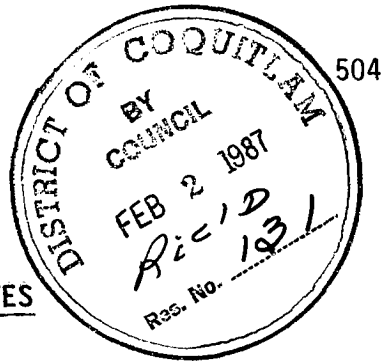


BOARD OF VARIANCE



Wednesday, January 14, 1987
Board of Variance - 7:00 p.m.



BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Wednesday, January 14, 1987 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. 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 - P. AND U. KRISHNAN
590 MIDVALE STREET
SUBJECT: RELAXATION OF EXTERIOR SIDE YARD SETBACK REQUIREMENTS

Mr. Krishnan appeared before the Board of Variance to request relaxation of the exterior side yard setback requirements to allow him to build a front porch on his house which would come to 9.9 feet from the exterior side property line.

Mr. Krishnan stated that he felt it would improve the appearance of his home if the front entrance was modified and also, the plans call for a closet in the front entry way. On a question from the Board he stated he does not presently have a coat closet at the front entry way. Basically, this would be a cosmetic change.

There was no opposition expressed to this application.

ITEM #2 - L. AND G. BOERNER
735 CLARKE ROAD
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS.

Mr. Boerner appeared before the Board to request relaxation of the side yard setback requirements to allow him to build a porch and stairs at the side of his home that would come to 3 feet from the side property line. Mr. Boerner stated that his house faces Clarke Road but as there is no stopping or parking on Clarke Road, his access is from Thompson Avenue. As the front of the house faces Clarke Road, visitors, in order to use the front entry way have to come all the way around the side from Thompson Avenue to the front on Clarke Road. He stated that this side entry has become more or less the front entry way to the home. One of his concerns was the fact that if for some reason they had to bring a wheelchair or a stretcher into the home with a 3 foot landing and stairs they would be unable to do so. However, a 4 foot wide landing and stairs gives them the required width for such a use. Mr. Boerner stated he has had to use an ambulance in the past and if one was required again it would be much faster and easier to go in this side entrance.

There was no opposition expressed to this application.

ITEM #3 - D. KOUELKA
1001 DELESTRE AVENUE
SUBJECT: RELAXATION OF FRONT YARD AND EXTERIOR SIDE YARD SETBACK REQUIREMENTS.

Mr. Koudelka appeared before the Board of Variance and requested relaxation of the front yard setback requirements to 3.2 meters from the front property line and relaxation of the exterior side yard setback requirements to 1.83 meters from the exterior side property line. He stated the house is an old home and is located too close to the exterior side and front property lines. He has torn down the old porch at the front and he wishes to close this area in to make additional room in his living room. The home is only 700 square feet and this would give him some additional living space. He is unable to add on at the rear of his home as he had planned to do when he came to the Board of Variance a year ago as the geotechnical report showed the land in that area would not support any structure.

Mr. Koudelka tabled with the Board a letter from Hardy Consulting Engineering in which they state that the front of the home is acceptable for residential construction.

Mr. Koudelka was advised of the Planning Department comments before the Meeting this evening in which they state that he will be required to get approval for this addition from the Ministry of the Environment and as well, that the Building Department in Coquitlam may require supporting geotechnical information at the time of the building permit application. Mr. Koudelka stated he was aware of this.

There was no opposition expressed to this application.

ITEM #4 - W. MALLINSON
2821 SPURAWAY AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS.

Mr. Mallinson appeared before the Board of Variance requesting relaxation of the side yard setback requirements to allow him to build 4 feet from the side property line. He stated he wished to increase the size of his bedroom as his wife is a total invalid and when she comes home from the nursing home to visit he has an extremely difficult time caring for her in the small bedroom. It is extremely difficult to navigate a wheelchair in the bedroom and as well, he wished to put in an on-suite bathroom large enough to handle a wheelchair. If this addition is allowed he would be able to bring his wife home more often from the nursing home as she would be more comfortable there.

There was no opposition expressed to this application.

ITEM #5 - W. DAVENPORT
3172 MARINER WAY
SUBJECT: RELAXATION OF SIDE AND REAR YARD SETBACK REQUIREMENTS

Mr. Davenport did not attend the meeting and therefore the Board did not deal with the application.

As there were neighbours in attendance who were concerned with this application the Board heard from them.

Mr. B. Gueldenhaar of 3170 Mariner Way appeared before the Hearing to express his concern with regard to this application. He wondered if it would be an extension of Mr. Davenport's business or is it for pleasure. He stated Mr. Davenport was in the hot tub business and he was concerned that this may be an extension of that business. There have been several additions added and it has cut down on the parking and access to his home and that is probably why he wanted to add to his parking now. The biggest part of the modification would be on the other side of the home, however, they were concerned about the two foot fence around the swimming pool. He also stated that they would like to see some drawings before they made any more comments with regard to this proposal.

Mr. R. Cehelnyckyj of 3174 Mariner Way informed the meeting that he was also concerned about this proposed addition. He had not seen any plans regarding what Mr. Davenport wishes to do with his property and he is concerned about what is presently there. It appears Mr. Davenport wishes to put in a very large carport and sundeck. As they are located on a hill it would have a great affect on their property. They are on the low side and he was concerned that it may cut off their sunlight. With a sundeck so close to his yard it would make a tunnel effect between the two homes. The deck would be quite a bit higher than his property because of the slope, possibly 12 to 15 feet higher, and he would have no privacy in his back yard. Mr. Cehelnyckyj also stated he was concerned about the aesthetics of this construction.

It was explained to these neighbours that the Board would not deal with this application until Mr. Davenport attended the meeting to present his case.

ITEM #6 - H. GARRISON
2959 SPURAWAY AVENUE
SUBJECT: RELAXATION OF ACCESSORY BUILDING AREA REQUIREMENTS.

Mr. S. Garrison appeared before the Board of Variance to request relaxation of the accessory building area requirements to allow him to construct a garage on his property that would be 83.61 square meters. He told the meeting that he had called the Municipal Hall to find out how large a garage he could have on his property and he was told 10% of his lot coverage. As his lot was over 14,000 square feet, he assumed he could have a garage of 1,400 square feet at least. He then went to Expo and purchased a building they were auctioning off. This building's measurements are 27.5 feet by 33 feet, with rounded corners which would reduce it by approximately 10 square feet per corner which would give him a total of approximately 60 square feet in excess of the bylaw which allows a maximum of 807 square feet for accessory buildings in RS-1 zoning. The garage would be placed in the rear north-east corner of the lot as close to the property line as the zoning bylaw would allow. Access would be down the east side of the property. This building would give him storage for two cars and the height of the building would be approximately 12 feet high, however, he thought that the height would appear less than that as the garage would be sunk into the ground somewhat.

Mr. Garrison stated that if he has to reduce the size of the building it would be at considerable expense and time. It would involve taking approximately 3 feet off one end of the structure.

On a question from the Board Mr. Garrison stated that he collected cars but he did not do very much work on them. He further stated that access to this garage would not be used on a daily basis. The garage would be used more as a storage area. The structure is made of vertical aluminium siding which looks like 6 inch wide strips of wood.

Mrs. D. Miller of 2957 Spuraway stated that she was concerned with regard to the size of the building, the colour and that if the Board allows it to go through, how long it would take Mr. Garrison to put this structure up. She stated it has been sitting in his carport and was quite unsightly. Mrs. Miller presented photographs of the site to the Board. This photographs are on file in the Clerk's Department. She stated she was concerned with how much longer they were going to have to look at this material piled in the driveway.

Mr. Garrison replied that the garage would be an earth colour and work would start on it first thing tomorrow if the Board allows it.

Mr. J. Kosowick of 2961 Spuraway stated that he wanted to find out the exact location of this garage and what type of driveway would Mr. Garrison be putting in. Mr. Garrison replied that he would not be putting a paved driveway in but a crushed rock driveway probably. He explained to Mr. Kosowick that he wished to put the garage up in the north easterly corner of the lot. He also stated he would like to lower that portion of the back yard, level with Mr. Kosowick's property.

Mr. Kosowick stated that he was quite concerned with what the appearance of the building would be like, it is an industrial looking building and would it be suitable for someone's backyard. He stated this was a nice residential neighbourhood and he had lived there for over 20 years and he would not want it spoiled by a large construction type building.

Mr. Garrison described the building. He stated that it would have no overhang, earth coloured vertical siding that looks like 6 inch wide wooden boards that go from the bottom to the top, 6 inch flashing around the whole building, rounded corners, and a tar and gravel flat roof.

There was no further opposition expressed to this application.

CONCLUSIONS

1. P. and U. Krishnan.

MOVED BY MR. FARION
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, exterior side yard setback relaxed to 9.9 feet.

CARRIED UNANIMOUSLY

2. L. and G. Boerner.

MOVED BY MR. BENNETT
SECONDED BY MR. FARION

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

CARRIED UNANIMOUSLY

3. D. Koudeika.

MOVED BY MR. FARION
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is, front yard setback relaxed to 3.2 meters and exterior side yard setback relaxed to 1.83 meters.

CARRIED UNANIMOUSLY

4. W. Mallinson.

MOVED BY MR. BENNETT
SECONDED BY MS. ADAMS

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

CARRIED UNANIMOUSLY

6. H. Garrison.

MOVED BY MR. PETRIE
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, area of accessory building relaxed to 83.61 square meters.

CARRIED UNANIMOUSLY

NEXT MEETING OF BOARD OF VARIANCE

The next meeting of the Board of Variance was set for Tuesday, February 24, 1987 at 7:00 p.m.

ADJOURNMENT

The Chairman declared the Board of Variance meeting adjourned at 8:20 p.m.

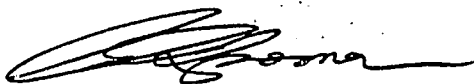
CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: SANDRA AIKENHEAD DEPARTMENT: ADMINISTRATION DATE: 1987 01 13
FROM: TED SPOONER DEPARTMENT: INSPECTION & LICENCE YOUR FILE:
SUBJECT: BUILDING DEPARTMENT COMMENTS TO THE 87 01 14 BOARD OF VARIANCE MEETING OUR FILE:

ITEMS 1-6 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, WEDNESDAY, JAN. 14, 1987

ITEM #1

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

ITEM #2

For clarification purposes, I would advise that this property has been subdivided into two lots, as shown on the attached sketch, labelled 8-3290B. Also attached is a location plan of the existing dwelling on the corner lot. Therefore, the new dwelling being constructed, and which is the subject of this appeal, would be on the new Lot 1 to the south of the existing dwelling.

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

ITEM #3

This applicant made an appeal to the Board of Variance in April of 1985 for an addition to the rear of the property. This, however, did not proceed and the new appeal is simply to close in the existing deck in front of the house. No conservation permit will be required since no construction would be taking place within sensitive lands. Furthermore, no setback from the crest of the slope is required due to the ravine being less than six meters in depth at this point.

The applicant will, however, have to secure approval of the Ministry of Environment since the existing building would not comply with the required 15-meter setback from the natural boundary of the watercourse. This is appealable to the Ministry of Environment under Section 405(2)(b) of the Zoning Bylaw.

