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. Swaffield appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to come to .5 feet from the side property line. He stated he wished to build an open carport to house a boat and camper for protection from the weather. The carport would be 13' wide and would come to six inches from the side property line including the roof overhang. The carport posts would be inset to .6 meters from the property line.

The other side of his property is the same distance from the property line so he would run into the same problem in that location. To the rear of his house he has a swimming pool and therefore the carport cannot be located at the rear.

Mr. Swaffield submitted a letter from his surrounding neighbours stating they have no objections to this application. The letter is from the residents of 2438 Latimer, 2437 Latimer, 2447 Latimer, 2447 Tolmie and 2437 Tolmie. A copy of that letter is attached hereto and forms a part of these minutes.

At this time the Chairman pointed out to Mr. Swaffield comments made by the Building Department stating that they do not recommend approval of setbacks less than .6 meters including overhangs. Mr. Swaffield was told that anything closer than .6 meters would have to be constructed of noncombustible material and it was recommended that the overhang be cut back to the two foot mark.

Mr. Swaffield agreed to this and stated that if he has to cut the roof overhang back to two feet he will accept that and he will have to redesign his roof line.

There was no opposition expressed to this application.

ITEM #4 - R. AND N. BAILLIE
2620 AUBURN PLACE
SUBJECT: RELAXATION OF SLOPE SETBACK REQUIREMENTS.

Mr. Baillie appeared before the Board of Variance to request relaxation of the slope setback requirements to allow him to build a sundeck to 11.65 meters from the slope setback. He said at the present time, they have a sundeck leading out from their dining area and if they cannot have a sundeck they will have to build a total of eight stairs directly off the sliding doors down to the ground level. He stated for safety reasons as well as for convenience, he thought a deck would be better. The deck would be approximately 30 inches high at the north end of the property to 5.5 feet high at the midpoint of the house. It will extend 11 feet out from the house and therefore will encroach into the 15 meter setback. Mr. Baillie stated he has submitted an Engineer's report to the Chief Building Inspector for his approval.

Mr. Baillie stated he spoke to his neighbour directly to the north and he had no objections to this application.

Board of Variance
Tuesday, June 3, 1986

A member of the audience asked if a ruling on this application would affect the other properties in the area and would their's be allowed as well. He was informed that each application was dealt with on its own merits and no precedents were set by Board of Variance decisions.

There was no opposition expressed to this application.

ITEM #5 - W. LEE
623 MIDVALE STREET
SUBJECT: RELAXATION OF REAR YARD SETBACK REQUIREMENTS.

Mr. Lee appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow him to build an addition to his home to provide for a study room and downstairs storage room. This addition would come to within 15.6 feet of the rear yard property line. Mr. Lee stated that he requires this extra space as he has two children as well as his parents-in-law living with him at the present time.

Mr. Lee stated he has talked to his neighbours across Winslow and they have no objections to the application.

There was no opposition expressed to this application.

ITEM #6 - R. AND J. ADAMS
841 JARVIS STREET
SUBJECT: RELAXATION OF FRONT & SIDE YARD SETBACK REQUIREMENTS

There was no one in attendance to speak to this application and it was tabled to the next meeting.

ITEM #7 - W. AND D. FERGUSON
711 LINTON STREET
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS.

Mr. Ferguson appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to build a two car garage two feet from the side property line.

Mr. Ferguson stated he wanted to build a garage to give him security from vandalism as well as protection for his vehicles from the weather. There is no access from the rear of his property and this would be the best location for him.

The comments of the Building Department were read out to Mr. Ferguson wherein they state that they do not recommend approval of setbacks less than two feet from the property line, including overhang.

It was suggested to Mr. Ferguson that he move his garage over to three feet from the property line which would allow him a one foot overhang. Mr. Ferguson agreed that he would amend his application and request relaxation to three feet from the side property line.

Mr. Ferguson was asked why he could not move his garage to the back of the property and keep it four feet from the side and rear property lines. He stated that the cost to build a driveway to the back would be very expensive and as well, it would be difficult for him to clean off a very long driveway in the winter when it snows.

Board of Variance
Tuesday, June 3, 1986

Mr. Ferguson stated he had personally delivered letters to his neighbours with regard to this application and had received no objections to his request.

There was no opposition expressed to this application.

CONCLUSIONS

1. R. and R. Claydon.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, side yard setback relaxed to 2.9 feet.

CARRIED UNANIMOUSLY

2. P. and P. Veljacic.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

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

CARRIED UNANIMOUSLY

3. K. and H. Swaffield.

MOVED BY MS. ADAMS
SECONDED BY MR. BENNETT

That this appeal be allowed with a two foot setback including overhang.

CARRIED UNANIMOUSLY

4. R. and N. Baillie.

MOVED BY MS. ADAMS
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is, slope setback requirements relaxed to 11.65 meters subject to acceptance by the Chief Building Inspector of the report of a Professional Engineer regarding this property.

CARRIED UNANIMOUSLY

5. W. Lee.

MOVED BY MR. BENNETT
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is, rear yard setback relaxed to 15.6 feet.

CARRIED UNANIMOUSLY

Board of Variance
Tuesday, June 3, 1986

7. W. and D. Ferguson.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed and side yard setback be relaxed to 3 feet from the side property line.

CARRIED

The Acting Chairman, J. Petrie, registered opposition.

The Acting Chairman declared the meeting adjourned at 8:30
p.m.

ACTING CHAIRMAN

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE - JUNE 3, 1986

ITEMS #1 - #3

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

ITEM #4

The westerly property line of this property is basically coincidental with the crest of the slope down into the Scott Creek Ravine. At the time the subdivision was created, it was determined by the applicants at that time, that the degree of slope was in excess of 30°, therefore a 15 metre setback was imposed on these lots.

This applicant has supplied a report by a professional engineer which recommends structures may be sited as close as 10 metres from the top of the slope along the west side of the lot. The Planning Department has no objection to this appeal subject to the acceptance by the Chief Building Inspector of the report of the professional engineer.

ITEMS #5 - #7

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

Respectfully submitted,



Ken McLaren
Development Control Technician

KM/je

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: SANDRA AIKENHEAD

DEPARTMENT: ADMINISTRATION

DATE: 1986 06 03

FROM: TED SPOONER


DEPARTMENT: INSPECTION &
LICENCE

YOUR FILE:

SUBJECT: BUILDING DEPARTMENT COMMENT TO THE 86 06 03 BOARD OF
VARIANCE MEETING

OUR FILE:

- Item # 1 & #2 The Building Department has no objection to these appeals as the Building by-law does not appear to be involved.
- Item #3 The Building Department does not recommend approval of setbacks less than .6 meters (2'0") including overhangs.
- Item #4, 5, 6 &
7 The Building Department has no objection to these appeals as the Building by-law does not appear to be involved.
- Item #7A The Building Department does not recommend approval of setbacks less than .6 (2"0") including overhangs.



C.E. (Ted Spooner)
Building Inspector

CES/jmcb

(Item #1)

June. 3, 1986

To Whom It May Concern:

I, Wayne and/or Olga McDonald, do not object, in any way, to my neighbours at 800 Regan Avenue, extending the roof line of their existing roof over their sundeck.

