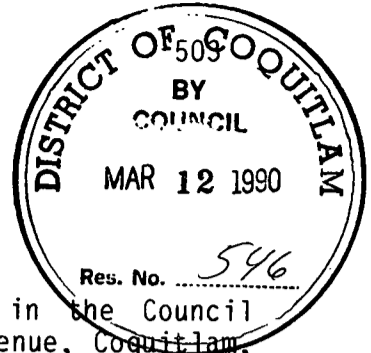


BOARD OF VARIANCE

Wednesday, February 28, 1990
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, February 28, 1990 at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman
Ms. K. Adams;
Mr. J. Bennett.

Staff present were:

Mr. K. McLaren, Development Control Technician;
Mr. J. Weber, Building Inspector I;
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 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.

REPORT FROM PERMITS AND LICENCES DEPARTMENT

Submitted to the Board for this meeting was a brief from the Permits and Licences 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 - D. & D. McCANN
1861 WOODVALE AVENUE
SUBJECT: RELAXATION OF MAXIMUM SIZE
REQUIREMENTS - GARAGE - AND
MAXIMUM HEIGHT REQUIREMENTS

Mr. McCann appeared before the Board of Variance to request relaxation of the maximum size requirements for construction of a garage, as well as the height requirements. He stated he wished to build an oversize garage which would be used to store his boat and two cars. This would also allow him a small portion of the garage for a workshop. At the present time he has a single car carport and he is paying storage for his boat plus one car which he plans to restore. Mr. McCann advised the Board that he would not need the overheight relaxation if he can build a 10-foot high garage inside without going over the 15 feet height outside.

The Building Inspector advised him that he could achieve this 10-foot inside height without going over-height.

In response to a question from the Board, Mr. McCann advised that when he purchased this house he had planned to build a garage not realizing that there would be a problem with the size. Mr. McCann submitted letters from his neighbours in support of this application. These letters are attached hereto and forms a part of these Minutes. They are: Mr. and Mrs. B. Thorn, 1851 Woodvale Avenue; R. Hellard, 723 Lomond Street; L. Arychuk, 726 Linton Street; Y. Chan, 730 Linton Street; D. Bradley, 1870 Regan Avenue; E. Corcoran, 1880 Regan Avenue; G. Kaszefski and A. Enegren of 1860 Regan Avenue.

There was no opposition expressed to this application.

ITEM #2 - K. BIRCH
1205 COTTONWOOD AVENUE
SUBJECT: RELAXATION OF MAXIMUM SIZE
REQUIREMENTS - GARAGE

As Mr. Birch was not in attendance, the Board did not deal with this application. However, as Mr. Birch's neighbours were in attendance at the meeting, the Board heard from them.

Mr. D. Cook of 1199 Cottonwood Avenue appeared before the Board of Variance in opposition to this application. A copy of his presentation is attached hereto and forms a part of these Minutes.

Mr. Jack Huisman, 1143 Cottonwood Avenue, appeared before the Board in opposition to this application. He stated he lives two houses away from the applicant and would not be able to see much of the garage but was more concerned about the noise factor emanating from the proposed garage when it's constructed if the applicant wishes to work on cars in the garage. He also pointed out to the Board the garage would be larger than the dwelling if Mr. Birch is allowed to construct it. If Mr. Birch sold the property the only type of person who would buy a home and garage like this would be someone who wanted to work on cars and Mr. Huisman stated he was concerned about the type of prospective owners this would attract; i.e. backyard mechanics.

Mr. P. Linton of 1189 Cottonwood Avenue stated that his main concern was that his view of the lake would be blocked. He stated that the Parks Department has fixed up the area around the lake and it is extremely attractive now and he can see this from his home. He also stated he was concerned about the noise emanating from this garage if the applicant proposes to work on cars in this proposed garage.

A memo from Mr. D. Palidwor, Parks and Recreation Department, was submitted to the Board in regard to this application. A copy of this memo is attached hereto and forms a part of these Minutes.

There was no further opposition to this application.

ITEM #3 - R. VOUTILAINEN
521 LYN COURT
SUBJECT: RELAXATION OF FRONT YARD
SETBACK REQUIREMENTS

Mrs. Voutilainen appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow them to construct a garage that would come to 14 ft. from the front property line.

She advised the Board that they have four children, three boys and one girl, and they only have a three-bedroom home. She stated they wished to convert their carport to two bedrooms and then put a double-car garage in front of that. This would come to 14 ft. from the front property line. She stated they are unable to construct this at the back because they only have a 21 ft. rear yard. They like the area they live in and do not want to move.

The son of Mr. D. Pawelchak, 1419 Haversley Avenue, appeared before the Board of Variance on behalf of his father. He submitted a letter of opposition to this application. A copy of that letter is attached hereto and forms a part of these Minutes.

There was no further opposition expressed to this application.

ITEM #4 - P. & S. BRASCIA
1711 EDEN AVENUE
SUBJECT: RELAXATION OF SIDE YARD
SETBACK REQUIREMENTS

Mr. Brascia appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to construct 4 ft. from the side property line. He stated he bought his home in 1989 and before he bought the property, he checked with the Municipal Hall to see if he could build an addition to that side of his home. He stated he was advised he could, but unfortunately he failed to get the side yard setback requirements at that time and he assumed he could go to 4 ft. from the side property line. If he is required to stay 6 ft. from the side property line he said his kitchen would be quite narrow. The extra two feet would make the kitchen much more practical.

Mr. Brascia informed the Board he had spoken to his neighbours around him and none of them had any objections to the application. In response to a question from the Board, he stated that they use their kitchen more than any other room in their home and they would like to have a large country style kitchen. There is a driveway on the property next to his that would be immediately adjacent to this proposed addition and therefore, the addition would not affect the closest neighbour.

There was no opposition expressed to this application.

CONCLUSIONS

1. D. & D. McCann

MOVED BY MR. BENNETT
SECONDED BY MS. ADAMS

That this appeal be allowed in regard to the maximum size garage, that is, that Mr. McCann be allowed to construct a garage to 97.5 square metres; and further, that Mr. McCann comply with the height requirements set out in the Zoning Bylaw.

CARRIED UNANIMOUSLY

2. K. Birch

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

3. R. Voutilainen

MOVED BY MR. BENNETT
SECONDED BY MS. ADAMS

That this appeal be denied.

CARRIED UNANIMOUSLY

4. P. & S. Brascia

MOVED BY MS. ADAMS
SECONDED BY MR. BENNETT

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

CARRIED UNANIMOUSLY

ADJOURNMENT

The Chairman declared the Board of Variance meeting adjourned - 8:15 p.m.

CHAIRMAN

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE - WED., FEB. 28, 1990

ITEM 1

The Planning Department has no objection to this appeal, however, we would note that the applicant should be appealing the maximum permitted height of the garage in addition to the size. The maximum permitted height of the garage under Section 603(4)(c) of the Bylaw is 15.092'. The applicant suggests he is proposing 15.667' (15' 8").

ITEMS 2, 3 & 4

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

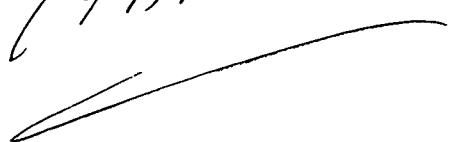
Respectfully submitted



Ken McLaren
Development Control Technician

KM/cr

ATTACHMENTS



DISTRICT OF COQUITLAM

INTER-OFFICE COMMUNICATION

TO: S. AIKENHEAD DEPARTMENT: ADMINISTRATION DATE: 1990 02 12
FROM: J. WEBER DEPARTMENT: PERMITS & LICENCES YOUR FILE:
SUBJECT: PERMITS & LICENCES DEPARTMENT COMMENTS TO
THE FEBRUARY 28, 1990 BOARD OF VARIANCE MEETING OUR FILE:

ITEM #1 1861 Woodvale Avenue

A further relaxation of the maximum height will be required, to 15' - 8".

ITEM #2 1205 Cottonwood Avenue

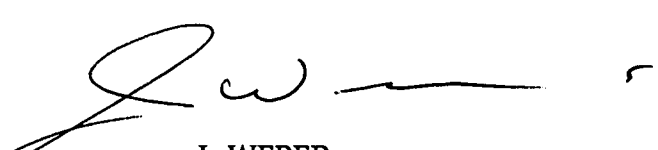
The Permits & Licences Department has no objection to this appeal as the Building By-Laws do not appear to be involved.

ITEM #3 521 Lyn Court

The Permits & Licences Department has no objection to this appeal as the Building By-Laws do not appear to be involved.

ITEM #4 1711 Eden Avenue

The Permits & Licences Department has no objection to this appeal as the Building By-Laws do not appear to be involved.



J. WEBER
Building Inspector

JW/blh

January 29, 1890
Coquitlam, B.C.

To whom it may concern;

Mr Dave Mc Cam of 1861 Woodvale avenue has explained and showed us a sketch of his proposal to erect a 30' X 35' building (garage) on or near the rear of the south East corner of his property.

My wife and I have discussed this proposal and we have no objections to our neighbor upgrading the use of his property.

Mr & Mrs Barrie Thorn
1851 Woodvale avenue,
Coquitlam, B.C.

Jun 11/90

723 Lamond
Coquitlam

We live on lot 44 beside Mr McCann's property where he will ~~build~~ build a ~~grage~~ garage approximately 35' x 30' at the rear of the lot close to our property line

We have no objection to this construction

Russ Hellard

726 Linton St.,
Coquitlam, B.C.
V3J 6K5

January 18, 1990

Mr. David McCann
1861 Woodvale Ave.,
Coquitlam, B.C.
V3J 3H3

Dear David:

Further to our recent discussion and viewing of your plans for construction of a garage on your property, please be advised that we have no problem with the proposed building.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "Larry Arychuk".

Larry Arychuk

LA/rj

730 LINTON ST
COR.

JAN 17/1990

I am the owner of 730 LINTON ST and
have no objections to Mr McCann
building a garage close to our
property line.

Yveshen Chan

1870 Logan Ave
Coquitlam

Jan 17/90

We live on lot 24 beside Mr McCann's
property where he will build a garage
approximately 35' x 30' at the rear of the lot. close
We have no objection to this construction

Spencer Bradley

Jan. 17th.

We live at 1880 Regan Ave in Logansport
~~which~~ behind Mr. McCann property where
he is going to build a garage.

This is quite O.K. by us as will be
no encumbrance at all.

C. J. Chuck Corcoran

Jan 27 1990

I of lot 23 1860 REEVE AVE City

We not object at all to Mr. McLean
plans to build a 30 x 35' garage.

Glen KASZEFSKI
+ ANGELA ENEGREN

Glen Kaszefski
Alma

1/5/83 #2

To: The Board Of Variance

From: Doug Cook, 1199 CottonWood Avenue

Subject: 1205 Cottonwood Avenue

I am opposed to the variance for 1205 Cottonwood that would allow a 1238 sq.ft. garage in a residential neighbourhood.