The Chief Building Inspector may require supporting geotechnical information at the time of building permit application.

The Planning Department has no objection to this appeal.

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE, WEDNESDAY, JAN. 14, 1987

ITEM #4

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

ITEM #5

The subject property lies within sensitive lands, as designated by Bylaw No. 1199, and therefore, prior to the issuance of any building permit, the applicant will be required to secure a conservation permit from Council through an application at the Planning Department.

Normally, geotechnical reports and supporting information is required to be submitted with any application for conservation permit. In this particular case, due to the type of structure, the location of the lot in relation to the crest of the slope, and information on the existing dwellings, the municipal staff may not require the normal, full geotechnical submission. Upon receipt of an application for a conservation permit, the Planning Department will request input from the Engineering and Building Departments with regard to any additional information required. This is assuming, of course, that the Board of Variance approves the applicant's appeal for this structure.

The Planning Department is not objecting to this appeal as it would appear to be a local issue. We would, however, note the requirement for a conservation permit application prior to the issuance of any building permit.

ITEM #6

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

Respectfully submitted

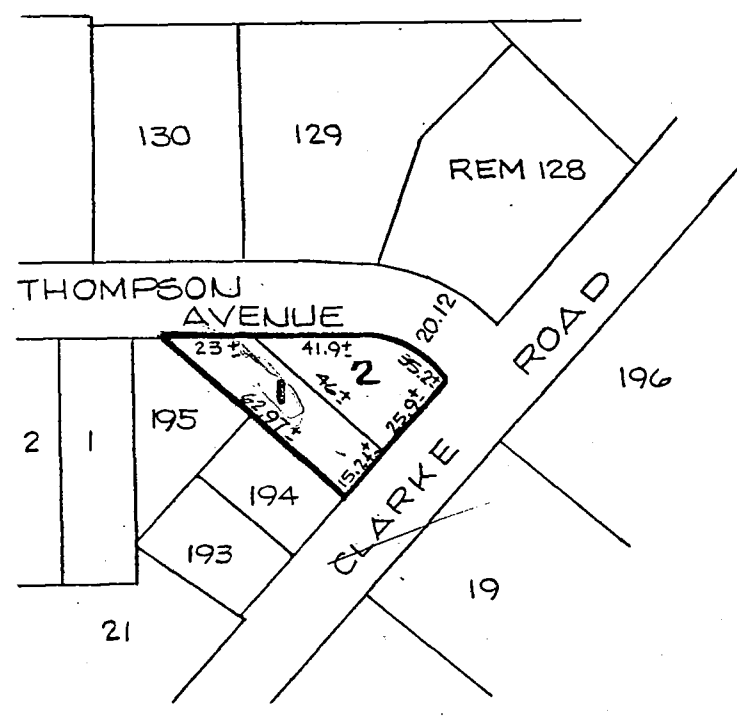


Ken McLaren
Development Control Technician

KM/cr
Encl.

SUBDIVISION OF LOT 12 (S&E BYLAW PL 54040)
 BLK 4 DL 106 PLAN 5930

OWNERS: L. & G. BOERNER



NOTES:

1. HOUSE LOCATION SUPPLIED.

DISTRICT OF COQUITLAM

SUBDIVISION PRELIMINARY
 APPROVAL

APPROVED WITH CONDITIONS

DATE March 18, 1986

M. Maxwell for Planning Director

DRAWN
 D.C.T.

SCALE
 1:2000

DRG. No.
 8-3290 B

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

C

DR

185 184 183 182 181 180 179

BUO

NO. EL. P. 443.80

A

C

B

E

Probable Fill

MARINER WAY

CAPS

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429 428

397 374

360 359

325 324 323 322 321 320

HAWSER

168

177 178 179 180

CAPSTAN PLACE

192 193

167

176 181

191 194

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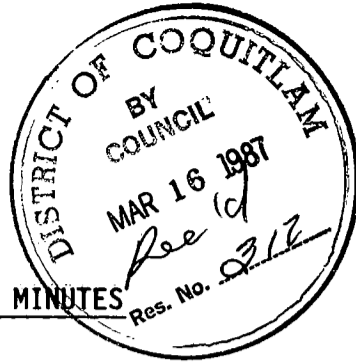
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Probable Fill

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Tuesday, February 24, 1987
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 24, 1987 at 7:00 p.m.

Members present were:

Mr. G. Crews, 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. 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 - W. J. DAVENPORT
3172 MARINER WAY
SUBJECT: RELAXATION OF REAR AND SIDE YARD SETBACK REQUIREMENTS

Mr. Davenport was not in attendance and this application was not dealt with.

Mrs. Joyce Gueldenhaar of 3170 Mariner Way appeared before the Board of Variance in regard to this application. She asked if Mr. Davenport would be required to appear before the Board of Variance if he still wished to carry on with his renovations. She was advised that if Mr. Davenport wished to carry on with his renovations he would either have to appear before the Board of Variance to request relaxation of the setback requirements or he would have to comply with the zoning bylaw requirements.

Mrs. Gueldenhaar stated she thought that Mr. Davenport was doing the renovations now and was concerned that they would not comply with the setback requirements. She was informed that a Building Inspector would go out and check this matter.

ITEM #2 - M. AND M. VARGA
1132 MADORE AVENUE
SUBJECT: RELAXATION OF SIDE YARD AND REAR YARD SETBACK
REQUIREMENTS.

Mr. Varga appeared before the Board to request relaxation of the side yard setback requirements to allow him to build 5.2 feet from the side property line and to build 16.2 feet from the rear property line. He stated he would like to close in his present carport to give him extra living space as his home is only 1170 square feet. After he closes in the carport for living area, he would like to build a double carport facing Madore Avenue. This carport would be 14 x 25 feet.

On a question from the Board, Mr. Varga stated he felt it would be too expensive for him to place the new double carport in his front yard as he would have to excavate. He also stated that the driveway presently comes in off Madore and the blacktop is already there and it would therefore be less expensive to build on the Madore side.

Mr. Varga tabled with the Board a letter signed by neighbours at 1123 Madore Avenue, 1131 Madore Avenue, 1137 Madore Avenue, 1138 Madore Avenue and 1109 Howse Place. The letter stated that these neighbours did not object to the construction of a double carport in front of 1132 Madore Avenue. A copy of that letter is attached hereto and forms a part of these minutes.

Mrs. McCausland of 1109 Howse Place appeared before the Board of Variance in regard to this item. She stated she felt Mr. Varga doesn't have much room between the two properties and if he extends out the two feet there will be even less room. In the past, she stated, when there have been any renovations and there has been any damage, Mr. Varga has not rectified the matter. She stated she didn't want this to start again. She stated they have put up a hedge between their properties and they have totally maintained this hedge. She questioned where the entrance would be on this addition.

Mr. Varga stated that it would be at the corner of the house at the end of the driveway.

There was no further opposition expressed to this application.

ITEM #3 - K. AND D. HOGG
3688 VICTORIA DRIVE
SUBJECT: RELAXATION OF SLOPE SETBACK REQUIREMENTS.

Mr. Brian Hogg appeared on behalf of his mother and brother in regard to this application. He requested relaxation of the slope setback requirements to allow him to build on his property. He stated the existing house has been demolished and he would like to go ahead with plans to build a new home in the same general location. Mr. Hogg stated they purchased the three acres about three and a half years ago with the intention of building on this site. It is a generally level site but it is on the top of an extremely large rock and it slopes off on all sides and no where on the rock can he build and maintain the 15 metre setback from the slope.

The Chairman informed Mr. Hogg of the Planning Department comments before the Meeting in regard to this application.

There was no opposition expressed to this application.

ITEM #4 - J. SIMMONDS
1371 CHINE CRESCENT
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS.

Mr. Simmonds appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow him to construct a garage at the front of his home. This garage would come to 19 feet from the front property line.

Mr. Simmonds stated that the present garage was too small as part of it had been closed in a few years ago for living area. He stated he presently drives a 3/4 ton truck plus they have another vehicle and he has three young boys who will soon be driving and he requires this for future vehicle space. Mr. Simmonds has no access to the rear of his property. This was the only location, he stated, that was suitable for this garage. He informed the meeting that the street they live on is very narrow and they cannot park on the street, and must park on their property.

There was no opposition expressed to this application.

ITEM #5 - BEVERLEY HOMES LTD.
2844 GLEN DRIVE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. Dave Vosper appeared before the Board of Variance in regard to this application. He stated when the property was surveyed, the survey plan showed the infraction, however, it was overlooked by the framer and City Hall until an occupancy permit was requested. Mr. Vosper stated he asked the surveyor why he hadn't mentioned this encroachment to him and the surveyor said he thought this property was affected by Development Permit as is the case with some of the Beverley Homes properties further down the street. Mr. Vosper stated that, as a matter of interest, on the adjoining Lot 138 there is a clearance of 2.2 metres in the side yard which gives a total of 3.9 metres between the two homes.

Mr. Weis, the new purchaser of this home, stated that if this is found to be acceptable to the Board, he has no problems with this.

There was no opposition expressed to this application.

ITEM #6 - BEVERLEY HOMES LTD.
2842 GLEN DRIVE
SUBJECT: RELAXATION OF REAR YARD SETBACK REQUIREMENTS

Mr. Vosper informed the Board of Variance that this property had been re-surveyed and it was now found to meet the setback requirements and did not have to go to the Board.

ITEM #7 - AQUARIUS MANAGEMENT
2766 WESTLAKE PLACE
SUBJECT: RELAXATION OF REAR YARD SETBACK REQUIREMENTS

Mr. John Rogic, Site Manager for Aquarius Management, appeared before the Board of Variance to request relaxation of the rear yard setback requirements to 5.97 metres. He stated that the property had been surveyed and the Inspector had approved it and the mistake was only discovered only after the forms were poured.

Mr. Spooner, Building Inspector II, stated that he had spoken to the Building Inspector involved and this had been the second time the property had been surveyed. The first time the forms intruded into the front yard setback. The second survey was not given to the Building Inspector until after the forms were poured.

Mr. Rogic disputed this and stated that, no, the survey was given to the Building Inspector before the forms were poured.

There was no opposition expressed to this application.

ITEM #8 - B. AND L. WOLL
2456 GALE AVENUE
SUBJECT: RELAXATION OF REAR YARD AND SLOPE SETBACK REQUIREMENTS

Mr. Jerry Dugger of Oakvale Homes appeared on behalf of Mr. and Mrs. Woll to request relaxation of the rear yard setback requirements to allow them to build 3.2 metres from the rear property line and to request relaxation of the slope setback requirements to allow them to build 3.24 metres from the covenant line instead of the required 6 metres.

Mr. Dugger stated that the Wolls would like to put a swim spa in their back yard which would be attached to the house and would like to enclose it in a solarium. Their reason for placing this solarium in this location would be that it would blend in better with the architectural features of the home. It was noted that this was a change from the original application which asked for rear yard relaxation to 1.25 metres.

Mr. Dugger was made aware of the Planning Department comments with regard to providing a geotechnical report to the satisfaction of the Chief Building Inspector.

There was no opposition expressed to this application.