I am aware that the structure will be within the six foot allowable allowance.

Yours truly,

Olga McDonald

JUNE 2 - 1986

DISTRICT OF COQUITLAM

COQUITLAM - B.C.

Item #2

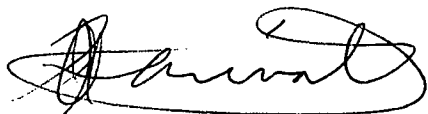
DEAR SIRS,

I AM THE OWNER OF THE HOUSE LOCATED AT 825 BLUE MOUNTAIN ST, ADJACENT TO 823 BLUE MOUNTAIN ST.

RECENTLY I RECEIVED A LETTER TO ATTEND A HEARING WITH REGARDS TO A BACK PORCH THAT THE OWNER OF 823 BLUE MOUNTAIN ST. HAD BUILT, APPARENTLY 18 INCHES TOO CLOSE TO THE PROPERTY LINE DIVIDING OUR HOUSES.

IT IS THE PURPOSE OF THIS LETTER TO MAKE CLEAR THAT NEITHER MYSELF OR MY WIFE WILL SUPPORT ANY PROPOSAL TO HAVE OUR NEIGHBORS DISMANTEL THEIR NICE LOOKING PORCH FOR ~~FOR~~ THIS SMALL TRANSGRESSION.

THANK YOU



JORGE F. AREVALO
OWNER

B. Arevalo

BARBARA AREVALO
OWNER.

May 31 / 86

/ T.E.M. #2

Ms Sandra Aikhead
Deputy Municipal Clerk.
District of Coquitlam
1111 Burnetts Ave
V3K 1E9

Re: Board of Variance -
823 Blue Mountain St

Dear Ms Aikhead

I am unable to attend the meeting mentioned in your letter of May 20, 1986. Therefore I wish to say that I have discussed the matter of your letter regarding the property at 823 Blue Mountain St. with my neighbour Mr. Ken Phillips. I wish it to go on record that I concur with Mr Phillips presentation. I regret that I am unable to attend the meeting to express my opinion in person.

Yours Truly,

Bill Kettinger.

818 KEVIN ST

COQUITLAM B.C.

V3J 4W7

936-2292

ITEM #3

13 MAY 86

I HAVE NO OBJECTIONS TO THE CARPORT
PLANNED FOR THE WEST SIDE OF 2448
LATIMER AVE, COQUITLAM.

[Signature]

2438 LATIMER

[Signature]
2437 LATIMER

[Signature]

2447 LATIMER.

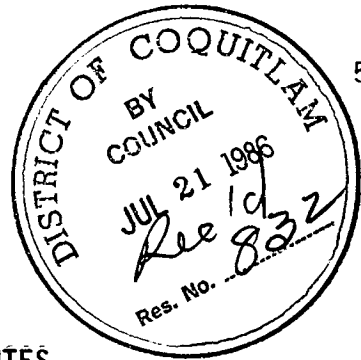
W. Berr

2447 TOLMIE

[Signature]

~~***~~ ~~*****~~

Tuesday, July 8, 1986
Board of Variance - 7:00 p.m.



504

BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, July 8, 1986 at 7:00 p.m.

Members present were:

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

Staff present were:

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

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

REPORT FROM THE BUILDING DEPARTMENT

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

ITEM #1 - R. AND J. ADAMS
841 JARVIS STREET
SUBJECT: RELAXATION OF FRONT YARD AND SIDE YARD SETBACK REQUIREMENTS.

Mr. Adams appeared before the Board of Variance to request relaxation of the front yard setback requirements to 12 feet from the front property line and side yard setback requirements to 3 feet from the side property line. Mr. Adams stated he has an existing sundeck which extends out the front of his house and he wishes to build a carport and a sundeck extending out to 12 feet from the front property line. He presently has no carport and he stated that there is no lane at the rear of his property. He has no access to his rear yard as his house is only 8 feet from the side property line on the one side and he has a 20 inch fireplace that intrudes into this 8 foot setback, not leaving enough room to drive a car through to the back.

There was no opposition expressed to this application.

Board of Variance
Tuesday, July 8, 1986

ITEM #2 - W. AND E. SPROTT
657 CYPRESS STREET
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS.

Mrs. Sprott appeared before the Board of Variance to request relaxation of the front yard setback requirements to 12 feet from the front property line to allow them to build a carport at the front of their home.

Mrs. Sprott stated that as their house is built on peat, it had sunk and they had to raise their home and level it off. When this was completed, the carport was still on a slant so they closed the carport in, levelled off the floors and made a family room out of it. She stated they would like to put a carport out the front of their home which would come to 12 feet from the front property line.

Mrs. Sprott stated that the neighbour to their left gave them verbal approval to go ahead with this carport but that he would not put this in writing. She had letters she submitted to the Board from three other neighbours at 650 Cypress Street, 1910 Foster Avenue and 1980 Foster Avenue. These letters are attached hereto and form a part of these minutes.

There was no opposition expressed to this application.

ITEM #3 - D. AND D POTTER
826 GATENSBURY STREET
SUBJECT: RELAXATION OF EXTERIOR SIDE YARD SETBACK REQUIREMENTS

Mr. Potter appeared before the Board of Variance to request relaxation of the exterior side yard setback requirements to allow him to build a sundeck that would come to 5' 10" from the exterior side yard property line.

He stated this sundeck would be their only access to the kitchen from that side of the house and he would like a level access so his wife would not have to go up and down the stairs. He also stated that the sundeck would be 12 feet in width and 10 feet in depth. It would be approximately 34 inches above grade.

There was no opposition expressed to this application.

ITEM #4 - ANDELL ENTERPRISES LTD.
1067 SPAR DRIVE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. Gary Anderson of Andell Enterprises Ltd. appeared before the Board of Variance to request relaxation of the side yard setback requirements to 5' 8" from the side property line.

He stated they had jogged the foundation to make it six feet from the property line but was not aware that you couldn't cantilever a living over this. The wall is four inches too close at the one corner but only for 14" as it runs off at an angle.

There was no opposition expressed to this application.

ITEM #5 - J. P. VIEIRA
807 ROBINSON STREET
SUBJECT: RELAXATION OF FENCE HEIGHT REQUIREMENTS

Mrs. Vieira appeared before the Board of Variance to request relaxation of fence height requirements to allow them to retain a fence they have built which is five feet in height along the front of their property.

Board of Variance
Tuesday, July 8, 1986

Mrs. Vieira stated they had built a fence around the sides and rear of their yard which is five feet in height. He assumed that the height for the front fence would be the same and they were almost finished building it when a Building Inspector came by one day and told them that they would either have to take it down or go to the Board of Variance because it was over height.

Mrs. Vieira presented pictures to the Board showing the fence and their driveway and the distance of the fence from the roadway.

She stated they are next door to a corner store and before they built the fence they had the kids from the local elementary school and junior secondary school congregating in their front yard and dropping their garbage all over the yard. With a four foot high fence she felt the problem would not be solved and they therefore built a fence that was five feet in height.