I bought my home at 1199 Cottonwood in 1983 based on the view of Como Lake Park and the quietness of the neighbourhood.

The proposed garage would be 53% larger than the bylaw allows and would obstruct my view of Como Lake Park for the following reasons:

- o no height restrictions.
- o its' location in the north west corner of the property would block my major view of Como Lake Park.
- o the size of the garage would be 200 sq.ft. larger than the house.

The quietness of the neighbourhood would be disturbed for the following reasons:

- o noise from vehicles accessing the garage from the front and rear of the house.
- o noise from vehicles worked on in the courtyard formed by the garage.
- o noise from the new workshop.

Additional problems this oversized garage would cause are:

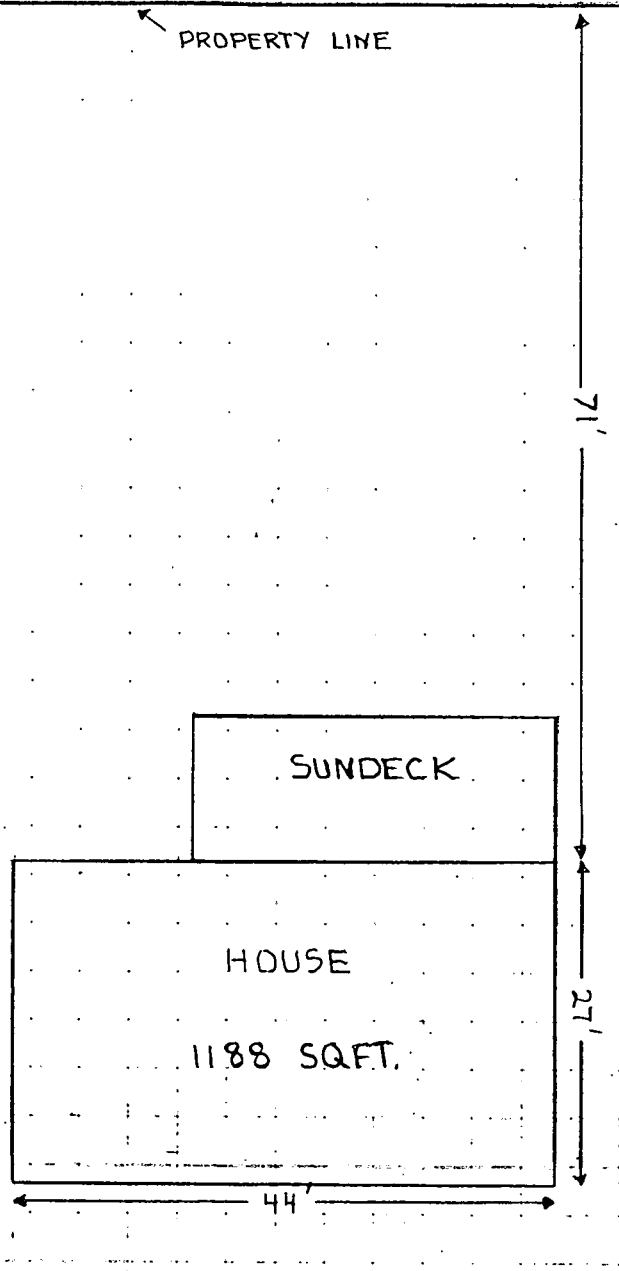
- o The garage lane access at the rear of 1205 Cottonwood does not exist. This lane would have to be created out of land used as Parkland.
- o The number of vehicles on the residence would increase from 4 to 6 vehicles : not 3 suggested by the variance.
- o Abandoned vehicles at the side and at the back of the house are now unpleasant to look at. A large garage in addition to these vehicles would make the problem worse.
- o A flat roof garage would be unattractive.

This proposed 1238 sq.ft. garage belongs in a commercial or an acreage zone; not on a 64 ft. x 124 ft. residential lot.

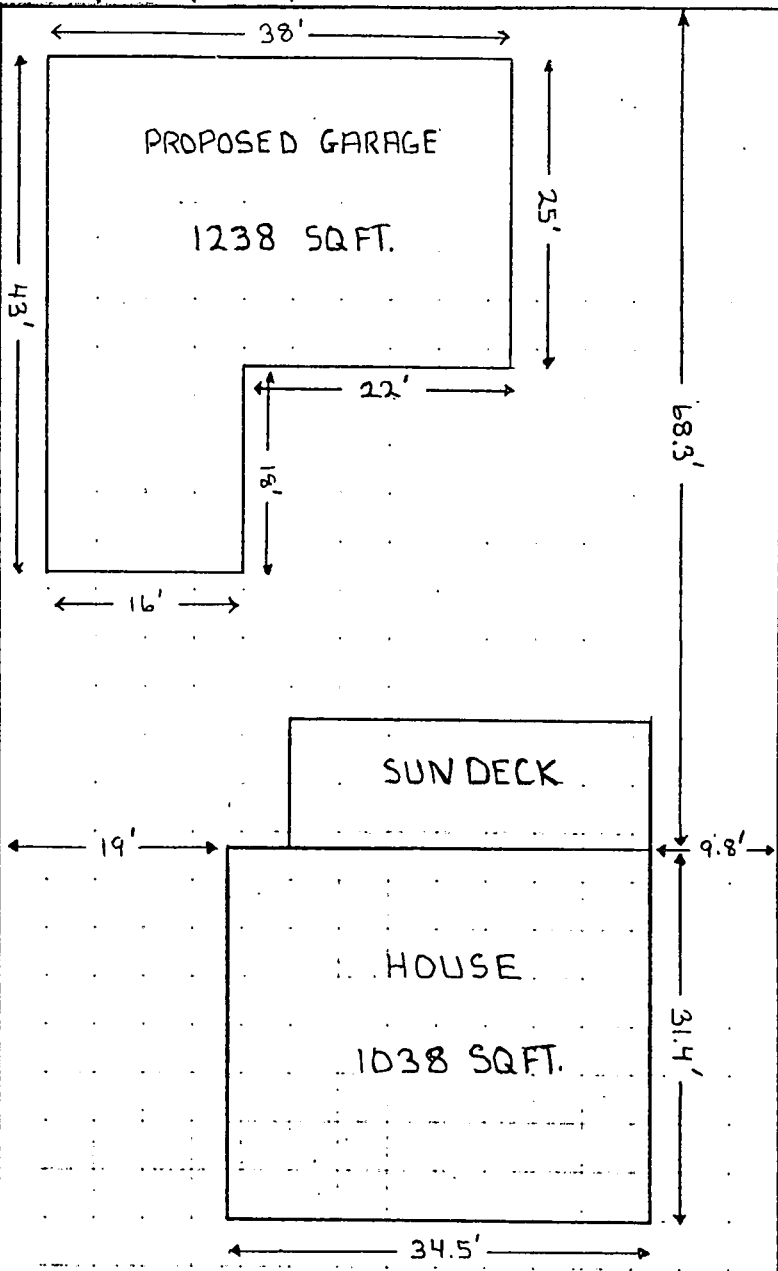
In 1986 when Mr. Birch bought his home he could have built a standard double garage 22 ft. x 22 ft. (484 sq.ft.) to alleviate his \$200.00 storage costs. He can still build the same garage under current bylaws.

A garage built under existing bylaws would be more appropriate for this residential neighbourhood.

Doug Cook.



1199 COTTONWOOD



1205 COTTONWOOD

SCALE: 1/4" = 4'



PICTORIAL SITE PLANS



Current view of Como Lake Park from sundeck of 1199 Cottonwood Ave.

This north west corner of 1205 Cottonwood is where my major view of the park is obtained.

The variance site plan shows that the garage will occupy 43 ft of fence in foreground and 38 ft of fence in background.

The entire section along the foreground fence shown in this picture will be occupied by garage.



2 pictures of the backview of 1205 Cottonwood Ave. The lane shown on site plan along back of entire property line does not exist. Land used as Parkland would have to be destroyed in order to create the proposed garage access.



Mr Birch is the only resident of 1205 Cottonwood. He mentioned 3 vehicles in the variance that he wishes to store but he has already 4 vehicles on the property. Besides the Montego, the 3 additional vehicles are :

- o A blue Ford truck
- o A blue Van
- o A Toyota car

6 vehicles would reside at 1205 Cottonwood not 3.

The picture at the left shows a blue Ford truck that was pushed into the backyard in 1986 and has been left abandoned.



The picture left shows a blue van sitting at the side of house at the same position since 1986.

The white Toyota car shown is also owned by Mr Birch and is usually stored at front of house.

DISTRICT OF COQUITLAM

/ JEM #2

Inter-Office Communication

TO: Sandra Aikenhead **DEPARTMENT:** Administration **DATE:** 90 02 26
FROM: Dave Palidwor **DEPARTMENT:** Parks & Recreation **YOUR FILE:**
SUBJECT: BOARD OF VARIANCE APPLICATION FOR 1205 COTTONWOOD AVENUE **OUR FILE:** 114.4

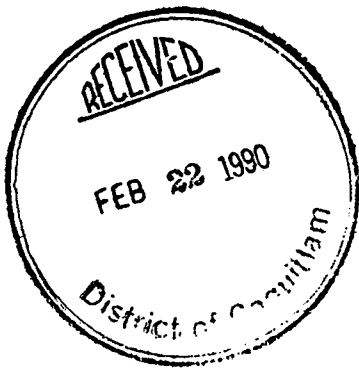
I would like to point out to the Board that the laneway does not extend behind this property. The Parks Department would not be supportive of access to this garage by way of the rear laneway. This would entail the District constructing the land and would disrupt the park.



Park Design Technician

cc: D.L. Cummings
Barry Elliott

/bn



/ Tkm #3

Daniel Pawelchak
1419 Haversley Avenue
Coquitlam B.C.

Mrs. S. Aikenhead
Deputy Municipal Clerk
District of Coquitlam City Hall
1111 Brunette Avenue
Coquitlam B.C. V3K 1E9

February 22, 1990

Dear Mrs. Aikenhead;

Re: Board of Variance Submission - 521 Lyn Court

My property (lot 155, D.L.357, of the attached) is adjacent to and on the side of the proposed addition to the aforementioned property.

I oppose the approval of this request for two reasons:

- 1 I understand that the minimum front setback required in current by-laws is 25 feet. The proposed house addition requests a setback relaxation to approximately 14 feet. This is a setback reduction of 11 feet or 44%. I feel that this degree of variance is unreasonable and will produce a detrimental distraction on the street.
- 2 My dining room and kitchen windows face the proposed addition and now have open views. With the proposed addition in place, these windows will be obscured.

By-laws are established for a purpose. Specifically to provide for uniformity, safety, consideration for neighbouring properties and service requirements in the municipality. Reasonable relaxation of these by-laws, in special circumstances, is understandable and should be allowed. However, I feel that this application is excessive, detracts from the uniformity of the neighbourhood and has a detrimental effect on my property.