ITEM #9 - MOLNAR CONSTRUCTION
2764 WESTLAKE PLACE
SUBJECT: RELAXATION OF REAR YARD SETBACK REQUIREMENTS

Mr. Marcel Senger, Site Superintendent for Molnar Construction, appeared before the Board of Variance regarding this application. They are requesting relaxation of the rear yard setback requirements to allow them to come 3.79 metres from the rear property line.

Mr. Senger stated that they built this home for Mr. Philip Zloman and Denise Ross and the plans had called for a concrete patio directly off the family room. Upon excavating, Mr. Senger stated they found that they had a side sloping lot and would require eight steps down to a patio. They then discussed with Mr. Zloman and Ms. Ross the possibility of a sundeck off the family room. In putting up a sundeck and getting the framing done, it was pointed out to Mr. Senger that they were encroaching in the right hand corner of the rear yard to 3.79 metres from the rear property line.

Mr. Senger stated that if the applicants cannot have the sundeck they would be required to have stairs leading down to the patio which would not make the area usable.

A letter from Mr. Zloman, the purchaser of the property, is attached hereto and forms a part of these minutes.

On a question from the Board, Mr. Zloman stated that he and Ms. Ross were anticipating getting married this year and would be having a family. If they did so, Mr. Zloman's mother would baby-sit and she has back disc problems and would find the stairs difficult to navigate.

Mr. Senger reported that this sundeck would have a 42 inch picket railing around it and it would not affect the neighbours as the land slopes off at the back with a view of the mountains to the east.

There was no opposition expressed to this application.

ITEM #10- B. AND V. JEBSON
1052 WALLS AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mrs. Jebson appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow them to build 4.6 feet from the side property line. Mrs. Jebson stated they purchased this house in 1984 and it has very small bedrooms. She is expecting a child this year and they would like to add on to give them more room in the master bedroom and more room in the other bedrooms.

On a question from the Board, Mrs. Jebson stated that they did not wish sell and move as they like the area and they like their home as it has a large kitchen and living area. The only drawback with the home is the small bedrooms.

There was no opposition expressed to this application.

CONCLUSIONS

2. M. and M. Varga.

MOVED BY MR. BENNETT
SECONDED BY MR. FARION

That Mr. Varga's appeal for relaxation of the side yard setback requirements be allowed, that is, side yard setback relaxed to 5'2".

CARRIED UNANIMOUSLY

MOVED BY MR. BENNETT
SECONDED BY MR. FARION

That Mr. Varga's appeal for rear yard setback relaxation be denied.

CARRIED UNANIMOUSLY

3. K. and D. Hogg.

MOVED BY MS. ADAMS
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is, slope setback requirements relaxed but front, rear and side yard setback requirements be maintained as per the zoning bylaw.

CARRIED UNANIMOUSLY

4. J. Simmonds.

MOVED BY MS. ADAMS
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is, front yard setback relaxed to 19 feet.

CARRIED UNANIMOUSLY

5. BEVERLEY HOMES LTD.

MOVED BY MR. BENNETT
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is, side yard setback relaxed to 1.70 metres.

CARRIED UNANIMOUSLY

7. Aquarius Management.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, rear yard setback relaxed to 5.97 metres.

CARRIED UNANIMOUSLY

8. B. and L. Woll.

MOVED BY MR. BENNETT
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, rear yard setback relaxed to 3.25 metres and slope setback relaxed to 3.2 metres from the covenant line; all subject to receipt of a geotechnical report to the satisfaction of the Chief Building Inspector which supports the encroachment into the setback from the slope.

CARRIED UNANIMOUSLY

9. Molnar Construction.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, rear yard setback relaxed to 11.6 feet.

CARRIED

Mrs. Adams registered opposition.

10. B. and V. Jebson.

MOVED BY MS. ADAMS
SECONDED BY MR. FARION

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

CARRIED UNANIMOUSLY

NEXT MEETING OF BOARD OF VARIANCE

The Board set the next meeting date as April 7th, 1987 at
7:00 p.m.

ADJOURNMENT

MOVED BY MR. BENNETT
SECONDED BY MR. FARION

That the Board of Variance Meeting adjourn. 8:45 p.m.

CARRIED UNANIMOUSLY

CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: SANDRA AIKENHEAD

DEPARTMENT: ADMINISTRATION

DATE: 1987 02 24

FROM: TED SPOGNER

DEPARTMENT: INSPECTION &
LICENCE

YOUR FILE:

SUBJECT: BUILDING DEPARTMENT COMMENTS TO THE 87 02 24 BOARD OF
VARIANCE MEETING

OUR FILE:

ITEMS 1 - 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

ITEM #1

The subject property lies within sensitive lands, as designated by Bylaw No. 1199 and therefore, prior to the issuance of any building permit, the applicant will be required to secure a conservation permit from Council through an application at the Planning Department.

Normally, geotechnical reports and supporting information are required to be submitted with any application for conservation permit. In this particular case, due to the type of structure, the location of the lot in relation to the crest of the slope and information on the existing dwellings, municipal staff may not require the normal full geotechnical submission. Upon receipt of an application for a conservation permit, the Planning Department will request input from the Engineering and Building Departments with regard to any additional information required. This is assuming, of course, that the Board of Variance approves the applicant's appeal for this structure.

The Planning Department is not objecting to this appeal as it would appear to be a local issue. We would, however, note the requirement for a conservation permit application prior to issuance of any building permit.

ITEM #2

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

ITEM #3

This is an application for an appeal of the setback requirements from the crest of a slope. Although the applicant has not supplied detailed survey information in regard to the location of the crest of the slope and the degree of slope, the Planning Department has not requested it. It is quite obvious from the contour plans and from viewing the site that the applicant will be unable to comply with the setback requirements of the Bylaw with regard to setbacks from the crest of a steep slope.

In cases such as this, where setbacks from the crest of a slope are being appealed, the Planning Department would normally request a detailed geotechnical report to prove out the siting variation. In this particular case, however, given the fact that the proposed dwelling is located on a rock, geotechnical concerns in terms of soil stability are not a factor. Therefore, I do not propose to request a geotechnical report on this application.

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE, TUESDAY, FEBRUARY 24, 1987

ITEM #3 cont'd

The Building Department will be looking at what I feel to be the more major question and that is of anchoring the new foundation to the rock and alleviating any drainage problems.

It is difficult to tell from the plans submitted by the applicants exactly what the setback from the southerly property line will be. I note that in the absence of any other appeals, a six-meter minimum setback from the rear property line would be required.

The Planning Department has no objection to this appeal.

ITEM #4

This is a case very similar to Item #1 in that the lands are located within sensitive lands, as defined under Bylaw No. 1199. Again, the Planning Department would not advocate the requirement for geotechnical reports since the proposed garage is being constructed to the front of the existing dwelling.

Upon receipt of an application for a conservation permit, assuming Board of Variance approval of this appeal, the Planning Department will request input from the Engineering and Building Departments with regard to any additional information required.

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

ITEMS #5, #6 & #7

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

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE, TUESDAY, FEBRUARY 24, 1987

ITEM #8

The Planning Department would note two items with regard to this appeal:

- 1) According to the builder, the proposed addition has now been moved in a southeasterly direction to the location shown on the attached Map 1, and more particularly as shown on Map 2.
- 2) In reviewing this application, we have uncovered the fact that a portion of the existing building is located within the required setback from the crest of the slope, as shown on the attached sketch, labelled Map 1. We would recommend that this appeal be included as a separate appeal under this application. The section of the Bylaw which is applicable is Section 405(2)(a)(iii), and the required minimum setback at this point is 15 meters, whereas the building is at 3.2 meters from the covenant line. (The building should actually be six meters from the covenant line.)

Since this setback variation involves coming closer to the crest of the slope than permitted under the Zoning Bylaw, the Planning Department would request that if it is approved, it be subject to a geotechnical report, to the satisfaction of the Chief Building Inspector, which supports the encroachment into the setback from the crest of slope.

In conclusion, there are two areas of appeal under this application. The first area is with regard to an encroachment into the rear yard of a proposed addition. The second is consideration of ratification of an existing encroachment into the setback from the crest of slope.

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

ITEMS #9 & #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
Encl.

**PLAN SHOWING POSITION OF FORMS
ON LOT 28, DISTRICT LOT 112
GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 69964**

SCALE: 1: 250

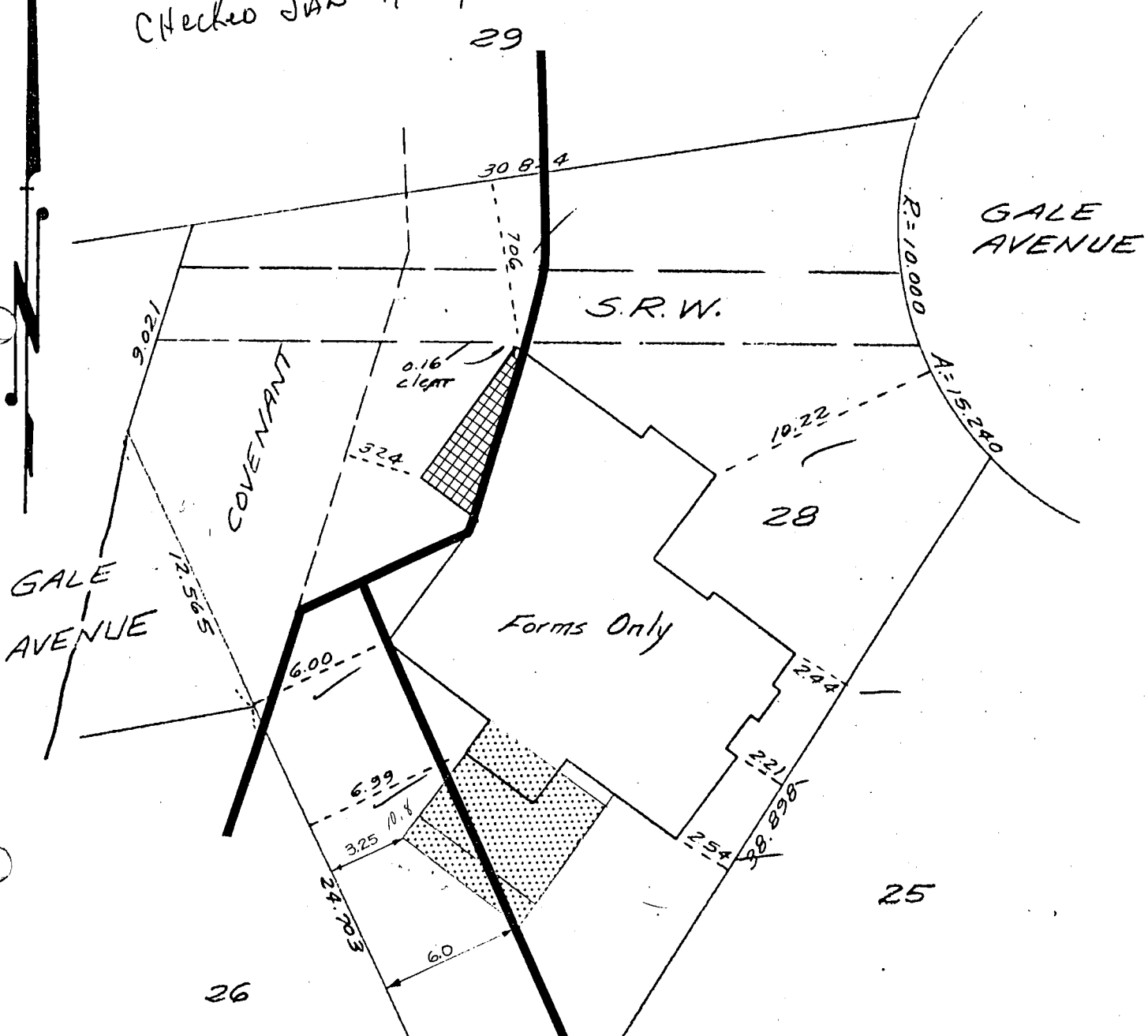
PARCEL IDENTIFIER

CIVIC ADDRESS





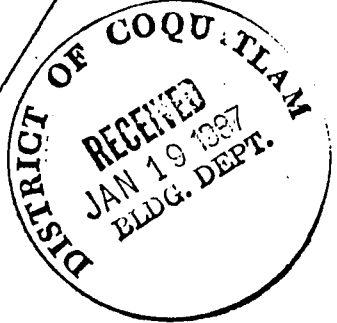
All distances are in metres

*Survey OK
Checked Jan 19/87 Jw*



KEY:

-  PROPOSED ADDITION
-  EXISTING PORTION OF DWELLING WITHIN THE SETBACK



MAP 1

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

THIS PLAN MAY NOT BE ALTERED IN WHOLE OR IN PART. PRINTS MADE BY PHOTOCOPY PROCESS ARE NOT ORIGINAL PRINTS OF THIS PLAN.

VERNON C. GOUDAL & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS

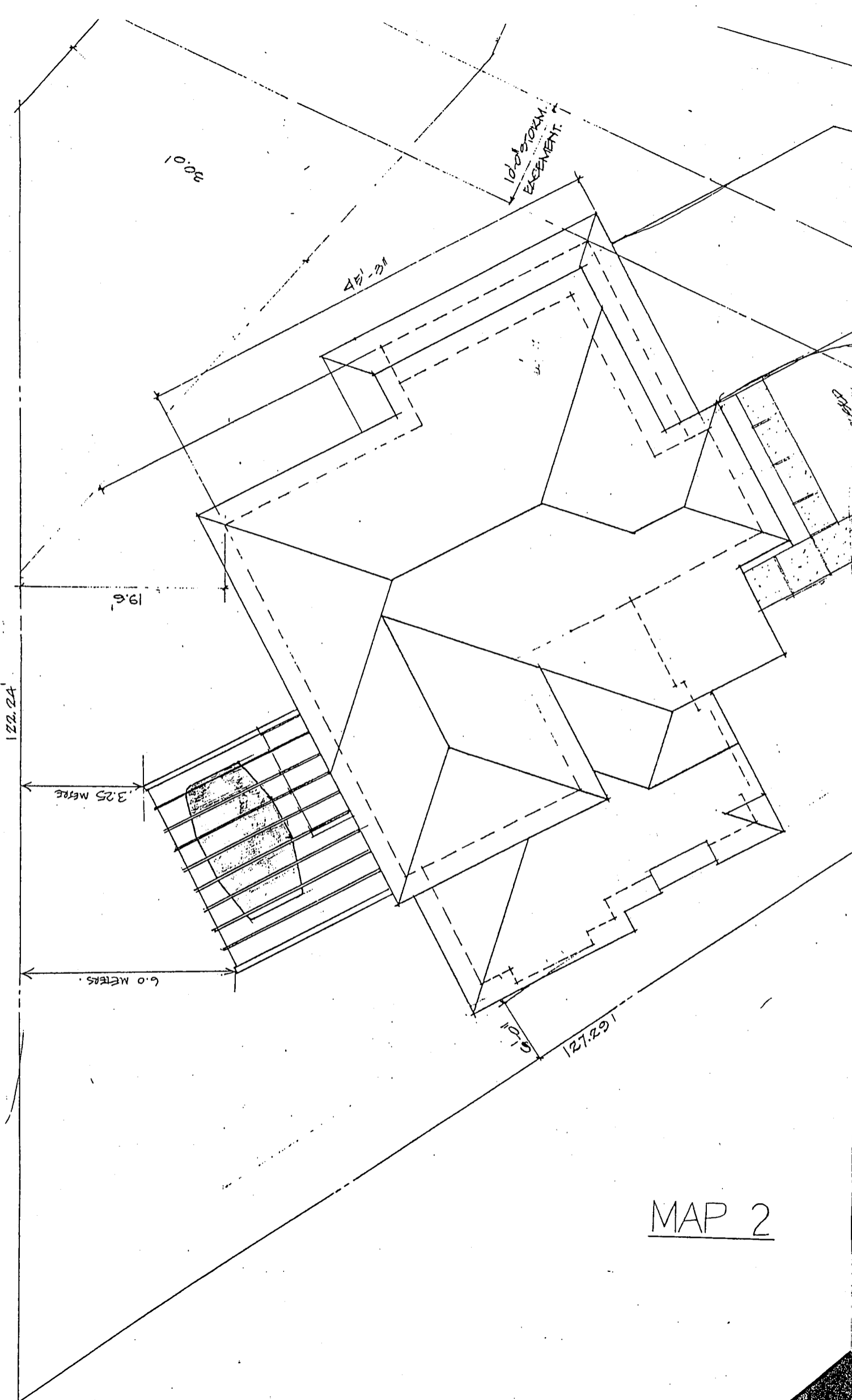
Certified correct this 16th day of

January 1987

V.C. Goudal
B.C. Land Surveyor

VERNON C. GOUDAL & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS
2559 SHAUGHNESSY STREET
PORT COQUITLAM, B.C., V3C 3G3
TELEPHONE: 942-8818

FILE NUMBER: 183-61



MAP 2

1/10/22

These signatures will confirm that my neighbours would not object to construction of a double carport in front of 1132 Madore Ave.

MR. LEON POIRIER • 1123 MADORE AVE. •

Poirier

MRS. MARGE EWSON • 1131 MADORE AVE •

Mrs. M. Ewson

MR. ROLAND THERRIEN • 1137 MADORE AVE •

R. Therien

MR. WALLY DANYLUK • 1138 MADORE AVE •

Wallyluk

MR. JAMES M'CAUSLAND • 1109 HOWSE PL. •

J. McCausland

ITEM #9

February 24, 1987

Mr. Chairman, Board Members:

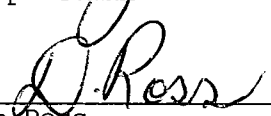
As you can see by our application, we are asking the board for permission to have a sundeck completed at the rear of our new home at 2764 Westlake Place in River Heights. Mr. Senger of Molnar Construction Ltd. has advised us that a variance is required as the deck exceeds setback regulations.

Our original plans did not call for a deck. We anticipated a concrete patio off the family room which would be accessible by going down two steps of stairs. Subsequently, we were extremely upset upon viewing the completed foundation and discovering the rear yard was some five feet below the family room subfloor. This was due to the slope and lay of the land. We discussed the situation with Mr. Senger and felt a deck would be more appropriate given the significant elevation difference. Although there would be an additional cost associated with this plan we felt it was warranted from a safety point of view. Quite frankly, a flight of stairs descending five feet onto a concrete pation does not make me feel very comfortable. Given the northern exposure, the stairs would be slippery in the fall and winter, and at any time when it rained. This flight of stairs would also remain a constant source of danger irrespective of the weather, to young children and to our parents, who are in their sixties. A sundeck would greatly reduce the risk of personal injury, as well as providing us with a much better "peace of mind".

We are aware that changes in zoning must be carefully weighed and considered and that is as it should be. We have not approached this project lightly. We believe that our request will have a minimal effect on the neighbourhood and will have a major benefit to the safety of our families. Our plans are to reside and raise a family in Coquitlam in a safe and comfortable environment. We would like your help in doing that.



Phillip Ziomani



Denise Ross

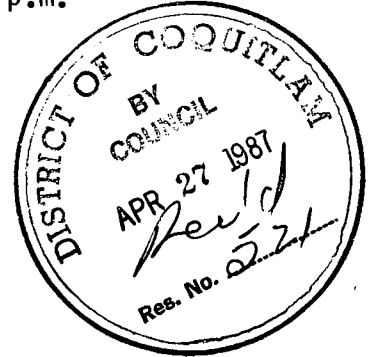
Tuesday, April 7, 1987
Board of Variance - 7:00 p.m.

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, April 7, 1987 at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman;
Mrs. K. Adams;
Mr. J. Bennett;
Mr. J. Clarkson;
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. 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 #8 - D. AND C. HOUSE
1361 CHINE CRESCENT
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. House appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to build .3 metres from the side property line. Mr. House explained to the meeting that they wished to enclose their existing carport and turn it into a family room and build a carport in front of it. Mr. House explained that they have an extremely small kitchen and by closing in the carport he could enlarge his kitchen and make a small family room.

The Building Inspector's comments were read out to Mr. House and he was informed that Building Department do not recommend approval of setbacks less than .6 metres from the property line including overhang.

Comments from the Planning Department were also read out to Mr. House wherein it was stated that this property lies within sensitive lands and he will be required to secure a conservation permit from Council prior to any building permit being issued if this application is allowed.

Mr. House stated that with regard to the two foot setback this would not be a problem and he would be in touch with the Planning Department with regard to the Conservation permit.

There was no opposition expressed to this application.

ITEM #1 - G. KURYLO
1110 KERWAN AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS.

Mr. Kurylo appeared before the Board to request relaxation of the side yard setback requirements to allow him to build 4.6 feet from the side property line. He stated he wishes to close in their sundeck and turn it into a family room. They have a fairly large kitchen but no dining room and when they entertain they have to eat in the kitchen area. On a question from the Board, Mr. Kurylo stated that the carport was not going to be closed in. He stated they purchased their property in 1980 because it is centrally located, they like the area and their neighbours and they don't want to sell. If they purchased a new home they would have to take on a large mortgage and they don't feel they can afford this.

There was no opposition expressed to this application.

ITEM #2 - A. HEIBERG
2478 WARRENTON AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS.

Mrs. Heiberg appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow her to build 4.1 feet from the side yard setback. She stated she wishes to build a sun room on a portion of her sundeck. This would be the only feasible location for this sun room.

There was no opposition expressed to this application.

ITEM #3 - A. AND B. POIRIER
2941 PINNACLE STREET
SUBJECT: RELAXATION OF ACCESSORY BUILDING SIZE.

Mr. Poirier appeared before the Board of Variance to request relaxation of the accessory building requirements to allow him to build a garage and workshop of 960 square feet.

Mr. Poirier stated that they are in the process of having a house built at 2941 Pinnacle Street and he would like to build a garage 24 feet by 40 feet. He stated that he and his wife each have a vehicle and their three children each have a vehicle. As well, he restores cars and he has three antique vehicles he wished to store under cover and work on in this workshop/garage. Mr. Poirier also stated he wished to have a washroom located in this garage and this would be part of the area.