Members of the Board expressed concern with regard to the visibility factor of cars accessing and egressing the Vieira driveway on to Robinson Street as it is a busy collector street.

Mrs. Vieira assured the Board that the present opening they have in their fence for their driveway will not change, they will only be adding brick posts on each side of the driveway and the opening will remain as wide as it presently is.

Mrs. Vieira stated she has talked to the neighbour to the north and he had no objection to this fence.

There was no opposition expressed to this application.

ITEM #6 - MOLNAR CONSTRUCTION LTD.
603 CLEARWATER WAY
SUBJECT: RELAXATION OF REAR YARD SETBACK REQUIREMENTS

Mr. Albert Meyer, representing Molnar Construction, appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow them to construct this home 18 feet from the rear property line.

Mr. Meyer stated that the purchaser is an MS victim and requires a lap pool for exercise and a bungalow with no steps. To provide the necessary 4 foot apron around the pool, a corner of the building protrudes into the rear yard setback by 2 feet at one end only.

There was no opposition expressed to this application

ITEM #7 - HONKONEN CONSTRUCTION LTD.
GOLDSTREAM CRESCENT (SEE MAP ATTACHED TO APPLICATION)
SUBJECT: RELAXATION OF SITE COVERAGE REQUIREMENTS.

Mr. Romeo De Pietra, representing Honkonen Construction, appeared before the Board of Variance to request relaxation of the site coverage requirements to 38.4% of the lot coverage.

Mr. De Pietra stated that the house has been sold to a handicapped person who is in a wheelchair and the house has been custom designed for him. However, because he requires a larger garage, larger door openings and larger bathroom, the house exceeds the site coverage requirements 3.4%. He stated the house is 1,590 square feet with 280 square feet garage. 35% site coverage would only give them 1,702 square feet.

On a question from the Board, Mr. De Pietra stated that his client did not wish to locate in an RS-1 zone because of the cost factor and, as well, because of the maintenance of a larger lot which would be extremely difficult for him as he is in a wheelchair.

There was no opposition expressed to this application.

CONCLUSIONS

1. R. and J. Adams.

MOVED BY MS. ADAMS
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is, front yard setback relaxed to 12 feet.

MOTION LOST

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

2. W. and E. Sprott.

MOVED BY MR. FARION
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, front yard setback relaxed to 12 feet.

CARRIED UNANIMOUSLY

3. D. and D. Potter.

MOVED BY MR. BENNETT
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is, exterior side yard setback relaxed to 5'10".

CARRIED UNANIMOUSLY

4. Andell Enterprises Ltd.

MOVED BY MR. FARION
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is, side yard setback relaxed to 1.68 meters.

CARRIED UNANIMOUSLY

5. J. P. Vieira.

MOVED BY MR. BENNETT
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is, fence height requirements relaxed to 5 feet.

CARRIED UNANIMOUSLY

6. Molnar Construction Ltd.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

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

CARRIED UNANIMOUSLY

Board of Variance
Tuesday, July 8, 1986

7. Honkonen Construction Ltd.

MOVED BY MR. FARION
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, site coverage relaxed to 38.4%; all subject to this subdivision being registered and the dimensions of this lot remaining the same.

CARRIED UNANIMOUSLY

REPORT OF CHIEF BUILDING INSPECTOR - REQUIREMENT FOR SURVEY

The Chief Building Inspector, in a memo dated April 21, 1986, proposed that a requirement be added to the Board of Variance application process for a survey for each application.

After some discussion, the Chief Building Inspector's report was received for information and no further action was taken.

ADJOURNMENT

The Chairman declared the Board of Variance meeting adjourned at 8:45 p.m.

CHAIRMAN

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE, TUESDAY, JULY 8, 1986

ITEMS #1 TO #3

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

ITEM #4

168
1702
The Building Department can provide background as to the construction activities being carried out by the applicant. In regards to Planning Department matters, I can advise that the site lies within sensitive lands and the applicant presently holds a valid conservation permit to allow the construction of the overall single-family dwelling. Given the fact that geotechnical reports have been accepted in regards to the house construction in general, the Planning Department would see the proposed cantilevering into the side yard setback as being a local issue and therefore expresses no opposition to the proposed appeal.

ITEM #5

Robinson Street is presently classed as a "collector" street on the Community Plan Map. The significance of a collector street is that it normally has traffic volumes which are significantly higher than local side streets. Consequently, the Board may want to give consideration to any question of possible liability in their review of this request. Otherwise, the Planning Department would consider this to be a local issue.

ITEMS #6 & #7

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

NM/cr

Respectfully submitted,

Neil Maxwell

Neil Maxwell
Planning Assistant

Cogitlan July 8. 86

To

/H.R.#2

Municipality of
Cogitlan;

We do not
object to the
Spratt's putting
a carport on
their driveway.

Eli Garsen

1980 Foster Ave

Cogitlan BC

V3J 2N6

650, Cypress Street
Egyptian B.E. ^{17 km #2}

7th July 1986

To: The Board of Variance,

I have
no objection to Mrs Mrs W. Spott
657, Cypress St. Egyptian, building
a small ramp to the front of
their house as per the plan.

Mrs M. Benvenuto

4th July 1956 1910 Foster Ave / TERN #2
Coquitlam B.C.

To: The Board of Variance.

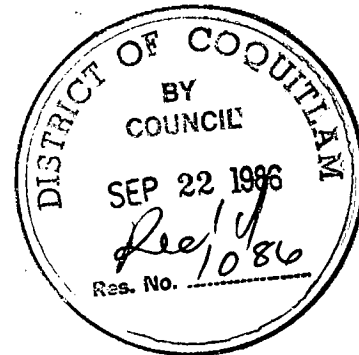
I have
no objection to Mr & Mrs. W. H. Hott
657, Cypress Street, Coquitlam B.C.
building a small verandah, as per
plan, to the front of their home.
Morice Di Robina

BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Wednesday, September 3, 1986 at 7:00 p.m.

Members present were:

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



Staff present were:

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

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

REPORT FROM THE BUILDING DEPARTMENT

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

REPORT FROM THE PLANNING DEPARTMENT

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

ITEM #2 - E. & E. KAUPPILA
3195 MARINER WAY
SUBJECT: RELAXATION OF FRONT AND SIDE YARD SETBACK REQUIREMENTS.

Mr. Kauppila's son appeared before the hearing requesting the relaxation of the front yard setback requirements to 15' and side yard setback requirement to 2' in order that his father could build a carport at the front of his home. Mr. Kauppila is a paraplegic and requires a covered area to enter and leave his car. He uses a board to slide from his wheelchair into the car and when the weather is rainy, it is very difficult for him to get in and out of his vehicle when it is not under covered parking. As well, Mrs. Kauppila does not drive and her health does not permit her to physically help Mr. Kauppila in and out of the vehicle.

On a question from the Board, Mr. Kauppila replied that yes, his father did plan to stay in this home for some time. It has been outfitted by the W.C.B. for a paraplegic.

Mr. Howatt of 3198 Mariner Way appeared before the hearing and informed them that he lives across the street from Mr. Kauppila. He has no objections to this application as long as it is built to local building standards by a contractor.