Yours sincerely,

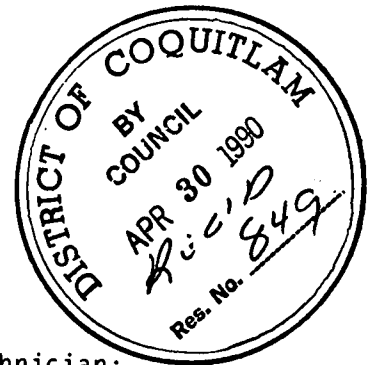
D. Pawelchak

BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Wednesday, April 18, 1990 at 7:00 p.m.

Members present were:

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



Staff present were:

Mr. K. McLaren, Development Control Technician;
Mr. J. Weber, Building Inspector I;
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 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.

REPORT FROM PERMITS AND LICENCES DEPARTMENT

Submitted to the Board for this meeting was a brief from the Permits and Licences 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 - JAN & SON CONSTRUCTION LTD.
3309 ABBEY LANE
SUBJECT: RELAXATION OF SIDE YARD
SETBACK REQUIREMENTS**

The Secretary advised the Board that the applicants had notified the Municipality they wish this applicant withdrawn.

**ITEM #2 - S.L. SHEEDY
561 TIPTON STREET
SUBJECT: RELAXATION OF EXTERIOR SIDE
YARD SETBACK REQUIREMENTS**

Mrs. Sheedy appeared before the Board of Variance to request relaxation of the exterior side yard setback requirements to allow them to locate a garden shed two feet from the exterior side yard property line. Mrs. Sheedy advised that the shed is already at that location on a cement slab. The cement slab was in that location when she purchased the property and she has

since placed a storage shed on it. She advised the Board that it would be hardship if they were required to move the shed and pour a new concrete slab and remove the old slab.

There was no opposition expressed to this application.

ITEM #3 - J. & S. JENSEN
1004 DELESTRE AVENUE
SUBJECT: RELAXATION OF REAR YARD
SETBACK REQUIREMENTS

Mr. Jensen appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow him to construct an addition to his home 3.6 metres from the rear yard property line. Mr. Jensen explained to the Board that he had purchased this home in January 1990. It is an extremely small house, containing 386 sq. ft. He said there is virtually no building envelope on the lot because of the setbacks required from the creek. The home has no bedroom and Mr. Jensen would like to construct a closet and entryway at the southeast corner of the home.

There was no opposition expressed to this application.

ITEM #4 - K. & J. JOHNSTON
3036 FLEET STREET
SUBJECT: RELAXATION OF SIDE YARD
SETBACK REQUIREMENTS

Mr. Johnston appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to construct a carport 3.5 ft. from the side property line. Mr. Johnston stated that the main floor of his house is 1,050 sq. ft. and he would like to add on to it. The only logical spot to add on is at the side. Mr. Johnston stated the neighbour most affected by this is a general contractor and has stated he has no objections to this application and, in fact, advised Mr. Johnston that this would be the most practical location to do the addition.

Mr. Johnston advised the Board that his home is presently a three bedroom home. His father is 74 years old and the Johnstons would like him to live with them. This addition would allow extra bedroom space and living area.

There was no opposition expressed to this application.

ITEM #5 - H. & E. MANSKOPF
2962 COVE PLACE
SUBJECT: RELAXATION OF SIDE YARD
SETBACK REQUIREMENTS

Mr. Manskopf appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to construct an addition to his home three ft. from the side property line.

He explained to the Board that his house is quite small and he has grown up children living at home. He would like to build another carport at the side of the house and add living area above it. The extra carport would also enable him to get all of their cars off the street.

There was no opposition expressed to this application.

ITEM #6 - A.M. JACKSON
1694 SMITH AVENUE
SUBJECT: RELAXATION OF FRONT YARD
SETBACK REQUIREMENTS

Mrs. Jackson appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow her to construct a garage 9 ft. from the front property line. A copy of Mrs. Jackson's written presentation is attached hereto and forms a part of these Minutes.

On a question from the Board, Mrs. Jackson stated that she did not want to construct a garage in her back yard because during the snowy weather she would be unable to get in and out of the laneway.

The neighbour at 1690 Smith Ave. appeared before the Board of Variance and questioned where this garage would be built and how high it would be. He stated he felt the roof of this carport would be above the roof of his house.

There was no further opposition expressed to this application.

ITEM #7 - A. LINDHOLM MORGAN
854 WESTWOOD STREET
SUBJECT: RELAXATION OF SIDE AND REAR YARD
SETBACK REQUIREMENTS FOR ACCESSORY BUILDINGS

Mr. Morgan appeared before the Board of Variance to request relaxation of the side and rear yard setback requirements for accessory buildings to allow them to construct a garage that would be two feet from the side property line and two feet from the rear property line. Mr. Morgan advised the Board that their property is only 33 ft. wide, they have already dug the foundation and if they require to comply with the 4 ft. side yard setback, they would have to cut down a beautiful birch tree they have in their rear yard.

There was no opposition expressed to this application.

ITEM #8 - H. & R. OVINGTON
807 REGENT STREET
SUBJECT: RELAXATION OF FENCE
HEIGHT REQUIREMENTS

Mr. & Mrs. Ovington appeared before the Board of Variance to request relaxation of the fence height requirements to allow them to increase the fence height at the front corner of their property from 3 ft. to 4 ft. over a six metre distance north and east on the corner of Regent and Clifton Ave. A copy of their presentation is attached hereto and forms a part of these Minutes.

The Ovingtons were advised of the Planning Dept. recommendation against a variance to the fence in this location for liability reasons. The Planning Dept. state they have not had an opportunity to have the Traffic Section of the Engineering Dept. review this matter to provide their comments.

Mr. Snedker, 1340 Clifton Ave., appeared before the Board of Variance and stated he was in favour of this application and could see no problem with visibility at the corner if this fence is built higher than allowed. The fence is well back from the stop sign.

Mr. Stewart of 1331 Clifton Ave. appeared before the Board of Variance and stated that he had no objection to this fence height request and advised that there was no problem with visibility at all at that corner because of the fence.

There was no opposition expressed to this application.

ITEM #9 - H. & M. JONES
851 JARVIS STREET
SUBJECT: RELAXATION OF FRONT YARD
SETBACK REQUIREMENTS

Mr. Jones appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow him to construct a carport 16.5 ft. from the front yard property line. A copy of Mr. Jones' presentation is attached hereto and forms a part of these Minutes.

Mr. Jones explained to the Board that this carport would give them the room to park three cars. He did not want to have their cars parked out on the street.

There was no opposition expressed to this application.

ITEM #10 - P. WALENCIAK
CORNER OXFORD & BAYSWATER DR.
SUBJECT: RELAXATION OF EXTERIOR SIDE
YARD SETBACK REQUIREMENTS

Mr. Walenciak appeared before the Board of Variance to request relaxation of the exterior side yard setback requirements to allow him to build a home 10.5 ft. from the exterior side property line. Mr. Walenciak explained that his property has a right-of-way through the middle of the lot and he must build to the front of this where the lot is narrower. He advised that by maintaining the required interior side yard setback on one side, the house he proposes to build will intrude into the exterior side yard setback on the other side, at one small triangle at the front corner. He explained to the Board that he had looked at many different plans but could find nothing that would fit the lot. He advised the Board this is the first lot he has ever purchased and he did not realize he would have to check the various setbacks out before building.

There was no opposition expressed to this application.

ITEM #11 - T. & L. DOERING
937 THERMAL DRIVE
SUBJECT: RELAXATION OF EXTERIOR
SIDE YARD SETBACK REQUIREMENTS

Mr. Doering appeared before the Board of Variance to request relaxation of the exterior side yard setback requirements to allow him to construct the carport 8 ft. from the exterior side property line. He explained to the Board that he had purchased this, his first home, in 1986, and he was unaware that he could not close in his carport without a building permit. He stated the Building Inspector had come around and put a stop work order on the building until he appeared before the Board of Variance as it is too close to the exterior property line. He advised the Board that he would like to continue to close it in because of previous problems with security to vehicles.

There was no opposition expressed to this application.

CONCLUSIONS

2. S.L. Sheedy

MOVED BY MR. PETRIE
SECONDED BY MS. ADAMS

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

CARRIED UNANIMOUSLY

3. J. & S. Jensen

MOVED BY MR. PETRIE
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, rear yard setback relaxed to 3.6 metres.

CARRIED UNANIMOUSLY

4. K. & J. Johnston

MOVED BY MR. BENNETT
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, side yard setback relaxed to 3.5 feet.

CARRIED UNANIMOUSLY

5. H. & E. Manskopf

MOVED BY MS. ADAMS
SECONDED BY MR. BENNETT

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

CARRIED UNANIMOUSLY

6. A.M. Jackson

MOVED BY MR. BENNETT
SECONDED BY MR. PETRIE

That this appeal be denied.

CARRIED UNANIMOUSLY

7. A. Lindholm Morgan

MOVED BY MS. ADAMS
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, side and rear yard setback requirements for accessory buildings relaxed to 2 feet.

CARRIED UNANIMOUSLY

8. H. & R. Ovington

MOVED BY MR. PETRIE
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, fence height requirements relaxed to allow fence 4 feet in height at front corner.

CARRIED UNANIMOUSLY

9. H. & M. Jones

MOVED BY MS. ADAMS
SECONDED BY MR. BENNETT

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

CARRIED UNANIMOUSLY

10. P. Walenciak

MOVED BY MR. PETRIE
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, exterior side yard setback relaxed to 10.5 feet.

CARRIED UNANIMOUSLY

11. T. & L. Doering

MOVED BY MR. BENNETT
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is, exterior side yard setback relaxed to 8 feet.

CARRIED

Ms. Adams abstained.

ADJOURNMENT

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

CHAIRMAN

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE, WED., APR. 18, 1990

ITEMS #1 & #2

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

ITEM #3

The Planning Department has no objection to this appeal, however, would note that a portion of the lands lies within sensitive lands as designated by Council under Bylaw No. 1199. If any earthworks are proposed on the portion of the lot within sensitive lands, then the applicants will be required to secure a Conservation Permit from Council in addition to the normal Building Permit.

It would appear that the addition would also not comply with Section 405(2)(a)(i) of the Zoning Bylaw, which requires a 15 m setback from the natural boundary of the watercourse. This section of the Bylaw is appealable to the Minister of Environment under Section 405(2)(b) of the Bylaw. Therefore, if the Board approves this applicant's variance for a rear yard setback, then he would also have to secure approval of the Minister of Environment with regard to the setback from the natural boundary of the watercourse.

ITEMS #4 TO #7

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

ITEM #8

The Planning Department cannot recommend in favour of a variance to the fence in this location for liability reasons. In addition, we have not had an opportunity to have the Traffic Section of the Engineering Department review this matter to provide their comments.