There was no opposition expressed to this application.

ITEM #4 - D. NORGAARD
3112 DUNKIRK AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. Norgaard stated that he wished to have the side yard setback relaxed to .65 metres. He stated he had purchased this property in December, 1986. They asked at that time if the house conformed to all the District bylaws. They commissioned a survey to be done and when it was sent to their solicitors and they found out that the side yard setback contravened the zoning regulations, it was two days after the sale had been completed. In order to comply with the bylaws, they would have to tear down the walls on that side and break down the fencing in order to get at the walls and this would be an extreme financial hardship for them. Mr. Norgaard stated that the addition apparently has been in place for a few years, one year prior to the former owner's purchase of the home.

There was no opposition expressed to this application.

ITEM #5 - M. TURNER
565 THOMPSON AVENUE
SUBJECT: RELAXATION OF FRONT AND REAR YARD SETBACK REQUIREMENTS

Mr. M. Turner appeared before the Board of Variance to request relaxation of the front yard setback requirements to 6 feet from the front property line and the rear yard setback requirements to 6 feet from the rear property line. He stated he purchased this property recently and due to the topography of the land he would like to place the house in the back corner of the property and would only have a six foot setback on the one side and front and rear of the pan handle lot. The sketch that accompanied Mr. Turners application showed the proposed dwelling to be approximately 2,453 square feet. Mr. Turner stated that he would not necessarily build a home that size, he would probably go to around 2,000 square feet.

Mr. B. Locke of 582 Bole Court stated he objected to this application. If this house was built he stated he would be looking out his dining room window at it six feet from the property line. He stated they felt that Mr. Turner could get a very large size home by having an architectually drawn plan without any relaxation of the setback requirements. Another concern the neighbours have, he stated, was that once this is approved the next step will be for Mr. Turner to apply for further subdivision of this property. The previous owner had applied for subdivision and had been turned down. They were concerned Mr. Turner would try to subdivide this property into two lots, one with access off Bole Court.

Mr. J. Sawers of 574 Bole Court stated that he was opposed to this application. He stated that single family zoning is not the type of property that should permit six foot setbacks on three sides. There are areas within the District that will permit lesser setbacks and if someone wants to build that type of house, they should build in the areas of the District where it would be allowed. Permitting this type of violation does two things. It upsets an important balance within a new neighbourhood and it provides a dangerous precedent. Mr. Sawyer stated that he was concerned that there would be a possibility that this property would obtain access from Bole Court.

Mr. Cowan of 578 Bole Court stated that he was opposed to this application as he felt it would drive the property values in the area down.

Mr. C. Higgins of 567 Thompson Avenue asked the applicant which way his house would be facing and Mr. Turner replied it would be facing towards the ravine. Mr. Turner also stated that the setbacks could be larger depending on the size of the house.

Mr. M. Lovberg of 590 Bole Court stated that with the activity going on in the lane area now he thought it would be the intention of Mr. Turner to gain access to Bole Court from this property. He stated he hoped the people in the area would be notified if access is to be from Bole Court.

Mr. Morano of 586 Bole Court stated that he was opposed to this application. This home would be right beside his home and if access is from Bole Court there would be a real problem with regard to parking. There is a parking problem on Bole Court now.

Mr. Turner stated he would be obtaining his access from Thompson Avenue.

Mr. Morano reiterated that if access to this property was from Bole Court he would be quite concerned as it would be right next to his home.

Mr. Turner stated that he felt that the proposed location would give his neighbours more privacy. If he was to build on the ravine he would be looking into his neighbours' property. He also stated he had not applied for access from Bole Court. He purchased the lot with no intention of gaining access from Bole Court.

There was no further opposition expressed to this application.

ITEM #6 - G. AND D. WORDEN
1721 HARBOUR DRIVE
SUBJECT: RELAXATION OF FRONT AND SIDE YARD SETBACK
REQUIREMENTS

Mr. Worden appeared before the Board of Variance to request relaxation of the side yard setback requirements to 4.2 feet and the front yard setback requirements to 9.2 feet. He stated he recently purchased this home; it is to be their retirement home. They have found it a little smaller than they thought it was and have decided they would like to stay there but wish to enlarge the house. They would like to close in the carport to increase their living area and put a new carport out front of the house. Mr. Worden stated he had discussed this matter with his neighbours to the east and west and they had no objections to this application as far as he knew. On a question from the Board he stated it would be very costly to build the addition at the back of the home and it would not give them the room in the areas they wanted.

Mr. Worden was asked by the Board if he knew if the Municipality was planning on undedicating the park to the rear of his property and splitting it up. If they were, he might then be able to purchase the 10 foot walkway to the west of his property and build the addition he wanted without intruding into the setbacks.

Mr. Worden stated yes he had heard there was a proposal to split the park up but it has not been done yet. He would definitely look at that if it was available to him.

Mr. Shaw of 1720 Harbour Drive appeared before the Hearing to oppose this application. He presented a letter to the Board from Mr. R. C. Fletcher, Mr. Worden's neighbour to the east. A copy of Mr. Fletcher's letter is attached hereto and forms a part of these minutes. Mr. Shaw stated that this carport would be 9 feet from the front property line and it would create a parking

problem for Mr. Worden as there are five cars in his yard now. There would be no room left for the cars on his driveway and they would all be sitting on the street. He stated he objected to that. He stated he did not think that building a carport out front would do anything for the property values in the neighbourhood. On the contrary it would devalue the neighbours properties.

Mr. J. Ramsey, 1730 Harbour Drive appeared before the Hearing in opposition to this application. He stated that apart from the fact that this structure would be of no aesthetic value to the area, it was the parking of all Mr. Worden's cars on the street that would bother him. There are small children in the area and with cars parked on the street it could be extremely dangerous. Harbour Drive is narrow and you have to cross the centre line to get past the cars when they are parked on the street. The neighbours in the area try not to park on the street because if there are cars parked on both sides of the street its extremely difficult to get through with a vehicle.

Mr. A. Orava, 931 Poirier Street informed the Board that if this application was allowed he was concerned about future development of the area. He stated they live in quite a good neighbourhood and if they get a lot of structures like this jutting out into the front yard setback it could create a dangerous precedent and, as well, it would not be aesthetically appealing.

Mr. Rogers of 900 Cascade Court expressed his opposition to this application. He stated that Harbour Drive is the front door of the Harbour Chines subdivision, a prime subdivision in Coquitlam. People buy there because of the appearance of the area. He stated that it was his contention that this proposal was nothing short of subdivision busting. It will start the ball rolling and other people will move in that have no regard for property values and destroy the aesthetics of the area.

Mr. Worden explained the reason for five cars on his property. He stated his daughter and son-in-law are presently living with them as they both lost their jobs in Edmonton and his other son lives at home as well and these are their vehicles. His daughter and son-in-law will not be there too long and his other son will be moving out soon. Normally there would be two vehicles on the property.

There was no further opposition expressed to this application.

ITEM #7 - P. MABEE
2867 MARA DRIVE
SUBJECT: RELAXATION OF REAR YARD SETBACK REQUIREMENTS

Mr. Fred Sales, designer of the home, appeared on behalf of Mr. and Mrs. Mabee. He requested relaxation of the rear yard setback requirements to allow them to build 3.66 metres from the rear yard property line. He stated the problem is with a sundeck that was built. It was originally intended to be a patio but due to the topography of the land they had to build a deck. It only intrudes into the rear yard setback on the left corner because of the angle of the lot. He stated there would be no neighbours affected by this as they have a school and park area behind them and the lot slopes down.

A letter was submitted in support of this application by the applicant Mr. P. Mabee. A copy of that letter is attached hereto and forms a part of these minutes.

Mr. Mabee appeared before the meeting and stated that they had built this home as a retirement home and for health reasons they require living area on one floor and they would appreciate being able to keep the deck.

Mr. Einarson, representative of Molnar Construction, stated that they had no objection to this deck, and it would not affect their design guidelines.

Mr. M. Sanger, Site Superintendent, stated that he supported the application and would like to get on with finishing the deck so the Mabees could enjoy it.

There was no opposition expressed to this application.

ITEM #9 - E. W. KEHLER
1577 BALMORAL AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. Kehler appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to build 4 feet from the side property line. Mr. Kehler stated he wished to build a garage at the side of his home. He has lived on Balmoral for 10 years and would like to have a garage for their cars. They presently don't have a carport or a garage on the property. They had looked at the idea of a detached garage but felt it would infringe on the back yard too much and also there is a 10 foot easement on their property at the rear. The property is only 110 feet deep. They decided they should go to the side and as the house is built sideways on the lot they would also change the entrance way to face the street, rather than the side. The garage would be 22.4 feet wide and the west side would have no windows and the house to the west has no windows facing east. He stated there are 10 feet between the two houses.

Mr. W. Shea of 1567 Balmoral Street appeared before the Hearing to state that he was the owner to the west and he was in favour of this application. Mr. Kehler's front entrance presently faces his home and he stated that when the entrance is moved to the front it would give them both more privacy and would add to the appearance of the home.

There was no opposition expressed to this application.

ITEM #10- D. FAUTEUX
3043 SPURAWAY AVENUE
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS

Mr. Fauteux appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow them to build 11.3 feet from the front property line. He stated he would like to add on to the living space in his house as they only have 960 square feet. In order to do that they would have to build out front due to the topography of the land. The lot slopes off very steeply at the back. He stated they would like to add a bedroom at the front which would be 23.1 feet from the front property line and a three car garage which would come to 11.3 from the front property line. This would give them storage for their cars and camper. Their property is well below the road level and if you are across the street all you can see of his property are the trees. On a question from the Board he stated he would use the existing driveway for access to the garage.

There was no opposition expressed to this application.

ITEM #11- R. AND H. ROBERGE
1422 KING ALBERT AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS
FOR ACCESSORY BUILDING

Mr. Roberge appeared before the Board of Variance to request relaxation of the side yard setback requirements for

accessory buildings. He stated he wished to build a double garage in his rear yard that would be five feet from the rear property line and two feet from the side property line. He stated by building it closer to the side property line it would make it easier to drive straight into the garage as there would not be so much of a swing into the second parking stall. He also stated that another reason for having it in this location was that he wished to have a covered walkway from the garage to the house and it would line up with the back stairs of the home. Mr. Roberge was informed that he could not have it attached to the home in any way. If he did, he would be required, under the bylaw to have a 20 foot rear yard setback and a 6 foot side yard setback.

Mr. J. Small, 1426 King Albert Avenue appeared before the Hearing to state he was in favour of this application and he felt it would enhance his property and give them more privacy in the rear yard. Mr. Small also stated it would enhance their security as the kids presently cut through Haversley and use this area as a walkway through to King Albert and if it was closed off by a garage they would have to go around.

It was suggested to Mr. Roberge that he remove the tree in his back yard and he could build the garage four feet from the rear property line instead of five and this would give him more room to navigate the curve into the second parking stall in the proposed garage.

There was no opposition expressed to this application.