There was no opposition expressed to this application.

Continued...

Board of Variance
Wednesday, September 3, 1986

ITEM #3 - S. PANNELL
3155 TORY AVENUE
SUBJECT: RELAXATION OF REAR YARD SETBACK REQUIREMENTS

Mr. Pannell appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow him to build his deck 6'6" from the rear property line. He stated the existing deck on the house was extremely small and he wished to make it a little larger in order to put a table and chairs on the deck and enjoy it. He stated that he has had an operation for five bypasses, and has had two heart attacks. He finds it extremely difficult to climb stairs and would prefer to have the outside living area on the same level as the main floor of his home. As well, the property at the rear of his home is steeply sloped to the school property. There are only playing fields behind him. Because of the steep slope, his property in his rear yard is not usable and therefore the deck was more practical.

Mr. Robert Clark of 3153 Tory Avenue appeared before the Board of Variance and stated that he lives to the east and immediately next door of Mr. Pannell. He has no objections to this deck being extended to the size Mr. Pannell has requested. It would not obstruct his view and there is no one behind him but the school property. He stated that he could attest to the fact that Mr. Pannell is not in good health and does enjoy sitting on his larger balcony.

There was no opposition expressed to this application.

ITEM #4 - R. & M. CARMICHAEL
890 BAKER DRIVE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

This item was withdrawn at the request of the applicant by way of a letter dated August 20, 1986.

ITEM #5 - A. & L. MATSUMOTO
253 ROSSMORE COURT
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS

Mr. Alan Matsumoto appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow him to build a garage 5.8 metres from the front property line. Mr. Matsumoto submitted a letter to the board in support of his submission. A copy of that letter is attached to and forms part of these minutes.

Mr. Matsumoto also submitted to the Board in support of his application letters signed by his neighbours at 257 Rossmore Court, 256 Rossmore Court and 249 Rossmore Court. These letters state that they have no objections to this application, and a copy of said letters are attached hereto and forms part of these minutes.

On a question from the Board, Mr. Matsumoto stated he did not wish to place the garage behind his house as his back yard is extremely small and as well, is terraced.

There was no opposition expressed to this application.

ITEMS #8 AND #9
WERRA ENTERPRISES LTD.
LOTS 28 AND 29 MICHIGAN STREET
SUBJECT: RELAXATION OF REAR AND SIDE YARD SETBACK REQUIREMENTS

Mr. Jeff Hennig, representing Werra Enterprises Ltd. appeared before the Board of Variance to request relaxation of the rear yard setback requirements on Lot 28 to 5.12 metres at the north-west corner of the proposed home. The intrusion into the rear yard setback would only

Continued...

Board of Variance
Wednesday, September 3, 1986

be for a matter of 3'3" and then the rear property line angles away to give him the required 6 metre setback. He stated that in order to keep up the appearance of the homes in the subdivision and to make this aesthetically pleasing, they would require this otherwise there would have to be a jog in the rear wall. Mr. Hennig stated that the home would be 1250 square feet on the main floor with a double garage.

Mr. Hennig requested relaxation of the side yard setback requirements on Lot 29 to 1.46 metres from the property line. He stated that as this property line also is at an angle, the house is situated on the property the required distance away except for the last 12½' on the north-west corner where the property line slants in to a point where it is 1.46 metres from the side property line.

There was no opposition expressed to this application.

ITEM #10 MR. SANCHEZ
606 LANGSIDE AVENUE
SUBJECT: RELAXATION OF FENCE HEIGHT REQUIREMENTS

Mrs. Jody Sanchez appeared on behalf of her mother-in-law and requested relaxation of the fence height requirements to allow them to build a fence 7' in height from the front face of their building to their property line. She stated this fence would be on the westerly boundary of their property line between them and the Burquitlam Park. The fence would run from the front property line to the rear property line and across the back of the house. It would be 6' in height solid-board plus a 1' lattice work.

She stated that this would provide them with some privacy from passers-by using the walkway and the park. Presently it is a disturbance to them and their dogs with the people walking by and playing baseball and soccer next to their property. She stated they have problems with children teasing their dogs and golf balls and soccer balls landing in their yard.

There was no opposition expressed to this application.

ITEM #6 - LILLIAN YZERMAN
677 GATENSBURY AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. R. Yzerman appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to build 0' from the side yard property line next to the lane. He stated that his daughter is living in his home and is expecting another child, and that they would like to build an addition. This addition would come right up to the lane allowance. The lane allowance has a sewer line through it serving one dwelling to the rear of their home. It is not an open lane way and vehicles do not travel on it.

Mrs. E. Sundstrom of 1388 Cambridge Street informed the meeting that she lives directly behind the subject property and was concerned that Mr. Yzerman was planning to do away with the lane because at the present time she does have access to Gatensbury from her property which her children use to go to school. She stated that she was concerned that a ditch has been dug parallel to her fence where the footings would go for the proposed addition, and she was very concerned as to exactly where this addition was going to be situated.

Mr. Yzerman said he dug the ditch looking for the sewer connection. He has dismantled the existing sundeck which was definitely encroaching on the lane allowance and he wants to construct the new addition which would be two stories in height just up to the lane allowance but not over the lane allowance.

Continued...

Board of Variance
Wednesday, September 3, 1986

Mr. L. Morse of 1384 Cambridge Avenue stated he was representing himself and his mother who lives next door to him. He informed the meeting there was more than one sewer line that goes through this lane and it is also used as a walkway by his son and grandson. He has no objection if Mr. Yzerman builds the addition up to the lane, but he would like to see a fence along the property line, as Mr. Yzerman's daughter has a dog that goes after anyone who walks through the lane.

There was no further opposition expressed to this application.

ITEM #7 - A. & D. STRACHEN
1031 HIBBARD AVENUE
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS

Mr. and Mrs. Strachen did not appear at the meeting and therefore this item was not dealt with. However, surrounding property owners did appear and this item was explained to them. Mr. Dahlberg of 1027 Hibbard Avenue asked to see what had been planned, and another neighbour also requested information on this matter. They were shown the plans, but it was also explained to them that the application would not be dealt with as no one was in attendance to discuss it.

ITEM #1 - MOLNAR CONSTRUCTION
659 MONTE PLACE
SUBJECT: RELAXATION OF EXTERIOR SIDE YARD SETBACK REQUIREMENTS

This application was the subject of a "drive-by" in late July by the members of the Board of Variance. As there were no other applications pending, and as the Board had recessed for the summer, the chairman requested that the members of the Board do a "drive-by" on the noted property as construction of the dwelling had been halted by our Building Department until a decision was reached by the Board of Variance.

The request was for relaxation of exterior side yard setback requirements to 3.65 metres from the exterior side yard property line.

Surrounding property owners were advised by hand-delivered letters, and requested to sign same and return that they had no objections to this application. These letters were received by the Clerk's Department and no objections were received.

All members of the Board then responded to the Clerk's Department stating they were in favor of allowing this application.

CONCLUSIONS

1. Molnar Construction

MOVED BY MS. ADAMS
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, exterior side yard setback relaxed to 3.65 metres and the previous decision of the Board of Variance be ratified.