ITEMS #9 TO #11

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

Respectfully submitted



Ken McLaren
Development Control Technician

KM/cr

DISTRICT OF COQUITLAM

INTER-OFFICE COMMUNICATION

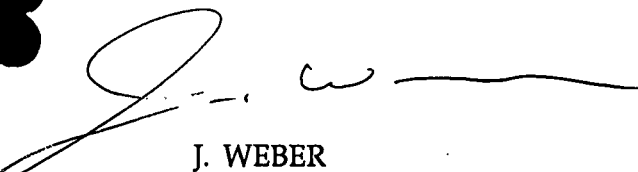
TO: S. AIKENHEAD DEPARTMENT: ADMINISTRATION DATE: 1990 04 12
FROM: J. WEBER DEPARTMENT: PERMITS & LICENCES YOUR FILE:
SUBJECT: PERMITS & LICENCES DEPARTMENT COMMENTS TO OUR FILE:
THE APRIL 18, 1990 BOARD OF VARIANCE MEETING

ITEMS 1, 3, 6, 8, 9 AND 10:

The Permits & Licences Department has no objection to these appeals, as the Building By-Law does not appear to be involved.

ITEMS 2, 4, 5 AND 7:

The Permits & Licences Department has no objection to these appeals, however, the applicants should be made aware that the Building Code does not permit windows in a wall closer than 1.2m (4'- 0") from a property line.



J. WEBER
Building Inspector

JW/blh

1694 SMITH AVE

My car needs to be under cover, especially in the winter.

Snow removal and scraping ice from the car, becomes increasingly difficult for me every year. Especially if a lot of shoveling is required.

This location is the most practical one, when carrying anything into the house.

The back yard, as the diagram shows, is partially lower, by 30 inches. The carport could not be attached to the house or be close enough to be worthwhile.

During the winter, the back lane is never ploughed. This winter, the street, in front, was not ploughed for two to three days after each snow storm. In other words Smith Ave is difficult, under these conditions, the back lane is — impossible!

As a single person, the proposed location is the best location for me. If approved, I will have a plan drawn to fit the style of the house.

A. JACKSON

ITEM #8

April 18, 1990

District of Coquitlam
Board of Variance
Municipal Hall
Coquitlam B.C.

Dear Sir(s)

Thank you for the opportunity to present our request for relaxation of fence height requirements at this meeting. Our request is to increase our fence from 3 ft. to 4 ft. over a 6 meter distance North and East on the corner of Regent and Clifton Ave. The existing fence can be easily cleared by our dog as well as by small children in the neighbourhood. As a result we have to lock our dog on the sundeck and must be on guard for children entering our yard by climbing the fence at all times.

We thoroughly investigated the possibility that this change could cause a traffic hazard for cars turning onto Regent St. from Clifton. As clearly demonstrated on the photographs this is not the case. Presently our 3 ft. fence is located 4 ft. behind the stop sign and therefore no hinderance to the view of the driver trying to access Regent St. The proposed fence will be situated yet another 4 ft. behind the existing fence in order to clear a fir tree, so it will be built approx. 8 ft. behind the stop sign, not impairing visibility whatsoever.

Thank you for your consideration



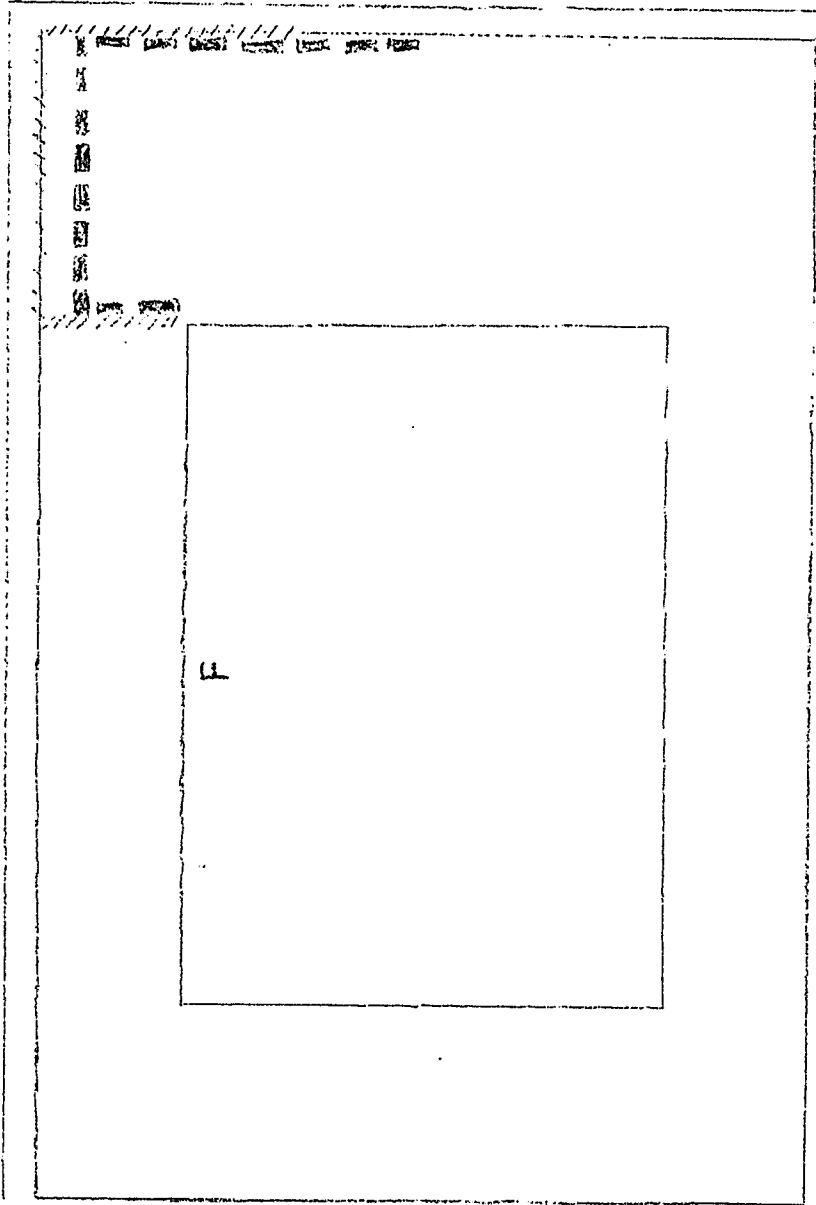
EXISTING FENCE IS 4 FT. BACK FROM
STOP MARKER ON CLIFTON

PROPOSED FENCE WILL BE 8 FT. BACK FROM
STOP MARKER ON CLIFTON

STOP
SIGN

CLIFTON AVE

REGENT ST.



||||| — EXISTING FENCE
- - - - - PROPOSED 4 FT. FENCE

1.21 meters
2.43 meters

18 April 1990

We the neighbours of Mr. & Mrs. Roy Ovington of 807 Regent St. have been made aware of their intention to increase the height of their fence from 3 ft. to 4 ft. on the corner of Regent St. and Clifton Ave. and we acknowledge that this would not raise any problem or concern to us.

George Suedler *Paul Hedeker*
1316 CLIFTON

Ken, Steven S.
1331 CLIFTON, AVE

Paul Hiebler
820 Regent St.

R H Carlson
812 Regent St
Coquitlam

The house at 851 Jarvis Street at present does not have a carport. (The original carport built under the house was too narrow for any vehicle due to a 3 foot concrete foundation wall on one side. This meant parking within inches of the wall just so that the car door could be opened.) I subsequently enclosed the area as an additional storage room.

My problem now is to find covered parking for a tent trailer, Mini-Van, and our son's antique vehicle (1957 Dodge) which he is currently restoring at a garage in Vancouver. Compounding the problem is providing off-street parking for my company vehicle (B.C.Tel) which contains expensive tools and equipment including a Cellular telephone. My second son will be purchasing a vehicle this year but will be parking on the street.

The existing measurements will only allow me to build 11 feet 8 inches from the house. An additional 4 feet 4 inches will give me 16 feet (a bare minimum) and still provide 16 feet 6 inches setback from the property line. There is also an additional 13 feet 6 inches from the property line to the road making a total of 30 feet from the road to the proposed carport.

This carport will allow me to park up to 3 vehicles under cover, my company vehicle in the existing driveway and the fifth on the street. I am trying to overcome the 'parking lot' approach and feel that with a covered area extending out and to the side will make the house more asthetically pleasing to the surrounding properties. A garage in the rear will be enormously expensive and entail an exceptionally large area of the property being blacktopped.

506

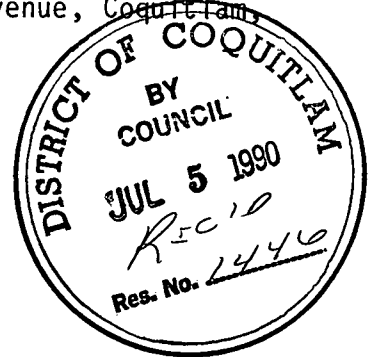
Thursday, July 5, 1990
Board of Variance - 7:00 p.m.

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 Thursday, July 5, 1990 at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman
Mr. J. Bennett
Mr. J. Petrie



Staff present were:

Mr. J. Weber, Building Inspector I;
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 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 - D. & P. KING
921 EDGAR AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. D. King appeared before the Board of Variance to request relaxation of the sideyard setback requirements to allow him to construct an addition to his home that would be 5 ft. from the side property line. He stated he had drawn up plans to raise his house and build a new floor on the existing foundation. As well, he wished to build an addition at the rear of the home that would encroach into the side yard setback to 1.55 metres (5 ft.) from the side property line. He advised the Board that for aesthetic reasons he wished this addition to be in line with the existing construction.

There was no opposition expressed to this application.

ITEM #2 - M. & M. HOGUE
2262 SORRENTO DRIVE
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS

Mr. and Mrs. Hogue appeared before the Board of Variance requesting relaxation of the front yard setback requirements to 20 ft. from the front property line. A copy of their presentation is attached hereto and forms a part of these Minutes.

Mr. Hogue explained to the Board that the house has a small pagoda that jets out from the garage area. The part that is encroaching is the overhang and the foundation meets the setback. This was a design error.

The information the designer received was that a 6.3 metre setback was required and he didn't realize that included the overhang.

There was no opposition expressed to this application.

ITEM #4 - M. & M. HOGUE
2262 SORRENTO DRIVE
SUBJECT: RELAXATION OF HEIGHT AND MAXIMUM SIZE
ACCESSORY BUILDINGS

Mr. and Mrs. Hogue appeared before the Board of Variance to request relaxation of the maximum size allowed for accessory buildings to allow them to construct a pool house that would be 1,375 sq. ft. in area with a total height of 17 ft. A copy of their presentation is attached hereto and forms a part of these Minutes.

Mrs. Hogue explained that she required the pool for therapy for a shoulder and arm injury she had received.