ITEM #12- T. MARION
646 ALDERSON AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. Marion appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to build 3 feet from the side property line. He stated he wishes to build a garage in this location. He stated there presently is a garage there and he would like to tear it down. In this garage is a pit for working on cars. The pit sits two feet from the left side of the garage and at the present time when he drives a car in over the pit to work on it he has to get out the passenger side as he cannot open the driver's door. With an extra foot he could squeeze out the driver's side of the car. He wants to build a new garage but he wanted to leave the pit as is rather than try to move it over. Mr. Marion was asked if this one extra foot was going to give him enough room to get in and out of his car. He stated that it isn't very much room but he was afraid to ask for more in case his application was turned down. He stated he would prefer to have the garage two feet from the property line.

There was no opposition expressed to this application.

CONCLUSIONS

JOHN CLARKSON - NEW PROVINCIAL APPOINTEE -
BOARD OF VARIANCE

At this time the Chairman welcomed Mr. John Clarkson, the new Provincial appointee to the Board of Variance.

LETTER OF THANKS TO PREVIOUS MEMBER - R. FARION.

MOVED BY MS. ADAMS
SECONDED BY MR. BENNETT

That the Chairman send a letter of thanks to Mr. Robert Farion, Provincial appointee, for his contribution to the Board during his term of appointment.

CARRIED UNANIMOUSLY

1. G. Kurylo.

MOVED BY MR. BENNETT
SECONDED BY MS. ADAMS

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

CARRIED UNANIMOUSLY

2. A. Heiberg.

MOVED BY MR. BENNETT
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is, side yard setback relaxed to 4.1 feet.

CARRIED UNANIMOUSLY

3. A. and B. Poirier.

MOVED BY MR. BENNETT
SECONDED BY MR. PETRIE

That this appeal be denied.

CARRIED UNANIMOUSLY

4. D. Norgaard.

MOVED BY MR. PETRIE
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, side yard setback relaxed to 2.13 feet.

CARRIED UNANIMOUSLY

5. M. Turner.

MOVED BY MR. BENNETT
SECONDED BY MS. ADAMS

That this appeal be denied.

CARRIED UNANIMOUSLY

6. G. and D. Worden.

MOVED BY MR. BENNETT
SECONDED BY MR. PETRIE

That this appeal be denied.

CARRIED UNANIMOUSLY

7. P. Mabee.

MOVED BY MR. PETRIE
SECONDED BY MR. CLARKSON

That this appeal be allowed with rear yard setback relaxed to 3.6 metres from the rear property line.

CARRIED UNANIMOUSLY

8. D. and C. House.

MOVED BY MS. ADAMS
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is, side yard setback relaxed to .3 metres from the side property line, including overhang.

CARRIED UNANIMOUSLY

9. W. Kehler.

MOVED BY MS. ADAMS
SECONDED BY MR. CLARKSON

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

CARRIED UNANIMOUSLY

10. D. Fauteux.

MOVED BY MR. PETRIE
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, front yard setback relaxed to 11.3 feet.

CARRIED UNANIMOUSLY

11. R. and H. Roberge.

MOVED BY MR. CLARKSON
SECONDED BY MS. ADAMS

That this appeal be denied.

CARRIED UNANIMOUSLY

12. T. Marion.

MOVED BY MS. ADAMS
SECONDED BY MR. CLARKSON

That this appeal be allowed with side yard setback relaxed to 2 feet, including overhang.

CARRIED

Mr. Petrie registered opposition.

NEXT MEETING OF BOARD OF VARIANCE

The next meeting of the Board of Variance will be May 12, 1987 at 7:00 p.m.

Mr. Clarkson stated that he will be unable to attend that meeting as he will be out of the country until the end of May.

ADJOURNMENT

MOVED BY MR. BENNETT
SECONDED BY MR. PETRIE

That the Board of Variance Meeting adjourn. 9:35 p.m.

CARRIED UNANIMOUSLY

CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: SANDRA AIKENHEAD DEPARTMENT: ADMINISTRATION DATE: 1987 04 06
FROM: TED SPOONER DEPARTMENT: INSPECTION & LICENCE YOUR FILE:
SUBJECT: BUILDING DEPARTMENT COMMENTS TO THE 1987 04 07 BOARD OF VARIANCE MEETING OUR FILE:

ITEMS 1 - 6

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

ITEM -7

2867 Mara Drive

This application should be changed to request 3.66m. rear yard setback.

ITEM 8

1361 Chine Crescent

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

ITEM 9 & 10

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

ITEM 11

1422 King Albert

The Building Department recommends that if the board approves this appeal for .6 meter (2'0") setback it should be including overhang.

ITEM 12

The Building Department has no objection to this appeal 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, TUESDAY, APRIL 7, 1987

ITEMS #1 THROUGH #4

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

ITEM #5

I feel it is important to provide the Board with some history on the creation of this parcel of land.

Due to the location of a crest of slope adjacent the creek, and the configuration of the property, an irregular-shaped lot was created which would provide a panhandle for legal access to Thompson Avenue, and a suitable building envelope adjacent the crest of slope with the setback required by a geotechnical report. A suitable building envelope was set aside, as shown on the attached sketch. Although it may not be in a square shape as proposed by the applicant, it certainly does contain sufficient rectangular area to create a suitable building envelope.

There have been several attempts in the past to subdivide this panhandle down further into two lots. The latest attempt was declined by the Subdivision Committee in January of 1986. This sketch is 8-1544C, attached. Ironically, the applicant's proposal for siting would fit right into the earlier proposal for resubdivision of the land.

I should also note that when subdivision of these lands took place, input was sought from property owners to the north and east, and their concerns were taken into consideration by the Subdivision Committee when this lot was created and when the further resubdivision was declined.

ITEM #6

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

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE, TUESDAY, APRIL 7, 1987

ITEM #7

According to information received from the Building Department, the plan attached to this application is not quite correct. The Planning Department has therefore prepared the attached sketch, labelled "Location of Improvements on Lot 59", for the use of the Board. The sun deck is properly depicted in size and the setback to the closest point on the property line is shown. Furthermore, the area of encroachment being applied on is crosshatched for ease of review.

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

ITEM #8

The property in question lies within sensitive lands, as designated by Council under Bylaw No. 1199. The Planning Department has, to the best of our ability, checked the location of the improvements in relation to the crest of the slope, and assuming a 15-meter setback from the crest of the slope, it appears the proposed construction would be outside the 15-meter setback. We note, however, this is based on contour information and the applicants will very likely have to supply the Building Department with a proper survey, proving out the setback from the crest of the slope if this application is approved.

We would also note that if the application is approved, the applicants will be required to secure a conservation permit from Council prior to any building permit being issued. Normally, conservation permit applications must be accompanied by supporting geotechnical information. In this particular case, we would review with the Chief Building Inspector and the Assistant Municipal Engineer whether or not geotechnical input was required, since the works are proposed outside the 15-meter setback from the crest of the slope and are basically being undertaken on existing foundation supports where any significant weight is involved.

The Planning Department has no objection to this appeal, however, would point out the need for a conservation permit and more detailed survey information.

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE, TUESDAY, APRIL 7, 1987

ITEMS #9 THROUGH #12

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

Respectfully submitted

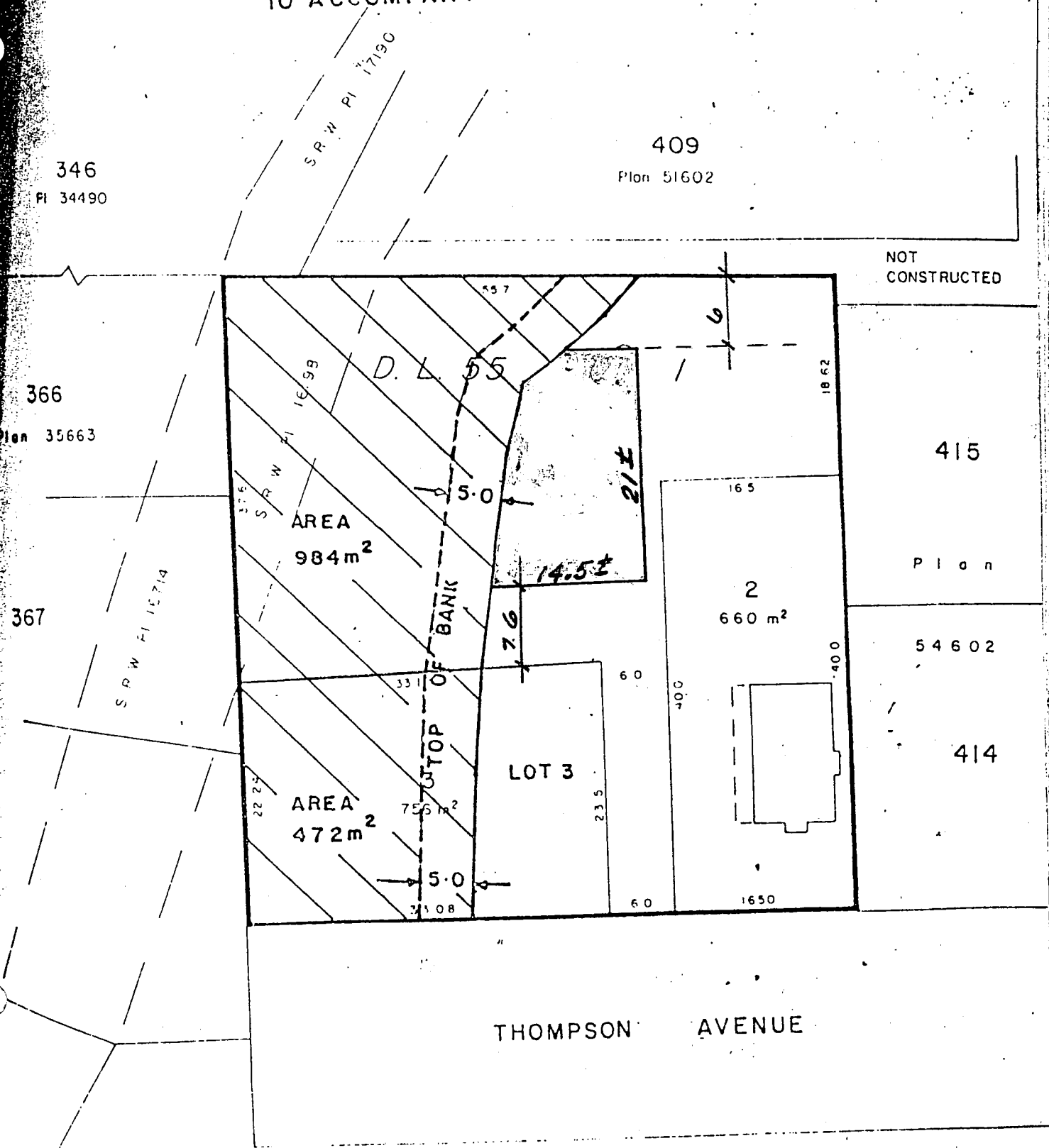


Ken McLaren
Development Control Technician

KM/cr
encl.

SCHEDULE A.

EXPLANATORY PLAN OF PORTIONS OF LOTS 1 & 3,
PLAN ----- D.L. 55, GPI, N.W.D.
TO ACCOMPANY COVENANT.