CARRIED UNANIMOUSLY

2. E. & E. Kauppila

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is, front yard setback relaxed to 15', and side yard setback relaxed to 2'.

CARRIED UNANIMOUSLY

Continued...

Board of Variance
Wednesday, September 3, 1986

3. S.A. Pannell

MOVED BY MR. FARION
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, rear yard setback relaxed to 6.5'.

CARRIED UNANIMOUSLY

5. A. & L. Matsumoto

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, front yard setback relaxed to 5.8 metres

CARRIED UNANIMOUSLY

6. L. Yzerman

MOVED BY MR. BENNETT
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is, side yard setback relaxed to 0'.

CARRIED UNANIMOUSLY

8. Werra Enterprises Ltd.

MOVED BY MS. ADAMS
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is, rear yard setback relaxed to 5.12 metres.

CARRIED UNANIMOUSLY

9. Werra Enterprises Ltd.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, side yard setback relaxed to 1.46 metres.

CARRIED UNANIMOUSLY

10. E. Sanchez

MOVED BY MR. BENNETT
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is, fence height requirements relaxed to allow fence to height of 7'.

CARRIED UNANIMOUSLY

ADJOURNMENT

The Board of Variance meeting adjourned at 8:30 p.m.

CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: SANDRA AIKENHEAD

DEPARTMENT: ADMINISTRATION

DATE: 1986 09 03

FROM: TED SPOONER

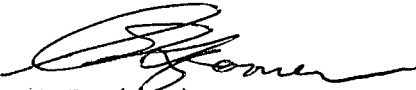
DEPARTMENT: INSPECTION &
LICENCE

YOUR FILE:

SUBJECT: BUILDING DEPARTMENT COMMENTS TO THE 86 09 03
BOARD OF VARIANCE MEETING

OUR FILE:

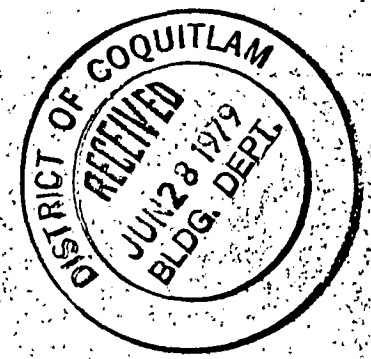
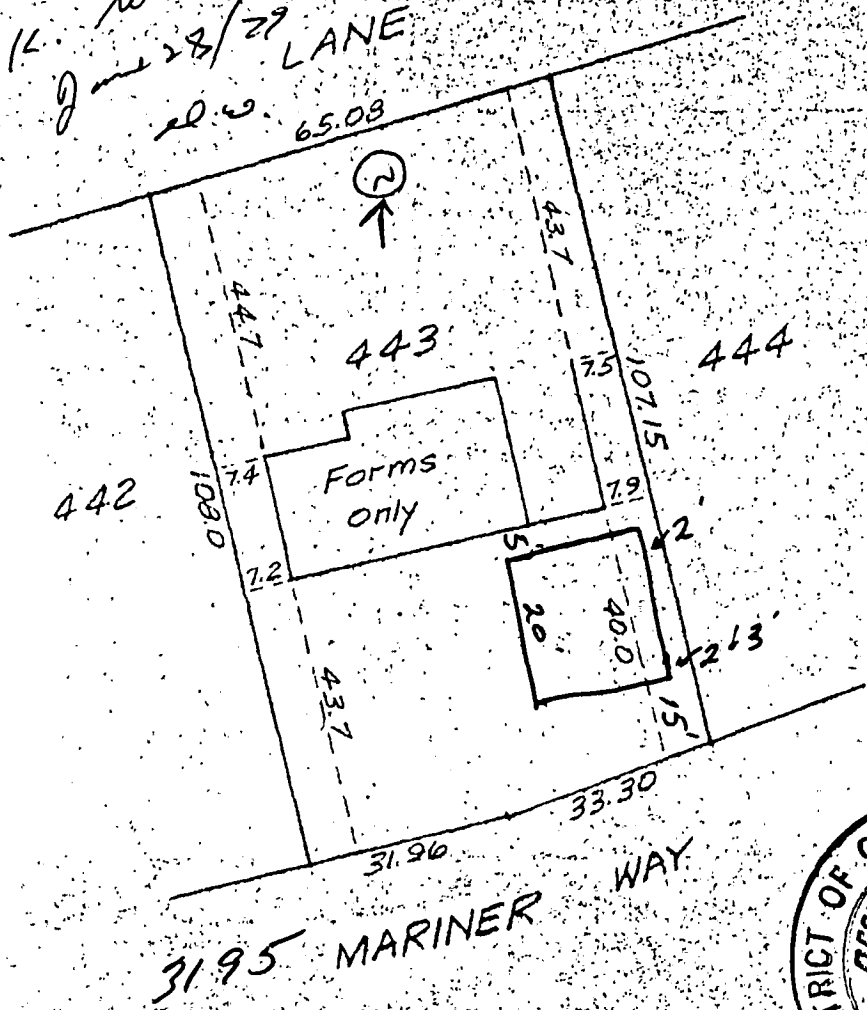
- ITEM #1: The Building Department has no objection to this appeal as the Building by-law does not appear to be involved.
- ITEM #2: The Building Department has no objection to this appeal. However, as shown on the attached survey the application should be changed to request relaxation to 15' front yard and 2' side yard including overhangs.
- ITEM #3: The Building Department has no objection to this appeal. However, the application should be changed to request relaxation to 6'6" from rear yard.
- ITEMS #4,5,6 The Building Department has no objection to these appeals as the Building By-law does not appear to be involved.
- ITEM #7: The Building Department has no objection to this appeal. However, the applicants submitted site plan should be changed to show the offset from the house as 3.7' instead of 4'.0" to allow for the required 6'0" side yard setback.
- ITEMS #8,9,10 The Building Department has no objection to these appeals as the Building By-law does not appear to be involved.


C.E. (Ted) Spooner
Building Inspector

CES/jmcb
attach

PLAN SHOWING
 POSITION OF FORMS ON 3195 MARINER
 LOT 443 DISTRICT LOT 373 # 6260
 GROUP ONE NEW WESTMINSTER DISTRICT PLAN 47346
 Scale 1 inch = 30 feet

OK. to Paul
 June 28/79
 e.l.w.



Certified correct this 27th day of
 June 1979

Robert W. Paul
 B.C. Land Surveyor.

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

VERNON C. GOUDAL & ASSOCIATES
 BRITISH COLUMBIA LAND SURVEYORS
 2559 SHAUGHNESSY ST.,
 PORT COQUITLAM, B.C. V3C 3G3
 TELEPHONE: 942-8616

104-54

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING

SEPTEMBER 3, 1986

ITEMS #1 TO #5

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

ITEM #6

This application appears to be for relaxation of a side yard setback from 6 feet to 0 feet. The plan, however, shows the proposed addition crossing the property line into what is a dedicated portion of lane allowance. If the Board approves this appeal to 0 feet, we would request that it be on the condition that no part of the building or foundation therefore will encroach into the lane allowance.