They advised the Board that they had their plans drawn up and submitted to Permits and Licence and then found out that the building was too large. They didn't realize there were restrictions on size of a pool building.

Mr. Weber advised them that if this application is allowed they would be restricted regarding window openings at the sides and rear of the pool. This matter has been discussed with Mr. Hogue this evening and he is aware of these restrictions now.

There was no opposition expressed to this application.

ITEM #3 - W. BRUGGENCATE
2810 NASH DRIVE
SUBJECT: RELAXATION OF REAR AND SIDE YARD
SETBACK REQUIREMENTS

Mr. Bruggencate appeared before the Board of Variance to request relaxation of the rear and side yard setback requirements to allow him to construct a work shed 1.5 ft. from the rear property line and 1.5 ft. from the side property line. He explained to the Board that he didn't get a building permit for his shed. He was visited by the Permits and Licence Inspector and advised he would have to go to the Board of Variance before he could continue with this proposed garden shed.

He explained to the Board that his shed is triangular in shape with measurements of 13 ft. x 14 ft. x 14 ft. He advised that it sits in the triangular corner of his lot and he would finish it the same as his home. A copy of Mr. Bruggencate's presentation is attached hereto and forms a part of these Minutes.

There was no opposition expressed to this application.

ITEM #5 - D. & S. LEE
3011 ALBION DRIVE
SUBJECT: RELAXATION OF REAR YARD SETBACK REQUIREMENTS

Mr. Dick Lee appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow him to construct an addition to his sundeck which would be 10 ft. 4 in. from the rear property line.

He advised the Board that he has an existing deck that is 10 ft. x 10 ft. He wished to add on to the deck by extending it across the back of his house another 17 1/2 ft. and it would be 10 ft. in depth in the addition as well. He stated this would give his children a larger and safe play area. If they built it at ground level it would be more expensive and they would not be able to keep an eye on their children while they were playing on the deck.

There was no opposition expressed to this application.

CONCLUSIONS

1. D. & P. King

MOVED BY MR. BENNETT
SECONDED BY MR. PETRIE

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

CARRIED UNANIMOUSLY

2. M. & M. Hogue

MOVED BY MR. PETRIE
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, front yard setback relaxed to 20 ft.

CARRIED UNANIMOUSLY

4. M. & M. Hogue

MOVED BY MR. PETRIE
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, maximum height requirements relaxed to 17 ft. for accessory building and maximum size accessory building requirements relaxed to allow 1,375 sq. ft. pool house.

CARRIED UNANIMOUSLY

3. W. Bruggencate

MOVED BY MR. BENNETT
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is, side and rear yard setback relaxed to 1.5 ft.

CARRIED UNANIMOUSLY

5. D. & S. Lee

MOVED BY MR. PETRIE
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, rear yard setback relaxed to 10 ft. 4 in. subject to them receiving any necessary approvals from Engineering Dept. if it is found that the deck encroaches into the right-of-way at the rear of their property.

CARRIED UNANIMOUSLY

ADJOURNMENT

The Chairman declared the Board of Variance meeting adjourned at 8:00 p.m.

CHAIRMAN

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE, THURSDAY, JULY 5, 1990

ITEMS #1 TO #4

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

ITEM #5

The Planning Department has no objection to this appeal as it would appear to be a local issue. We do note, however, that the applicants appear to be proposing an encroachment into a right-of-way coming under the jurisdiction of the Engineering Department of the District of Coquitlam. Approval of any encroachment into this right-of-way must be secured from the Engineering Department.

Respectfully submitted



Ken McLaren
Development Control Technician

KM/cr

May 7, 1990.

/T.M.#2

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

Dear Sirs:

Re: Front yard setback

We inadvertently built a "pagoda" that encroaches onto the front yard.

We thought the foundation was a minimum of 6.3 metres and an "overhang" was allowed from this; the same as the 7.6 metre setback for the main building. Our drawings from the building department (exhibit 1) did not indicate the 6.3 metres was to include roof overhang. Our elevation drawings (exhibit 2) indicated the proposed overhang.

Also enclosed for your information, is a certified survey indicating the exact location of all the foundations and the amount of the "overhang" onto the front yard. The foundation is placed 6.34 metres from the property line and the overhang is .70 metres. The encroachment is, therefore, $6.30 - (6.34 - .70) = .66$ metres (approx. 26"). The overhang is approximately 8 feet above the ground. Some photographs of the affected area are also enclosed for your information.

The "pagoda" is an integral part of the house design. Its location and roof slope were an important part of the aesthetic appearance of the house as well as the built-in gutter system.

We, therefore, would like a variance on the front yard setback for the area affected by the overhang. It would be very expensive to change the roof, fascia, gutters, etc., at this time. It would also have a negative effect on the architecture of the house.

Thank you for your consideration.

Yours truly,

Marilyn E. Hogue

Marilyn E. Hogue,
2262 Sorrento Drive,
Coquitlam, B. C.
V3K 6P4
936-0740

May 17, 1990.

Item #4

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

Dear Sirs:

Re: Auxilary Building size

Enclosed is our application for a variance for an auxilary building.

We would like to construct an enclosed pool. A set of drawings of the proposed building is included for your information.

We purchased Lot 143 with the intention of building a swimming pool. We have landscaped the rear yard in two "tiers" with the bottom level designed and engineered to accomodate the pool structure.

We would like to construct an enclosed pool for the following reasons:

- 1) I was involved in a motor vehicle accident in June, 1986 which caused a shoulder and arm injury. Part of my ongoing treatment includes water therapy. The enclosed pool would greatly improve my access to the necessary water therapy. Between family requirements, work and household duties, my schedule is often not compatable with that of Chimo's.
- 2) The area we built our home has turned out to be somewhat windy. There is almost always a good breeze coming up Dawes Hill, Monashee and up the slope to Sorrento Drive. Our rear yard is quite breezy and there is a fair amount of shade until later in the day. The wooded, ravine area to the south east has some very large, tall trees and the sun doesn't get into the rear yard until late morning. Enclosing the pool would allow us to use it at anytime regardless of wind or shade conditions.
- 3) The pool represents a substantial investment. We require a reinforced concrete pool due to the slope of the land. We feel that enclosing the pool will allow us better utilization of the facility. Our family would be able to use the pool all year round and at times convenient to them.

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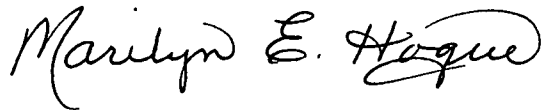
Also enclosed for your information, is a sketch of our lot showing the home location and proposed pool location. The adjacent properties and homes are also shown. A rear elevation also shows the pool location and height in relation to our home and the adjacent homes. The cross section shows the different elevations of the ground, buildings, retaining walls and pool house.

Also on the drawing is the square footage of the proposed pool house - 1375 sq. ft. Our total site coverage for the home and the poolhouse is approximately 35%.

The part of the building that exceeds the maximum height is the sloped skylite area above the pool - approximately 6' x 30'. The skylite area is designed to provide natural sunlight over the pool area.

Thank you for your consideration for this variance.

Yours very truly,

A handwritten signature in cursive script that reads "Marilyn E. Hogue". The signature is written in dark ink and is positioned above the typed name and address.

Marilyn E. Hogue,
2262 Sorrento Drive,
Coquitlam, B. C.
V3K 6P4
Telephone: 936-0740

17 km #3

MR. WALTER BRUGGENCATE
2810 Nash Drive
Coquitlam, B.C.
V3B 6V5
PH: 942-5162

Mr. Dennis Weber
District of Coquitlam
Municipal Hall
Permit & License Dept.
1111 Brunette Ave.,
Coquitlam, B.C.
V3K 1E9

May 24, 1990

RE: BUILDING APPROVAL FOR A GARDEN SHED

Dear Mr. Dennis Weber,

I am writing in regards to a Stop Work Order of a garden shed on my property, at 2810 Nash Drive, Coquitlam, B.C. Lot #28 - DL, 385, GPI Plan 72147 NWD.

I would appreciate the opportunity to meet with your Board of Variance to review my building plans. The configuration of my lot does not allow compliance with the current Coquitlam Zoning Bylaw due to the odd shape of my property. I have however, designed the shed to compliment the existing developments and to esthetically blend in with the neighboring developments.

I have discussed my building proposal with my neighbors and they have agreed to sign the attached form that my garden shed does meet their approval. (see attached).

Please accept my request to appear before your Board of Variance in regards to this Stop Work Order. I would like the opportunity to personally meet with your Board to discuss this matter in further detail. If you require any further information in the meantime, you may contact me at 942-5162.

Thank you for your prompt attention to this matter. Hope to hear from you soon.

Yours truly,

Walter Bruggencate

Walter Bruggencate

Attachment

Walter Bruggencate

- 2 -

May 24, 1990

I the undersigned hereby agree to the building proposal of Mr. Walter Bruggencate to build a garden shed on his property at 2810 Nash Drive, Coquitlam, B.C.

NAME

ADDRESS

PHONE #

ot 26	<u>Glenda Scott</u>	<u>2806 Nash Dr Coq.</u>	<u>942-1946</u>
	<u>[Signature]</u>	<u>2807 Rambler</u>	<u>942-2816</u>
ot 33	<u>[Signature]</u>	<u>2809 RAMBLER WAY</u>	<u>942-5990</u>
ot 35	<u>D.N. Fawkes</u>	<u>2805 RAMBLER WAY</u>	<u>464-2793</u>
ot 30	<u>[Signature]</u>	<u>2814 NASH DR. Coq.</u>	<u>941-6372</u>
ot 29	<u>Wayne Hewitt</u>	<u>2812 NASH DRIVE Coq.</u>	<u>941-5834</u>

COMMENTS:

ot 27 Please note that 2808 Nash Drive, Coq;
has been vacant for approx. 2 months,
and is up for sale.

504

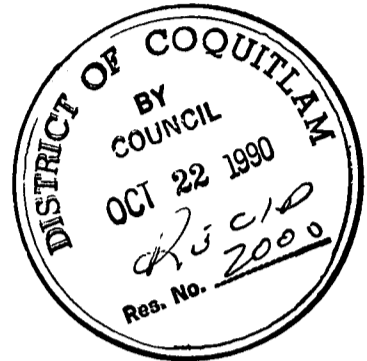
Thursday, October 4, 1990
Board of Variance - 7:00 p.m.

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 Thursday, October 4, 1990 at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman
Ms. K. Adams
Mr. J. Bennett
Mr. J. Petrie
Mr. G. Sieben



Staff Present were:

Mr. K. McLaren, Development Control Technician
Mr. J. Weber, Building Inspector I
Mrs. S.A. 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 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.