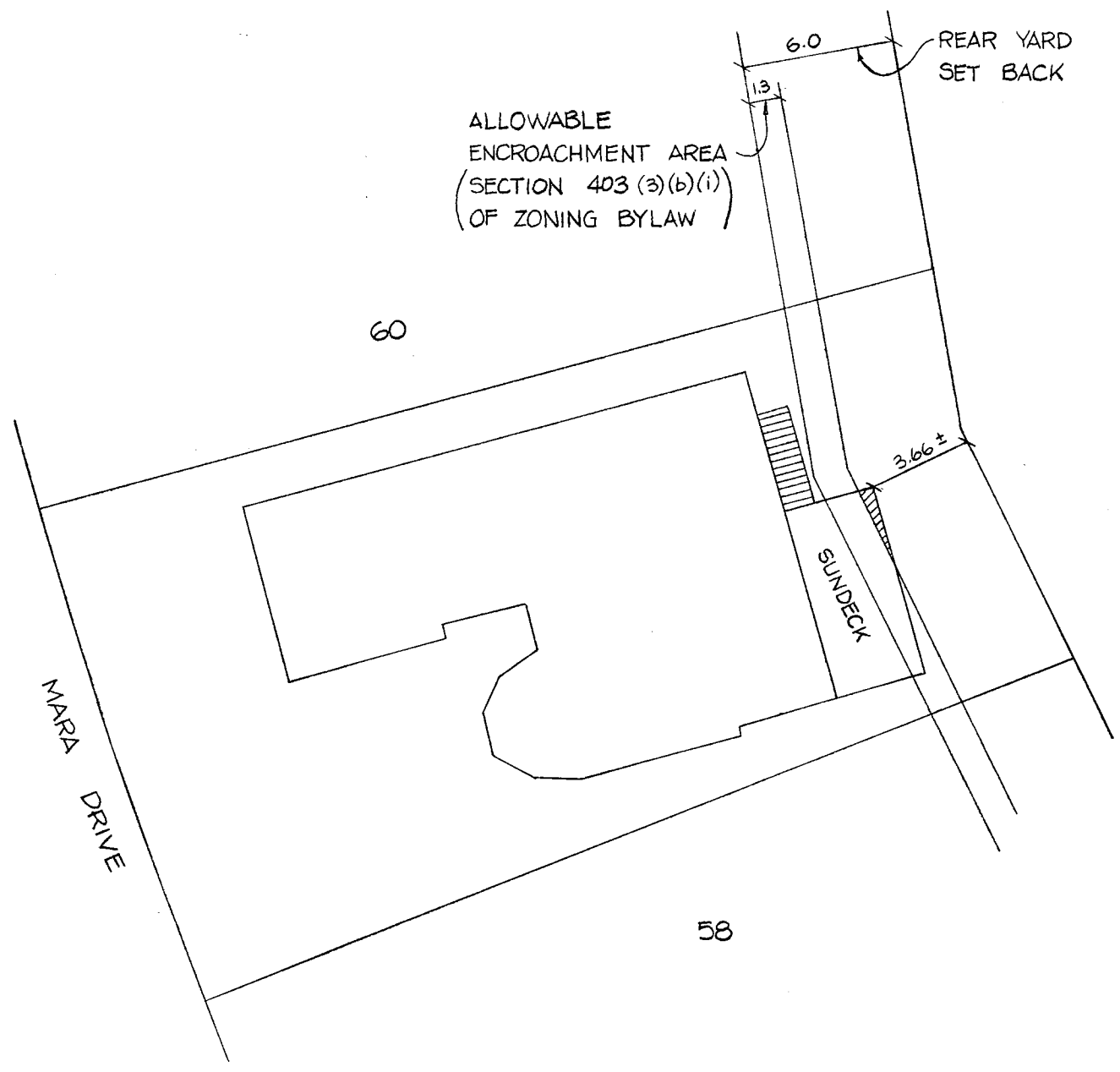


SCALE 1:500

356
PI 35671

LOCATION OF IMPROVEMENTS ON LOT 59 OF D.L. 305 GP. I N.W.D. PLAN 73046

2867 MARA DRIVE,
COQUITLAM, B.C.



SCALE 1: 250

ITEM #6

April 7, 1987

District of Coquitlam
Board of Variance
1111 Brunette Avenue
Coquitlam, B.C.
V3K 1E9

Dear Sir/Madam:

Re: Board of Variance Review 1721 Harbour View Drive

I would like to submit to the Board of Variance, a request in relationship to the proposed alterations to 1721 Harbour Drive and the relaxation of the front yard set back requirements.

As we are living in a subdivision which was itself architecturally landscaped and designed, I believe accurate determination must be made as to the effect of these modifications. I would appreciate a professional appraisal to determine whether the changes to the above address will effect my property value.

Thank you for your consideration.

Yours truly,

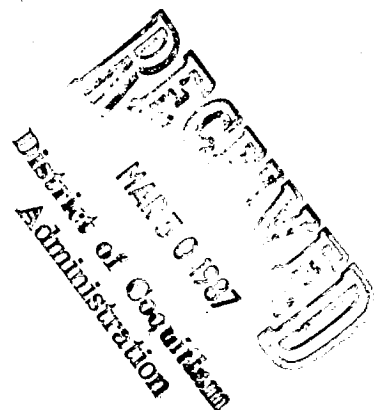


R.C. Fletcher
1731 Harbour Drive, Coquitlam

RCF/bjm

17th #7

2497 - Tolmie Ave
Coquitlam, B.C.
V3K 3E6



March 23, 1987

TO WHOM IT HAVE CONCERN:

We are very sorry that there is a dispute of any kind regarding our new home at 2867 Mara Drive, Coquitlam. For a long time now, we have been looking forward to the day when we would live in our new home; one of our design and all on one floor.

We spent months finding the right lot and designer. We would not have approved this construction had we been aware we could not have the sundeck we designed and planned for.

This home is meant for our retirement and at our age, it will probably be our last. We purposely designed a one floor plan with our declining years in mind. My wife has an Asmatic condition and has not been able to climb stairs in a normal way for a few years now. My huffing and puffing will never improve after loosing a part of my right lung to cancer. So it is important to us not to be subjected to climbing stairs any more than is necessary.

Besides building this home for health reasons, we are a relatively close family. My inlaws who are in their early 80's visit regularly. One uses a cane at all times. My Daughters visit with their children often, needless to say, we look forward to spending alot of time cooking and visiting on the sundeck. It seems inconceivable to have to barbeque on the ground area then climb stairs to eat on the Sundeck which is conveniently off the family room and living area.

-2- cont'd

If we were encroaching on other peoples property or interfering with their privacy, it would be one thing, but we are not. We are excited about having nothing but a view from this sundeck. Another reason we designed this sundeck was so we could participate in the athletic activities going on in the playground and soccer pitch immediately below us IF only by viewing.

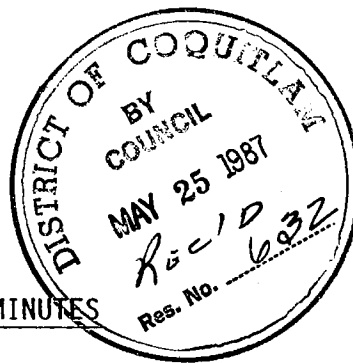
Although the code may be circumvented, we trust that you will see fit to allow us the priviledge of keeping our present sundeck. Your consideration would be most appreciated.

Yours truly,

A handwritten signature in cursive script, appearing to read "P.H. Mabee". The signature is written in dark ink and is positioned below the typed name.

Mr. P.H. Mabee

Tuesday, May 12, 1987
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, May 12, 1987 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. K. McLaren, Development Control Technician;
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. All applicants would then be informed by letter from the Clerk's Office as to the decision of the Board.

REPORT FROM THE BUILDING INSPECTOR

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

REPORT FROM THE PLANNING 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 E. HARRIS
235 - 201 CAYER STREET
SUBJECT: RELAXATION OF REAR YARD SETBACK REQUIREMENTS

Mr. Harris appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow him to build a storage area and workshop that would be 4 feet, 7 inches from the rear property line. He stated he had originally asked for relaxation to 2 feet, 11 inches but had since brought in an amended plan showing the new setbacks. The new amended plan has been approved by the Manager of the Trailer Park.

Mr. Harris stated they need this area for storage and a workshop as their mobile home is not very large. If they move this storage and workshop area forward it would cover their dining room windows and would not leave them any room for parking of vehicles.

Mr. Harris stated that he wasn't aware he would require permission from the Trailer Park owner or the Municipality to do this and had already started construction. It would be a financial

hardship if he was required to tear down what he has already built. Mr. Harris tabled with the Board a letter signed by his surrounding property owners stating they did not object to this sundeck.

Mr. Alfred Gauthier of 268 - 201 Cayer Street stated that he would not oppose this application if the Harris' would comply with the amended plan approved by the Trailer Park Manager. Mr. Gauthier presented to the Board of Variance letters submitted by Maureen Byng Hall of 266 - 201 Cayer Street and Bernice Marshall of 252 - 201 Cayer Street and as well, a letter he submitted on his own behalf. Copies of these letters are attached hereto and form a part of these minutes.

Yvonne Beckett of 255 - 201 Cayer Street asked how much would the roof overhang the trailer behind Mr. and Mrs. Harris and wondered about fire regulations.

Mr. Harris stated that the roof overhang would be the same distance as the mobile home.

There was no further opposition expressed to this application.

ITEM #2 - D. HANSCOM
563 EBERT AVENUE
SUBJECT: RELAXATION OF ACCESSORY BUILDING SIZE
REQUIREMENTS

Mr. Hanscom appeared before the Board of Variance to request relaxation of accessory building size requirements. He informed the meeting he wished to build a carport 17 feet by 24 feet. This would be attached to his existing garage which is 27 feet by 22 feet. He also has a 10 foot by 12 foot garden shed.

Mr. Hanscom stated he wished to build this carport to shelter a boat and wood for his fireplace. It would be much neater to have these items under cover than covered by tarps. The garage is used as a hobby shop. Mr. Hanscom stated he works on cars and does some woodworking. He informed the Board he would remove the small shed if the Board felt that was necessary.

Mr. Hanscom presented letters from his neighbours who were in favour of this application; S. Padovan, 560 Ebert Avenue; D. Koehn, 567 Ebert Avenue; W. Fraser, 561 Ebert Avenue; D. Haskins, 564 Ebert Avenue; and R. Antoniali, 636 Aspen Street. Copies of these letters are attached hereto and form a part of these minutes.

There was no opposition expressed to this application.

ITEM #3 - W. LEHWALD
26 - 145 KING EDWARD STREET
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. Lehwald appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to build 2 feet from the side property line. Mr. Lehwald stated that he purchased a mobile home in the Mill Creek Mobile Home Park and the side of the dwelling the rear entry is on is six feet from the side property line. In order to gain access to the mobile home from this rear door he requires stairs and a porch. He would also like to build a pantry in this location; it would be 4 feet by 12 feet in length. This would give him a place to change his dirty clothes when he comes home from work as he works in construction. There is no other place to leave his dirty clothes but in the bathroom which would necessitate him walking through the kitchen and down the hall to the back of the trailer.

There was no opposition expressed to this application.