ITEMS #7 TO #9

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

ITEM #10

The plan attached to this appeal appears to indicate a seven-foot fence, six feet of solid fence and one foot of lattice. The Planning Department has no objection to this appeal.

Respectfully submitted



Ken McLaren
Development Control Technician

KM/cr

Item # 5

NATURE OF UNDUE HARDSHIP

Submitted by Alan G. Matsumoto

253 Rossmore Court

Coquitlam, B.C. V3K 5H2 Phone: 936-8309

I wish to build a double garage addition to the front of my house but I require a relaxation of setback distance for one corner, from 7.62 m to 5.80 m. Most of my frontage is indented by the arc of Rossmore Court cul-de-sac. The house was built on the required setback line measured from the greatest part of the cul-de-sac, resulting in a long driveway to the street and leaving but a roughly triangular-shaped area of buildable space in front of the house. Please also see the attached copy of lot plans in my neighbourhood.

Further, the greatly set back house situated on an otherwise normal sized lot left quite a small back yard. Because of this, I wouldn't want to further diminish this important living space by locating the garage behind my house. It is my desire to try to better utilise the awkward space in front of my house.

Neighbours on all sides of my house have double garages or at least double carports, and they have the free capability (spacewise) to make improvements as I wish to make here. Although a remote likelihood at this time, I may eventually find myself in the position of selling my house, and I would want it to be comparable in features with the surrounding houses. At the very least, I wish to be competitive in the trend of newer houses which almost exclusively have attached double garages.

I feel it's important to state that I am proposing only the minimal floor size for my garage. Only one corner of the proposed improvement lands within the setback boundary and

it will be relatively low in profile. It's roofline will be lower than the adjoining neighbour's (south) carport roof, and my proposed addition will still be set back further than the neighbour's structure. Because of this, the proposed addition will not affect the sightlines or the view of any of my neighbours.

I hope that I have given above all the information you may require to see my position, however if further presentation is required on this important request, I will be glad to respond.

Item 5

TO: THE COQUITLAM BOARD OF VARIANCE

RE: 253 Rossmore Court
Coquitlam, B.C.
Relaxation of Setback.

I have examined the drawings of the proposed garage addition which my neighbour, Alan Matsumoto of 253 Rossmore Court, is planning. Regarding the subject under question in this application, I understand the extent to which the corner portion will project into the regulation setback space.

I have no objections to raise against the application.

SIGNED: *N. Spence Kelly Decker*

Address: 249 Rossmore Crd.
Coquitlam
V3K 5H2.

Date: Aug. 23 / 86.

POSTSCRIPT COMMENTS:

ITEM 5

TO: THE BOARD OF VARIANCE

RE: 253 Rossmore Court
Coquitlam, B.C.
Relaxation of Setback.

I have examined the drawings of the proposed addition which my neighbour, Alan Matsumoto of 253 Rossmore Court, is planning. I understand the extent of projection into setback space as questioned in the application.

I have no objections to raise against the application.

SIGNED: *John Tamm*
Address: 256 ROSSMORE CT
COQ. BC.
Date: 22 Aug 1986

Item 5

TO: THE COQUITLAM BOARD OF VARIANCE

RE: 253 Rossmore Court
Coquitlam, B.C.
Relaxation of Setback.

I have examined the drawings of the proposed garage addition which my neighbour, Alan Matsumoto of 253 Rossmore Court, is planning. Regarding the subject under question in this application, I understand the extent to which the corner portion will project into the regulation setback space.

I have no objections to raise against the application.

SIGNED: *L. F. Bailey (AL Bailey)*

Address: 257 Rossmore
Court Coquitlam
V3K 5H2

Date: Aug 21 / 86

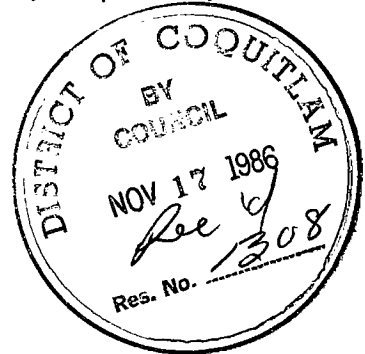
Tuesday, October 28, 1986
Board of Variance - 7:00 p.m.

BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, October 28, 1986 at 7:00 p.m.

Members present were:

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



Staff present were:

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

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

REPORT FROM THE BUILDING DEPARTMENT

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

REPORT FROM THE PLANNING DEPARTMENT

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

ITEM #1 - A. AND D. STRACHAN
1031 HIBBARD AVENUE
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS.

Mr. and Mrs. Strachan's daughter appeared on behalf of her parents.

She stated they wished to build a double garage to match the design of the house. In order to get a garage large enough to accommodate her parents' vehicles, they require a variance to 21 feet, 7 inches from the front property line.

There was no opposition expressed to this application.

Board of Variance
Tuesday, October 28, 1986

ITEM #2 - A. BAIN & J. HARRISON
1049 JAMES AVENUE
SUBJECT: RELAXATION OF FENCE HEIGHT REQUIREMENTS.

Mr. Andre Bain appeared before the Board to request relaxation of the fence height requirements to allow him to construct a fence 6 feet in height along the sides and front of his property. He stated this would be for the purpose of privacy. They live across the street and a couple of houses down from the Hell's Angels Club House and his front yard is used as a parking lot by the Hell's Angels and the customers from the Park Cafe.

During the summer months the Hell's Angels had another Club visiting them and motorcycles were parked all over Mr. Bains yard and up the road. The fence would be made of cedar and would enclose the whole front yard. Mr. Bain stated he had a letter from his neighbour stating he had no objection to this application. A copy of that letter is attached hereto and forms a part of these minutes.

There was no opposition expressed to this application.

ITEM #3 - E. AND L. LINQUIST
204 ALLARD STREET
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. Linquist appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to build to .15 meters from the side property line. He stated that he had a duplex constructed on this property and the way it was constructed because of the slope on the one side the entrance, which is located on the side, required a landing and stairs down to ground level and there was no way this could be built without intruding into the side yard setback. He stated the chimney intrudes 2 feet into the setback and the stairs have to go around this and they are 3 1/2 feet in width.

On a question from the Board, the Building Inspector stated that the plans were reversed and it showed the entrance to one side of the duplex at the front and the other side of the duplex at the opposite side of the property. The applicant stated that he had this home built for him and he had asked for side entrances on both sides. On the other side of the duplex there is no problem as the entry way is ground level and does not require a ruling from the Board of Variance. He stated he was not aware of the problem until the landing was erected and they called for final inspection.

Mr. Bill Best, representing his mother, who lives next door on the side of the property that is most affected, stated they were concerned at the closeness of this landing and stairs. He stated they have lived there for twenty years and his mothers kitchen window is less than 20 feet from the stairs and landing. People seem to be coming and going all day long, which is a disturbance to them. A fence erected there would solve a lot of the problems.

The Chairman suggested to Mr. Linquist that he give consideration to fencing along this side of the property. Mr. Linquist stated he would take that into consideration.

There was no further opposition expressed to this application.