REPORT FROM THE PERMITS AND LICENCE DEPARTMENT

Submitted to the Board for this meeting was a brief from the Permits and Licence 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 - C. & M. BOOTH
1581 AUSTIN AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mrs. Booth appeared before the Board of Variance to request relaxation of the side yard setback requirements to 4 feet. This would allow them to convert their carport to a garage. She stated that they wish to close the carport in as they live on Austin Avenue which is a very busy road. At the present time they get a lot of dust from the passing traffic as well as rain and snow blowing in to their carport in the inclement weather.

There was no opposition expressed to this application.

ITEM #2 - E. & R. FINNIGAN
257 LEBLEU STREET
SUBJECT: RELAXATION OF REAR YARD SETBACK REQUIREMENTS

Mr. R. Finnigan, 257 LeBleu Street appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow him to construct an addition to his home 6 feet from the rear property line.

Mr. Finnigan explained that they have a one bedroom home and have just had a baby and they wish to add another bedroom, laundry room and sundeck. Mr. Finnigan explained he had started this addition without realizing it was encroaching on the rear yard setback.

Mrs. Boucher, 959 Alderson Avenue states that as the Permits and Licence Department have stopped Mr. Finnigan from working on this project until he got Board of Variance approval, the yard is full of construction material. She stated she would like to see this project proceed so the yard could be cleaned up. She suggested possibly the laundry area could be put in the basement if the Board doesn't approve the project.

Mr. R. Hall, 1003 Alderson Avenue appeared before the hearing in opposition to this application. He suggested that Mr. Finnigan should have negotiated with him before starting this project. He advised that he didn't like the idea that Mr. Finnigan was planning to build a sundeck so close to Mr. Hall's fence. He reported that Mr. Finnigan has already built part of the addition and he could negotiate on that part of it but he didn't want the sundeck built.

There was no further opposition expressed to this application.

ITEM #3 - E. & J. PLUMMER
2067 LORRAINE AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. Robert Plummer appeared before the Board of Variance on behalf of his parents. He advised the Board that they wish to add a living area over the carport and convert the carport to a garage 3.4 feet from the side property line. He advised he will be moving home with his parents and the added living space would be for him and they wished to have a regulation size double garage for storage of their cars.

Mr. T. Hansen, owner of the property immediately to the west stated that he objected to this proposal. He advised that he did not like the idea of the addition being built so close to his property line. He has lived there for 2 years and purchased this property because the houses were spaced well apart. He explained to the Board that the Plummer's backyard is higher than his and the garage and upstairs addition will be right next to Mr. Hansen's bedroom. Mr. Hansen stated that he was a shift worker and would prefer that this addition not be built so close to his home. At some time in the future they may wish to extend their house on that side and this would bring the two houses too close together.

Mr. Plummer was asked if they had considered putting the garage off the lane.

He advised that because of weather conditions they didn't want to do that. They would prefer the attached garage.

There was no further opposition expressed to this application.

ITEM #4 - G. & W. BARBOUR
2187 PARK CRESCENT
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mrs. Barbour appeared before the Board of Variance to request relaxation of side yard setback requirements to allow them to construct an addition to their home that would be 4 feet from the side property line. She stated their house is 1,100 square feet with 2 bedrooms. They have 3 children and require at least one more bedroom. She stated they don't wish to put their oldest boy who is only 7 years old in a basement bedroom until he is a little older.

Mrs. Barbour further advised that she had spoken to all her neighbours and the neighbour most immediately affected Mr. S. MacMillan of 2177 Park Crescent had written a letter to the Board in support of this application. A copy of this letter is attached hereto and forms a part of these Minutes.

Mrs. Barbour went on to explain to the Board that they had looked at selling and buying a bigger home but financially this was not feasible for them.

There was no opposition expressed to this application.

ITEM #5 - A. & A. HUDON
856 IRVINE STREET
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mrs. Annette Hudon appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow them to construct a sundeck 3 feet from the side property line. She explained to the Board that as they are on a corner lot they have a back yard of only 10 feet. They purchased a hot tub 7' 4" x 7'4". They wish to install this at the back of their home which leaves them with only 3' to the side property line. They wish to install this hot tub underneath a sundeck that they want to construct along this side of their home. She advised that it would be a huge financial burden to them if they were required to relocate the hot tub to another location in their yard as they do not have the required drainage or plumbing in any other location in their yard. As well, if the hot tub was located somewhere in their yard it would have to be fenced. By placing it next to their home and closing it in they will not need to fence it.

Mrs. Hudon advised the Board that as well as locating the hot tub under the sundeck and closing it in they also wish to have a storage room next to it.

Mr. C. Lim of 2991 Thacker Avenue appeared before the Board of Variance in opposition to this application. He advised the Board that the Hudons have gone ahead and constructed this deck and it practically comes to one foot from the side property line. He illustrated with the use of a drawing as well as photographs the layout of the two homes and showing the proposed deck. He said they would prefer that the Hudons be required to comply with the required setbacks and relocate the hot tub to another area of their yard. He stated that he was opposed to the sundeck being built in the proposed location that he wished to retain his privacy. The two sundecks will be side by side.

The Chairman asked Mr. & Mrs. Hudon if they would be prepared to compromise i.e. building their deck 3 feet from property line for a length of 12' and then cut it back to comply with the zoning regulations. Mrs. Hudon stated that this would be satisfactory to them.

There was no further opposition expressed to this application.

ITEM #6 - B. TURNER
1801 BARON PLACE
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS

Mr. Howard Airey, Formworks Architechtural, appeared before the Board of Variance on behalf of Mr. & Mrs. Turner. He stated the Turners wish to construct a two car garage at the front of their existing home, however to provide them with the minimum width to open the car doors the corner of the garage would protrude into the front yard setback at 2. They are requesting relaxation of the front yard setback requirements to 22'. He explained to the Board there was no other location in the yard where this garage could be located that would meet the setback requirements. He further stated that the neighbours had been canvassed and have no objections to this application.

Mr. Crews read out to Mr. Airey the concerns expressed in the comments from the Permits and Licences Department as well as the Planning Department comments with regard to conservation permit.

Mr. Airey advised that he was aware of this matter.

There was no opposition expressed to this application.

ITEM #7 - A. & A. CAMPBELL
123 MONTGOMERY STREET
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. Campbell appeared before the Board to Variance to request relaxation of the side yard setback requirements to allow them to enclose their sundeck carport area in order that they may build a family room of the kitchen and a garage underneath. The roof line and the foundation would not be extended. The home next door is located 11' from the property line and this would leave 15' between the foundations of the two homes. Mr. Campbell stated that he did not plan on closing in the carport at this time but would probably convert it to a garage in the future. The proposed family room would be 8' x 16'.

Mr. Campbell was asked about constructing a family room in the basement and he advised that they do have a family room in the basement but the family doesn't use it because it is located so far from the kitchen.

Mr. & Mrs. Jones of 2005 Hillside Avenue appeared before the Board of Variance in opposition to this application. They stated they lived next door to Mr. Campbell and were quite concerned about the proposed addition. They stated they regretted having to oppose this application and wished to stay on friendly terms with their neighbour but they were very concerned about how this addition will affect their entrance. They stated they felt that the 2 storey addition would be very imposing as it would be a 2 storey solid wall facing their entry way. She stated they had thought of moving their entry to the front so it wouldn't affect them but at the present time this is not a financial possibility. As well, their daughter's bedroom is next to this proposed addition and the view from any windows in the addition would look right down into her bedroom. They suggested that this addition will affect them greatly and would compromise the quality of their home.

Mr. Campbell explained to the Board that the family room window at the side of their home would overlook the entrance to the Jones home, not the bedroom window. He stated that his plan was to have a solid wall on that side with the exception of the window towards the front and a sliding glass door across the front of the family room. He further advised the Board that his kitchen window presently looks down onto the Jones bedroom window.

There was no further opposition expressed to this application.

ITEM #8 - J. & A. YEN
476 CARIBOO CRESCENT
SUBJECT: RELAXATION OF SIDE AND REAR YARD SETBACK
REQUIREMENTS

Mr. J. Yen appeared before the Board of Variance to request relaxation of the side yard setback requirements to 18" from the side property line and the rear yard setback requirements to 16" from the rear property line. Mr. Yen advised the Board that he has been building a garden shed at the rear of his home at the proposed location and a few weeks ago a Building Inspector was out and advised him that he would have to get Board of Variance approval before he could proceed with this shed. He stated that the shed is almost completed and his reason for putting it in that location was mainly for privacy. He explained to the Board that when he purchased this property from the Municipality in 1983 the lot backed on to a wooded area. Three years ago he started building his dream home and he realized then there was some type of complex going to be built behind him. By the time he moved in the townhouses were built. He advised that this shed would give him some privacy as the townhouses are 2 storeys in height and overlook his property.

The Chairman read out to Mr. Yen the concerns expressed by the Permits and Licences Department and advised him that structures closer than 24" to property lines are required to be of non combustible construction and if the Board could not grant him a relaxation from those requirements. He would have to meet those requirements.

There was no opposition expressed to this application.

ITEM #9 - R.J.M. HOLDINGS
3177 PATULLO CRESCENT
SUBJECT: RELAXATION OF REAR YARD SETBACK REQUIREMENTS

A representative of R.J.M. Holdings Ltd. appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow him construct a sundeck 13' from the rear property line. He stated that due to a misunderstanding he had constructed this deck not realizing that it was encroaching into the setback by 2 1/2 feet. The posts are within the allowable reduction but the cantilevered portion does encroach into the setback.

There was no opposition expressed to this application.

ITEM #10 - C. MINCHELLA
361 DECAIRE STREET
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS

Mrs. Minchella appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow them to construct an addition to their home that would be 7.14 metres from the front property line.

She explained to the Board that they have a very small home and they wish to add two bedrooms. They assumed the existing home with 25' from the front property line and didn't realize that it encroached into the front yard setback 8". They built along the same line as the existing home and it would cost a great deal of money if they had to relocate the foundation as it has already been poured. As well, Mrs. Minchella explained the addition would look out of place if it had an eight inch setback from the rest of the home.

The Secretary to the Board advised that Mr. C. Severson of 359 Decaire Street, the neighbour immediately to the south of the this proposed addition had telephoned the Clerk's Department and stated that he had no objection to this application.

There was no opposition expressed to this application.

CONCLUSIONS

At this time the Chairman, Mr. Crews, welcomed Mr. G. Sieben to the Board of Variance. Mr. Sieben is the new Provincial Appointee to the Board.

ITEM #1 - C. & M. BOOTH

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

ITEM #2 - E. & R. FINNIGAN

MOVED BY MR. PETRIE
SECONDED BY MS. ADAMS

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

CARRIED UNANIMOUSLY

ITEM #3 - E. PLUMMER

MOVED BY MR. BENNETT
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, side yard setback relaxed to 3.4 feet.

CARRIED UNANIMOUSLY

ITEM #4 - G. & W. BARBOUR

MOVED BY MR. PETRIE
SECONDED BY MS. ADAMS

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

CARRIED UNANIMOUSLY

ITEM #5 - A. & A. HUDON

MOVED BY MS. ADAMS
SECONDED BY MR. SIEBEN

That this appeal be allowed, with side yard setback relaxed to 3 feet for a length of 13 feet along the west side of 856 Irvine Street; and further that for the remainder of the length of the sundeck that it comply with all Municipal Bylaw requirements.