ITEM #4 - D. TRACH
2226 PARADISE AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. Trach appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to build 4 feet from the side property line. He stated he is building a new sundeck which would conform with the Zoning Bylaw but underneath the sundeck he wished to construct a workshop 12 feet by 17 feet that would come to 4 feet from the side property line. This would extend over 17 feet and still leave 5 feet between the end of the workshop and the house for a breeze way.

There was no opposition expressed to this application.

ITEM #5 - T. AND L. GREENALL
620 ROBINSON STREET
SUBJECT: RELAXATION OF ACCESSORY BUILDING HEIGHT REQUIREMENTS

Mr. T. Greenall appeared before the Board of Variance to request relaxation of the accessory building maximum height requirements to allow him to construct a garage that would be 19 1/2 feet in height.

Mr. Greenall stated that he has lived in this home since 1953 and he purchased the home from his father 20 years ago. He stated he wished to build a garage that would conform to the design and style of his existing home. As well, he stated he wanted to be able to put shakes on the garage roof and the steeper the pitch of the roof the longer the shakes would last.

Mr. Smiger, 728 Ivy Avenue, informed the Board that he had no objection to this application. Mrs. Hoy of 622 Robinson also told the Board that she had no objections to this application.

Mr. Greenall presented letters to the Board in favour of this application from F. Bolton, 730 Ivy Avenue, and S. Goss, 729 Ivy Avenue. Copies of these letters are attached hereto and form a part of these minutes.

There was no opposition expressed to this application.

ITEM #6 - D. SOBAT
1288 DURANT DRIVE
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS

Mr. Sobat appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow him to build 7.51 metres from the front property line. He explained to the Board that he was formerly a B.C.I.T. Survey Student and he attempted to save the expense of a surveyor by doing it himself. The plan he worked from did not show the encroachment line to be perpendicular to the east property line. As a result he erred in the measurement and his front yard setback, instead of being 7.6 metres from the front property line, is 7.51 metres. He stated that the forms are in and it would be extremely expensive and time consuming for him to change this now.

There was no opposition expressed to this application.

CONCLUSIONS

1. A. Harris.

MOVED BY MR. PETRIE
SECONDED BY MR. BENNETT

That this appeal be allowed with rear yard setback relaxed to 4 feet, 7 inches from the rear property line, as shown on plan approved by Wildwood Mobile Home Park Manager.

CARRIED

Ms. Adams registered opposition.

2. D. Hanscom.

MOVED BY MR. BENNETT
SECONDED BY MS. ADAMS

That this appeal be denied.

CARRIED UNANIMOUSLY

3. W. Lehwald.

MOVED BY MR. BENNETT
SECONDED BY MS. ADAMS

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

CARRIED UNANIMOUSLY

4. D. Trach.

MOVED BY MR. PETRIE
SECONDED BY MS. ADAMS

That this appeal be denied.

CARRIED UNANIMOUSLY

5. T. Greenall.

MOVED BY MR. BENNETT
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, accessory building maximum height requirements relaxed to 19.5 feet.

CARRIED UNANIMOUSLY

6. D. Sobat.

MOVED BY MR. PETRIE
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is,
front yard setback relaxed to 7.51 metres.

CARRIED UNANIMOUSLY

NEXT MEETING DATE

It was decided that the next Board of Variance meeting
would be held on Wednesday, July 8th, 1987.

ADJOURNMENT

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

CHAIRMAN

Sardes

PLANNING DEPT. BRIEF TO BOARD OF VARIANCE MEETING, TUES., MAY 12, 1987

ITEMS # TO #6

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

KM/cr

Respectfully submitted



Ken McLaren
Development Control Technician

Item #1

April 14/87

WE THE SURROUNDING NEIGHBOURS:

Marian Byng-Hall 266.

Bernice Marshall, 252.

Arnell 252.

Connie White 254

DO NOT OBJECT TO THE HARRIS'S PUTTING
UP A SUNDECK, STORAGE, WORKSHOP, AND
AWNING STRUCTURE ON THEIR PROPERTY:
253-201 CAYER ST. COQ.

May 12/87

#268-201 Cayer St

Re: Board of Variance - 253-201 Cayer St.

We have lived in Wildwood Park since May 24/77.

All tenants moving in this Park are given a set of rules to read & to sign, as we did. Therefore I'm certain that 253 is the same rules but went ahead without permission from Management to build a sundek with a workshop on it. They did this illegally and now are seeking relaxation of the rules.

Mr Hoing, who is the owner of this Park, has been more than fair to incoming tenants and only asks that they go by the rules of this Park. For this reason, we did not sign the petition that 253 passed around to the closest neighbours. We believe that the Park rules & municipal building codes should be followed. My husband will be at this meeting to-night. We go along with what ever Mr Hoing suggests.

Sincerely

Mr & Mrs A Gauthier

"TUNWATH COTTAGE"
266 - 201 CAYER STREET
COQUITLAM, B.C.
V3K 5A9

May 9th 1987

266 since Nov 1974.

In reply to the attached letter from the District of Coquitlam, while I realize that I did sign the original petition brought to me by 253-201 Cayer St., at that time I did not fully understand the implications.

Personally, I have no objection to the proposed addition provided it is moved 4 feet farther in from it's present position.


Our Park Owner, Mr. Hoing, always does his best to be fair to incoming tenants, but he still wishes to upgrade the appearance of Wildwood Park, not otherwise.

This can only be achieved if every tenant adheres to the Park rules. I do know that 2 or 3 years ago, 251 had great ~~diffuxy~~ difficulty in getting his plans for a very attractive deck added to his home, approved by the then Manager. He would have dearly liked the extra length which he could not have.

Yours truly.

Mareen Byng-Hall

266

We heartily endorse the above.
(252) Bessie Marshall.


ITEM #2

I SILVANO PADOUAN , OWNER OF
560 EBERT AVE COQUITLAM

) HAVE NO OBJECTIONS TO THE
PROPOSE CONSTRUCTION AT
563 EBERT AVE.

Silvano Padouan

May 11, 1987

17th 42

May 12 1987

As per the requested construction
of a carport at the rear of
563 IZBERT AVE. The undersigned
has no objections.

W. J. Dase

1/Thru #2

I, Don Kuhn, resident at 567 Ebert
St am not opposed to Barry Hanson
adding an addition to his garage.

Don Kuhn

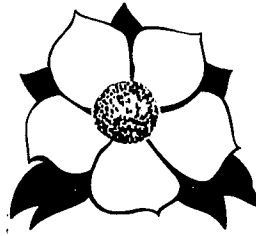
DISTRICT OF COQUITLAM

1111 Brunette Avenue,
V3K 1E9

Mayor: L. Sekora

Coquitlam, B.C.
Phone: 526-3611

5
/TEM#2



May 1, 1987

Dear Sir/Madam:

Re: Board of Variance - 563 Ebert Avenue.

This is to advise that the Board of Variance will meet on Tuesday, May 12, 1987 at 7:00 p.m. in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C., to hear certain applications for the alleviation of hardship under our zoning regulations.

The property in question is at 563 Ebert Avenue, requesting relaxation of accessory building size requirements.

As you have holdings near this property, you may wish to attend the meeting of the Board of Variance and express your opinion.

Yours truly,



(Mrs.) Sandra Aikenhead,
Deputy Municipal Clerk.

SA/pam

Please be advised that we have discussed the planned addition with Mr. Hanscom and we have no objections.

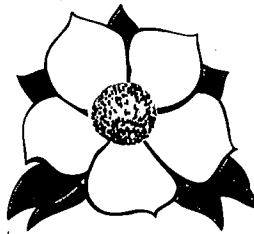
*Dave + Vicki Haskins
564 Ebert Ave
Coquitlam B.C. V3J 2L2.
939-7907.*

DISTRICT OF COQUITLAM

1111 Brunette Avenue,
V3K 1E9

Mayor: L. Sekora

Coquitlam, B.C.
Phone: 526-3611



May 1, 1987

Dear Sir/Madam:

Re: Board of Variance - 563 Ebert Avenue.

This is to advise that the Board of Variance will meet on Tuesday, May 12, 1987 at 7:00 p.m. in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C., to hear certain applications for the alleviation of hardship under our zoning regulations.

The property in question is at 563 Ebert Avenue, requesting relaxation of accessory building size requirements.

As you have holdings near this property, you may wish to attend the meeting of the Board of Variance and express your opinion.

Yours truly,

A handwritten signature in cursive script that reads "Sandra Aikenhead". The signature is fluid and matches the printed name below it.

(Mrs.) Sandra Aikenhead,
Deputy Municipal Clerk.

SA/pam

Mr. & Mrs. R. Antoniali of 636 ASPEN ST
do not object to the property in
question

A handwritten signature in cursive script that reads "Romeo Antoniali". The signature is bold and matches the name mentioned in the text above.

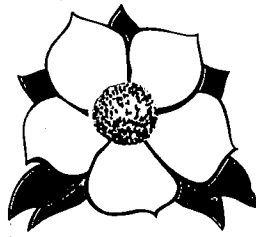
Item #5

DISTRICT OF COQUITLAM

1111 Brunette Avenue,
V3K 1E9

Mayor: L. Sekora

Coquitlam, B.C.
Phone: 526-3611



May 1, 1987

Dear Sir/Madam:

Re: Board of Variance - 620 Robinson Street.

This is to advise that the Board of Variance will meet on Tuesday, May 12, 1987 at 7:00 p.m. in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C., to hear certain applications for the alleviation of hardship under our zoning regulations.

The property in question is at 620 Robinson Street, requesting relaxation of accessory building height.

As you have holdings near this property, you may wish to attend the meeting of the Board of Variance and express your opinion.

FLOYD J. BOLTON
730 IVY AVENUE, COQUITLAM, B.C. V3J 2J2
PHONE: (604) 937-0444 Tlx. 04-351273

Yours truly,

Sandra Aikenhead
(Mrs.) Sandra Aikenhead,
Deputy Municipal Clerk.

SA/pam

Deputy Municipal Clerk

may 5

*The property in question is very well maintained. The proposed construction should in no way interfere with good appearance and should in fact enhance it. I approve proposed variance. Floyd J. Bolton
730 Ivy Ave. 939-0847*

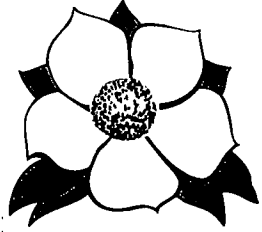
Item #5

DISTRICT OF COQUITLAM

1111 Brunette Avenue,
V3K 1E9

Mayor: L. Sekora

Coquitlam, B.C.
Phone: 526-3611



May 1, 1987

Dear Sir/Madam:

Re: Board of Variance - 620 Robinson Street.

This is to advise that the Board of Variance will meet on Tuesday, May 12, 1987 at 7:00 p.m. in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C., to hear certain applications for the alleviation of hardship under our zoning regulations.

The property in question is at 620 Robinson Street, requesting relaxation of accessory building height.

As you have holdings near this property, you may wish to attend the meeting of the Board of Variance and express your opinion.

Yours truly,

(Mrs.) Sandra Aikenhead,
Deputy Municipal Clerk.

SA/pam

Unable to attend meeting, but have no objection to the proposed garage. In fact it will be an improvement on the property.

*S. J. Goss
729 My. Ave.*