Board of Variance
Tuesday, October 28, 1986

ITEM #4 - W. YANKO
660 AUSTIN AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mrs. Yanko appeared before the Board of Variance requesting relaxation of the side yard setback requirements to allow them to build a double garage which would come to 1 foot from the side property line on the west of their property. She stated they have purchased this property which has a home on it that has burnt and they will be reconstructing the house in the same location as it previously was and would like to place a garage next to the home. She stated they would like to have a garage as they have a 1 ton truck and a 4 door sedan, both new vehicles and they would like some protection from the weather and from vandalism.

Mr. G. Augustine of 654 Austin Avenue appeared before the Hearing and stated that he had no objections to this application. He stated he was the neighbour immediately to the west and would be the one most affected by this.

As there was sufficient room on the other side of the home to build this garage and keep within the setback requirements, Mrs. Yanko was asked why they did not build in this location. She replied that there was a patio there they did not wish to destroy.

Mr. G. McDonough of 702 Austin Avenue appeared before the meeting and stated that he was the neighbour on the east side of the property. He stated he had no objections to the plans that have been presented this evening.

The Building Inspectors comments were read out to Mrs. Yanko wherein they state they do not recommend setbacks less than .6 meters including overhang.

There was no opposition expressed to this application.

ITEM #5 - W. JOHNSON
2427 CAPE HORN AVENUE
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS

Mr. Johnson appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow him to build 2.3 feet from the front property line for the covered entry way to his home and 11.2 feet from the front property line for the addition at the side of his home.

Mr. Johnson stated he has lived in this home for 14 years. He had placed this addition at the side of his home and the covered entry way and the Building Inspector had come out and asked that he get a variance on same. The addition consists of a terrarium-greenhouse and storage area. The house is only 680 square feet so he requires extra storage area. Mr. Johnson presented the letter from his neighbour, Mr. George Boutros of 2445 Cape Horn Avenue who stated he had no objection to this addition. A copy of that letter is attached hereto and forms a part of these minutes.

Mr. Johnson stated that the house is a pre-war house and is located 3.2 feet from the front property line and this would only bring it 1 foot closer. He had to replace the porch as the old one had rotted away and because of the angle of the house it brings it closer to the road.

There was no opposition expressed to this application.

ITEM #6 - R. AND P. KLASSEN
412 SELMAN STREET
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS

Neither Mr. Klassen nor his representative appeared to speak to this application and therefore it was not dealt with.

Board of Variance
Tuesday, October 28, 1986

ITEM #7 - T. BERROW
667 COLINET STREET
SUBJECT: RELAXATION OF HEIGHT REQUIREMENTS FOR ACCESSORY BUILDINGS.

Mr. Berrow appeared before the Board of Variance to request relaxation of the maximum height requirements to 18 feet. He stated he wished to construct a garage beside his home that would hold his recreation vehicle. He stated he wished to protect it from the weather and from vandalism. He just replaced the roof of the vehicle because of water damage. In the last few years he has spent a fair amount of money to upgrade the appearance of his home and he would like to build a garage that would complement the appearance of the house. He stated he could build a garage with a flat roof and be within the height requirements however if he wishes to build a cottage roof to match his home it would come to approximately 18 feet in height.

There was no opposition expressed to this application.

ITEM #7 - N. SAUVE
316 LEBLEU STREET (974 DELESTRE AVENUE)
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS

Miss Sauve appeared before the Board of Variance to request relaxation of the front yard setback requirements to 17 feet from the front property line on LeBleu Street. She stated that her parents are in the process of subdividing this lot at 974 Delestre off of their property at 316 LeBleu Street. A copy of Miss Sauve's submission is attached hereto and forms a part of these minutes.

On a question from the Board, Miss Sauve stated that the home would be approximately 1650 square feet on one floor. Because of medical problems she has difficulty going up and down stairs at times.

After some discussion with the Board Miss Sauve agreed that she would like to position her house with a 25 foot front yard setback and reduce the rear yard setback to 12 feet from the rear property line.

She stated she has talked to her neighbours and they do not have any objections to this application.

There was no opposition expressed to this application.

CONCLUSIONS

1. A. and D. Strachan.

MOVED BY MS. BENNETT
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, front yard setback relaxed to 21 feet, 7 inches.

CARRIED UNANIMOUSLY

2. A. Bain and J. Harrison.

MOVED BY MR. FARION
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, fence height requirements relaxed to allow a 6 foot fence at the front of the property.

CARRIED UNANIMOUSLY

Board of Variance
Tuesday, October 28, 1986

3. E. and L. Linqvist.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, side yard setback relaxed to .15 meters.

CARRIED UNANIMOUSLY

4. W. Yanko.

MOVED BY MR. FARION
SECONDED BY MR. PETRIE

That this appeal be denied.

CARRIED UNANIMOUSLY

5. W. Johnson.

MOVED BY MR. PETRIE
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, front yard setback relaxed to 2.3 feet for front stairs and 11.2 feet for proposed terrarium and storage area.

CARRIED UNANIMOUSLY

7. T. Berrow.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, accessory building height requirements relaxed to 18 feet.

CARRIED UNANIMOUSLY

8. E. Sauvé.

MOVED BY MR. PETRIE
SECONDED BY MS. ADAMS

That the rear yard setback be relaxed to 12 feet and the front yard setback comply with the setback requirements.

CARRIED UNANIMOUSLY

The next meeting date was set for Tuesday, December 2, 1986 at 7:00 p.m.

ADJOURNMENT

The Chairman declared the Board of Variance meeting adjourned at 8:42 p.m.

CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: SANDRA AIKENHEAD

DEPARTMENT: ADMINISTRATION

DATE: 1986 09 03

FROM: TED SPOONER

DEPARTMENT: INSPECTION &
LICENCE

YOUR FILE:


SUBJECT: BUILDING DEPARTMENT COMMENTS TO THE 86 10 28
BOARD OF VARIANCE MEETING

OUR FILE:

ITEM #1; 2 & 3 The Building Department has no objection to these
appeals as the Building by-law does not appear
to be involved.

ITEM #4 The Building Department does not recommend approval
of setbacks less than .6 meters (2'0") including
overhang.

ITEM #5,6,7,8 The Building Department has no objection to these
appeals as the Building by-law does not appear to be
involved.



C.E. (Ted) Spooner
Building Inspector

CES/jmcb

SANDRA A.

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING

TUESDAY, OCTOBER 28, 1986

ITEMS #1, #2 AND #3

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

ITEM #4

Perhaps clarification should be requested here. The application indicates a carport but the plans indicate a garage. It appears the proposal is to add to the carport and enclose it.

ITEMS #5, #6, #7 AND #8

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

NM/KM/cr

Respectfully submitted



Kerri McLaren
Development Control Technician

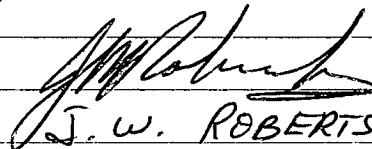
Item #2

Oct 27/86

To whom this may concern;

I James W. Robertson, owner of the house at 1053 James Ave. Coq. B.C., have no objection whatsoever of my neighbor at 1049 James Ave. Coq. building a 6' foot fence around his property.