CARRIED UNANIMOUSLY

ITEM #6 - B. TURNER

MOVED BY MR. BENNETT
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is, front yard setback relaxed to 22 feet provided that a conservation permit is obtained if required by the Municipality.

CARRIED UNANIMOUSLY

ITEM #7 - A. & A. CAMPBELL

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

ITEM #8 - J. & A. YEN

MOVED BY MR. PETRIE
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, rear yard setback relaxed 16 inches and side yard setback relaxed to 18 inches provided that all portions of the building constructed within 2 feet of both property lines are built of non combustible construction.

CARRIED UNANIMOUSLY

ITEM #9 - R.J.M. HOLDINGS

MOVED BY MS. ADAMS
SECONDED BY MR. BENNETT

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

CARRIED UNANIMOUSLY

ITEM #10 - A. & C. MINCHELLA

MOVED BY MR. PETRIE
SECONDED BY MR. SIEBEN

That this appeal be allowed as per application, that is, front yard setback relaxed to 7.42 metres.

CARRIED UNANIMOUSLY

ADJOURNMENT

The Chairman declared the Board of Variance meeting adjourned at 9:45 p.m.

CHAIRMAN

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE, THURSDAY, OCT. 4, 1990

ITEMS #1 TO #5

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

ITEM #6

The subject property is located within sensitive lands under Conservation Bylaw No. 1199. Therefore, any construction on the lands requiring earthworks will require an application for a Conservation Permit. A geotechnical report may also be required to accompany this application.

The Conservation Bylaw is now under the jurisdiction of the Permits and Licenses Department. The Planning Department has no objection to this appeal as it would appear to be a local issue. We note that soil stability will be addressed through the Conservation Permit application.

ITEMS #7 TO #9

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

DISTRICT OF COQUITLAM

INTER-OFFICE COMMUNICATION

TO:  S. AIKENHEAD DEPARTMENT: ADMINISTRATION DATE: 1990 09 28
FROM: J. WEBER DEPARTMENT: PERMITS & LICENCES YOUR FILE:
SUBJECT: PERMITS & LICENCES DEPARTMENT COMMENTS TO OUR FILE:
THE OCTOBER 4, 1990 BOARD OF VARIANCE MEETING

ITEMS #1 TO #5:

The Permits and Licences Department has no objections to these items.

ITEM #6:

A Conservation Permit will be required for any construction on the subject property prior to a Building Permit being issued.

The Permits and Licences Department has no other objections to this Appeal.

ITEM #7:

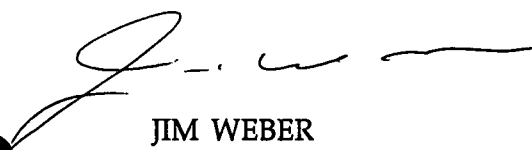
The Permits and Licences Department has no objections to this item.

ITEM #8:

Structures closer than 24" to property lines are required to be of noncombustible construction, therefore, the Permits and Licences Department cannot recommend the Appeal as requested.

ITEMS #9 AND #10:

The Permits and Licences Department has no objections to these items.


JIM WEBER
Building Inspector

JW/ald

pc: K. McLaren, Planning
B. Hannaford, Permits & Licences

ITEM #4

Mr. S. MacMillan
2177 Park Crescent
Coquitlam, B.C.

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

Attention: Board of Variance

Dear Members:

Re: 2187 Park Crescent

This letter represents my approval with regards to Mr. and Mrs. Barbour's request for relaxation of side yard setback requirements. I am owner and tenant of the residence located at 2177 Park Crescent, which is adjacent to the Barbour's carport which is to be enclosed.

I am comfortable with the proposed addition as the distanced maintained between our home and the Barbour's is eleven feet, ten inches (which is just two inches shy of the bylaw requirements). The Barbour's do not intend to put in any windows which will face our property, thus privacy is a non-issue.

If you would like to discuss this matter further, please feel free to contact me at 469-0411.

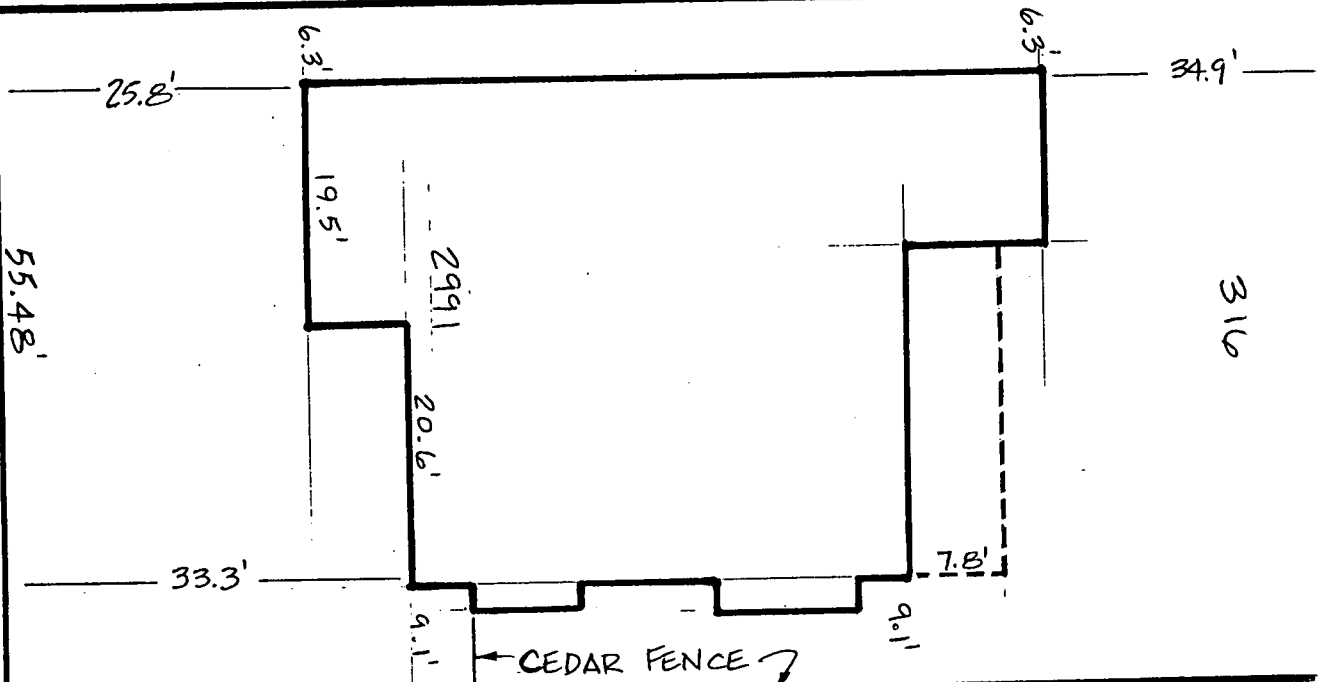
Yours truly,



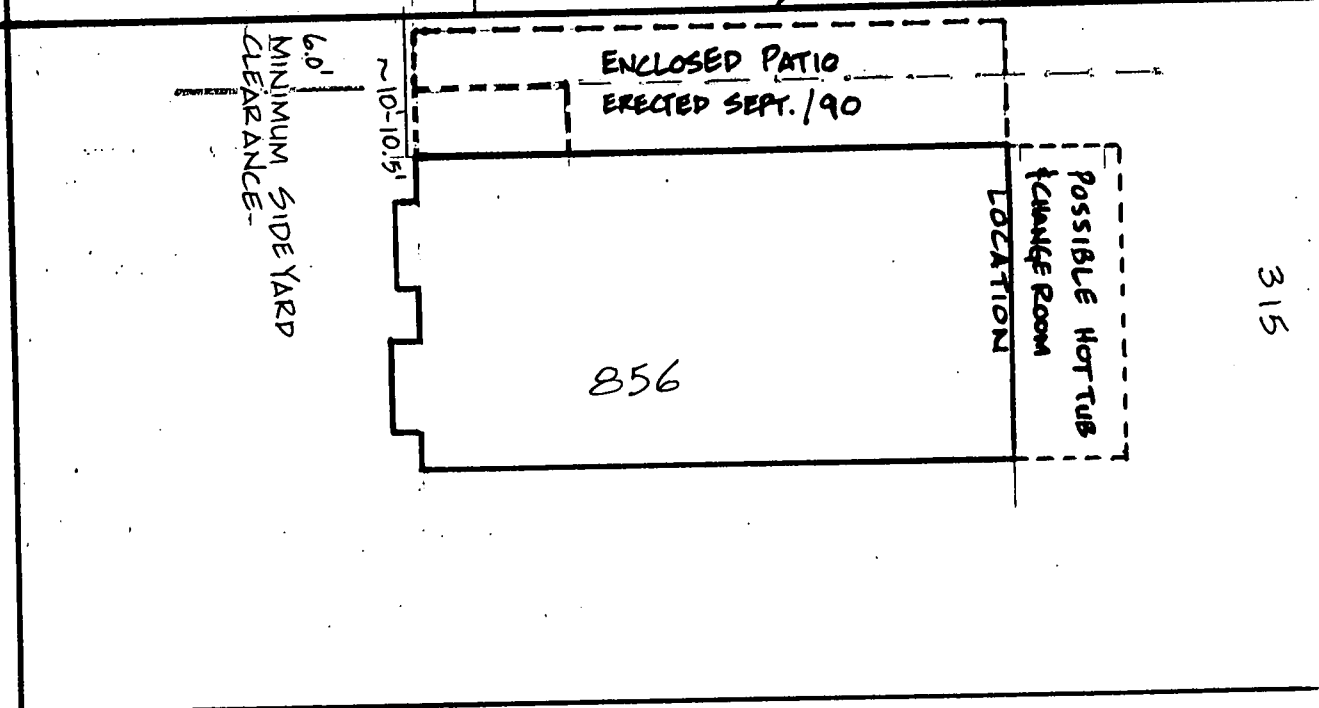
Steve MacMillan

TRAY #5

110.0'



314



315

IRVINE

Thursday, December 13, 1990
Board of Variance - 7:00 p.m.