Thank You


J.W. ROBERTSON.

GEORGE BOUTROS
2445 CAPE HORN AVE.
COQUITLAM B.C.

OCT 27/86

Item #5

TO WHOM IT MAY CONCERN:

WE BEING THE IMMEDIATE NEIGHBOUR,
HAVE A GOOD VIEW OF THE ADDITION
IN QUESTION.

NOT BEING ABLE TO ATTEND THE
MEETING, WE SEND THIS NOTE, TO SAY
THAT WE HAVE NO OBJECTION TO THE
ADDITION.

IT HAS MADE AN IMPROVEMENT TO
THE WHOLE BUILDING AND NEIGHBOURHOOD.

~~George~~

ITEM #8

After two years of searching for an appropriate plan, I have finally found one that takes advantage of:

- a) the corner aspect of the lot
- b) use of a garage in the basement with an entrance off LeBleu Street. A driveway off Delestrie on the corner would be too dangerous and the slope of the driveway much steeper
- c) the view southward since most plans are not near view plans
- d) the appropriate square footage (1600 approximate). I can not have an upstairs bedroom because I suffer from a nerve disorder (Charcot Marie Tooth disease) which at present is mild but could get worse as I get older and thus

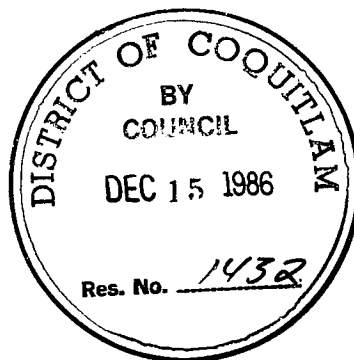
make climbing stairs both difficult and dangerous. Therefore, all bedrooms, family room, etc must be on the main floor

e) a 20 foot parking on LeBleu (which will never turn into a four lane road) would allow ample distance between the road and house even if the front footage was shortened to 17 or 20 feet. There would still be a 37-40 foot distance between the house and road.

f) I meet the side requirements with ample footage to spare. so the house will not be oversized for the lot.

Elizabeth Lawrence

421-0701



Tuesday, December 2, 1986
Board of Variance - 7:00 p.m.

BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, December 2, 1986 at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman;
Mrs. K. Adams;
Mr. J. Bennett;
Mr. J. Petrie.

Staff present were:

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

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

REPORT FROM THE BUILDING DEPARTMENT

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

REPORT FROM THE PLANNING DEPARTMENT

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

ITEM #1 - R. AND P. KLASSEN
412 SELMAN STREET
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS.

Mr. R. Klassen appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow him to build 16.5 feet from the front property line. He explained to the Board that his lot is located partially in a cul-de-sac. His house is sited 32 feet back from the street on the portion of the lot that does not have a curve. Where the cul-de-sac curves in the one corner of his garage will be 16.5 feet from the front property line. He stated if he must abide by the bylaws, he would have to move the house back another 8 1/2 feet which would only give him approximately a 20 foot rear yard.

There was no opposition expressed to this application.

Board of Variance
Tuesday, December 2, 1986

ITEM #2 - JAMES SEYMOUR
1329 BRUNETTE AVENUE
SUBJECT: RELAXATION OF FENCE HEIGHT REQUIREMENTS.

Mr. Seymour appeared before the Board to request relaxation of the fence height requirements to allow him to build a fence 1.5 meters in height at the front and along the sides of his property. Mr. Seymour supplied the members of the Board with photographs showing the proposed location of the fence. He stated the contractor across the street has built a fence that is approximately 1.6 meters high across the front of his property and he would like to do the same. He stated he would like to screen off Brunette Avenue. No one lives on the ground floor of this building and the kids keep kicking the door in. This fence might prevent that.

It was explained to Mr. Seymour that in the Bylaw it states that within 6 meters of an exterior lot corner a landscaped screen, a retaining wall or both shall not exceed 1 meter in height. It was also pointed out to Mr. Seymour that the Traffic Department had concerns with a fence over 1 meter in height on the corner because of the visibility at the intersection from a traffic viewpoint. The Planning Department also objected on the basis of potential liability.

A member of the Board asked Mr. Seymour if he would consider putting up a chain link fence. He replied he did not wish to put up a chain link fence.

There was no opposition expressed to this application.

ITEM #3 - W. KOLIBA
237 BLUE MOUNTAIN STREET
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. Koliba appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to build one foot from the side property line. He explained to the Board that he presently has an accessory building in his rear yard that is situated 10 feet from the rear property line but only one foot from the side property line. The shed is 10 feet wide by 14 feet long and he would like to extend it another 14 feet down the side property line. He stated he requires this for storage of his tools and for a workshop. It would be too expensive to move the existing shed over as it is located on a concrete pad.

It was suggested to Mr. Koliba that he go across the back of his property and double his storage shed in that direction rather than down the side. He stated that yes, that was possible.

Mr. L. Pilon, son of the owner of 904 Harris Street appeared on behalf of his father. He stated that he had been concerned that this shed was going to be built closer to the lane than it presently is but according to the plans presented this evening he is not in opposition to this application.

Mr. C. Swib, owner of 235 Blue Mountain Street stated that he would prefer that Mr. Koliba keep within the bylaw requirements. He would like the addition to conform to the setback requirements.

There was no further opposition expressed to this application.

Board of Variance
Tuesday, December 2, 1986

CONCLUSIONS

1. R. Klassen.

MOVED BY MR. BENNETT
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, front yard setback relaxed to 16.5 feet.

CARRIED UNANIMOUSLY

2. J. Seymour.

MOVED BY MR. BENNETT
SECONDED BY MS. ADAMS

That this appeal be denied.

CARRIED UNANIMOUSLY

3. W. Koliba.

MOVED BY MR. PETRIE
SECONDED BY MR. BENNETT

That this appeal be denied.

CARRIED UNANIMOUSLY

NEXT MEETING DATE

The next meeting date was set for Wednesday, January 14, 1987 at 7:00 p.m.

ADJOURNMENT

The Chairman declared the Board of Variance meeting adjourned at 8:40 p.m.

CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: SANDRA AIKENHEAD DEPARTMENT: ADMINISTRATION DATE: 1986 12 01
FROM: TED SPOONER DEPARTMENT: INSPECTION & LICENCE YOUR FILE:
SUBJECT: BUILDING DEPARTMENT COMMENTS TO THE 86 12 02 BOARD OF VARIANCE MEETING OUR FILE:

ITEMS 1-3

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



C.E. (Ted) Spooner
Building Inspector

CES/jmcb

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING

TUESDAY, DECEMBER 2, 1986

ITEM #1

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

ITEM #2

The purpose of restricting fence heights within 20 feet of an exterior lot corner relates to visibility at intersections from a traffic viewpoint. I have therefore requested input regarding this fence from our Traffic Section of the Engineering Department. After viewing the potential construction and taking pictures from the stop line on adjacent Casey Street, they advise that they cannot support this appeal from a traffic viewpoint. The Planning Department would also object on the basis of potential liability.

ITEM #3

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

Respectfully submitted



Ken McLaren

Development Control Technician

KM/cr