505

BOARD OF VARIANCE MINUTES

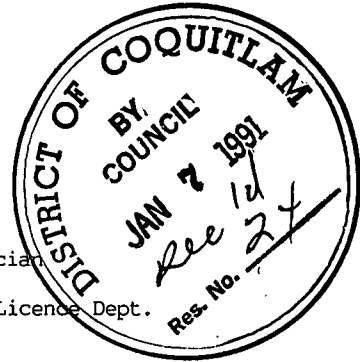
A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, December 13, at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman
Ms. K. Adams
Mr. J. Bennett
Mr. G. Sieben

Staff present were:

Mr. K. McLaren, Development Control Technician
Mr. J. Weber, Building Inspector I
Mr. T. Arthur, Deputy Director, Permits & Licence Dept.
Ms. S. Aikenhead, Deputy Municipal Clerk



REPORT FROM 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 - F. & S. MAHOVLICH
432 GLENHOLME STREET
SUBJECT: RELAXATION OF REAR AND SIDE YARD
SETBACK REQUIREMENTS

Mr. Mahovlich appeared before the Board of Variance to request relaxation of the rear yard setback requirements to 16 ft. from the rear yard property line and exterior side yard setback requirements to 8 ft. from the exterior side yard property line. He advised the Board that they wish to add another bathroom and bedroom to their home in order to accommodate Mr. Mahovlich's mother. He also wished to add a garage for several antique cars that he owns and is restoring. The garage would be 23 ft. by 30 feet.

A letter was received from Mr. A. Boreham, 433 Glenholme Street, in which Mr. Boreham outlined concerns he had with regard to this application. A copy of his letter is attached hereto and forms a part of these minutes.

A letter was also received from Mr. F. Links, 1909 Rhodena Avenue, in which he outlines his concerns. A copy of that letter is also attached hereto and forms a part of these minutes.

Mr. H. Smith, 429 Glenholme Street, appeared before the Hearing in support of this application. He advised he could not see any reason why this relaxation should not be allowed. He lives directly across the street from Mr. Mahovlich and is in favour of the application.

There was no further opposition expressed to this application.

ITEM #2 - J. STANGIER
1532 BALMORAL AVENUE
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS

Mr. Stangier appeared before the Board of Variance to explain his application. He requested relaxation of the front yard setback requirements to allow him to keep an accessory building that he has constructed 20 ft. from the front property line. He explained to the Board that he had applied for an application to renovate his house and while he was doing the renovation, he had to move several items out of his basement and decided at that time to build a storage shed to house these items. The storage shed is completely finished and he has spent a lot of money doing this. The neighbours he has spoken to told him they did not object to the application.

There was no opposition expressed to this application.

ITEMS #3, 4 AND 5

These items were withdrawn from the Board of Variance agenda.

ITEM #6 D. YURICK
610 THOMPSON AVENUE
SUBJECT: RELAXATION OF MAXIMUM SIZE ACCESSORY BUILDING

Mr. Yurick advised the Board that he wished to build a garage in his back yard where he could store a lot of his equipment and his sauna and camper. His garage would be 32 ft. by 40 ft. He said that if he had to build a garage to the maximum allowed under the bylaw, i.e., 800 sq. ft., it would not be large enough to house the equipment he wishes to place in it. By building this garage he will be able to clean up his back yard. He explained to the Board that his lot is extremely large, 80 ft. by 216 ft. On a question from the Board, Mr. Yurick advised that his existing garage would not be usable for his camper and other equipment as it is too low. On another question from the Board, Mr. Yurick advised that the suite that he presently has in his basement will be vacated this weekend and he will be using the basement for his own purposes. It was pointed out to Mr. Yurick that he is in a single family residential zone and cannot have a secondary suite. It was also pointed out to Mr. Yurick the height restrictions for the accessory building.

There was no opposition expressed to this application.

ITEM #7 - D. & D. SYMONS
630 MORRISON AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. Symons appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to close in his carport. It would be 3 ft. 6 in. from the side property line. As the house is built on a angle it would be just the front corner that would intrude into the side yard setback. There are no neighbours located on that side of the yard, just the lane. This proposed garage would give them secure storage for tools, bikes, etc. They advised they would be increasing the carport by 3 ft. if this application is allowed.

There was no opposition expressed to this application.

ITEM #8 - R. KERPAN AND WENDY MORGAN
#263 - 201 CAYER STREET
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. Kerpan appeared before the Board of Variance to request relaxation of the side yard setback requirements to 3 ft. 2 in. He advised the Board that he had constructed a storage shed beside their mobile home. They tore down the old shed and built a new one and then found out that they had contravened the zoning bylaw requirements. They explained to the Board that they have two children and no storage room in their mobile home, and therefore they require a place for storage of bikes, tools and other equipment.

At the present time they have the bikes, the freezer and other items outside under a canopy. They would like to start using the storage shed. The neighbours on each side of them have advised that they have no objections to this shed. They have upgraded the mobile home, replaced the shed and the next step is to redo the porch and upgrade the siding.

There was no opposition expressed to this application.

ITEM #9 WAS WITHDRAWN

ITEMS #10 AND 11

FRANCISCAN WOODS INVESTMENTS LTD. AND ANTIETAM HOLDINGS
811 AND 813 GREENE STREET
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. McArthur of Antietam Holdings Ltd. appeared before the Board of Variance on behalf of both applications. He advised that these two lots are 33 ft. lots. Under District of Coquitlam regulations they are required to have 6 ft. side yard setbacks on both sides of both lots, and there would be a hardship in building a 21 ft. home. He advised that he didn't think they would do justice to the lots. In most other municipalities on a 33 ft. lot you can build a 25 ft. house. They are requesting a 23 ft. 2 in. width house. It was also pointed out at the meeting that the kitchens would be cantilevered out 2 ft. on the second storey of these homes. Therefore, they would require 4 ft. setbacks on both sides of each home.

Mr. McArthur explained that if you put a 16 ft. garage at the front of each of the homes, you don't have much house showing. He advised they wished to build homes that would be 1300 sq. ft. and two storey.

Mr. Loxtercamp of 815 Greene Street stated he was concerned about these two applications. He asked to look at the site plans. He explained to the Board that they are sited quite far back on their lot and these homes would be quite imposing next to them as their front entrance is at the side. After looking at the plans Mr. Loxtercamp stated he would have no objections to these applications if the plan for 813 Greene street was reversed to that which was shown this evening.

On a question from the Board, Mr. McArthur advised that they would not be building suites in the basements of these homes.

There was no further opposition expressed to these applications.

CONCLUSIONS

1. F. & S. Mahovlich

MOVED BY MS. ADAMS
SECONDED BY MR. SEIBEN

That this appeal be allowed as per application, that is, rear yard setback relaxed to 16 ft. and exterior side yard setback relaxed to 8 ft.

CARRIED UNANIMOUSLY

2. J. Stangier

MOVED BY MR. BENNETT
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, front yard setback relaxed to 20 ft. for accessory building.

CARRIED UNANIMOUSLY

6. D. Yurick

MOVED BY MR. SEIBEN
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, maximum size accessory building regulations relaxed to allow an accessory building of 1280 sq. ft.

CARRIED

The Chairman registered his opposition.

7. D. & D. Symons

MOVED BY MR. BENNETT
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, side yard setback relaxed to 3 ft. 6 in.

CARRIED UNANIMOUSLY

8. R. Kerpan and W. Morgan

MOVED BY MR. SEIBEN
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, side yard setback relaxed to 3 ft. 2 in.

CARRIED UNANIMOUSLY

10. Franciscan Woods Investments Ltd.

MOVED BY MR. SEIBEN
SECONDED BY MS. ADAMS

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

CARRIED UNANIMOUSLY

11. Antietam Holdings Ltd., 813 Greene Street

MOVED BY MS. ADAMS
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, side yard setbacks relaxed to 4 ft., subject to the floor plan that was shown at the Board Meeting being reversed.

CARRIED UNANIMOUSLY

ADJOURNMENT

The Chairman declared the Board of Variance meeting adjourned at 8:35 p.m.

CHAIRMAN

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE

THURSDAY, DECEMBER 13, 1990

ITEMS #1 & #2

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

ITEMS #3 TO #5

These applications deal with intrusions into a covenant at the rear of the property. The restrictive covenant prohibits siting of any building or structure into a particular area. The area is established by land survey, based on provisions of the Zoning Bylaw. More specifically, the required setback is based on survey information which indicates the degree of slope at the rear of the lot, and in some cases a more complex calculation based on the difference between the elevation of the crest and toe of slope.

If the Board rules on these three applications and if they approve them, the applicants will still have to apply to amend the restrictive covenant and whether or not to do this will be subject to municipal approval.

In relation to the three particular applications, I note in the submission by the applicants that in their soils report from Golder Associates on page 2, paragraph 2, they indicate that they comply with the Bylaw on Lots 83 and 87. If this is the case, then there is no need for consideration by the Board of Variance. The applicants can simply prove by survey that they are in compliance with the Bylaw and make application to the District to amend the covenant line accordingly. I cannot understand exactly why this would occur since the original line was based on the applicant's surveyor, and presumably they would have established the most advantageous setback for the applicant at that time. However, if the applicants can demonstrate that they comply with the Bylaw, no Board of Variance ruling would be required.

The applicants appear to be applying for item 4 only. The geotechnical report indicates that the deck projects only 1 m into the "recommended" setback, whereas it appears from the plan that the deck is a full 3 m into the covenant area. Again, I do not understand the discrepancy between the established setback line earlier and that now being reported by Golder Associates Ltd.

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE
THURSDAY, DECEMBER 13, 1990

ITEMS #3 TO #5

In general, I would make the observation that the builders on these properties appear to be the developers of the property, who should have been aware of the existence of the setback covenant.

ITEM #6

In my opinion, the appeal under this section should be from 807 ft.² (75 m²) to a total of 2,292 ft.². Even though the existing garage is within 5' of the principal building, it is only considered part of the principal building for siting purposes. In effect, it is still an accessory residential building and should be classified as part of the total floor area for this purpose. I would note that this is normally handled under the Permits and Licenses Department and I simply make this observation. The Planning Department has no objection to the application as it would appear to be a local issue.

ITEMS #7 & #8

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

ITEM #9

This application is similar in some ways to items #3, #4 and #5 in that it involves an application for a variance of a Bylaw requirement relating to a setback from the crest of the slope.

In this particular case, the setback is fairly consistent through most of this area. Except in one place, the degree of slope must have exceeded 30° and therefore a 15 m setback was required. The setback covenant line therefore jogged from the 8 m line up to the 15 m line and back down again. This does create an unusual building configuration for Lot 33, which is a very large lot.

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE
THURSDAY, DECEMBER 13, 1990

ITEM #9 cont'd

If this applicant is successful in his application for a variance, then a revision to the restrictive covenant would also be required. The revision to the restrictive covenant would be subject to review and approval by municipal staff and perhaps Council.

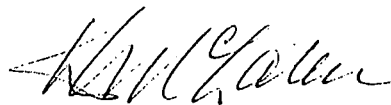
If this is considered favourably by the Board, I would recommend that it be subject to submission of a geotechnical report to the satisfaction of the Director of Permits and Licenses supporting the reduction proposed.

The Planning Department has no objection to this appeal, however, we would recommend that if approval was granted, it be subject to the geotechnical report.

ITEMS #10 & #11

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

c.c. Tim Arthur, Deputy Director, Permits & Licenses Department
Sandra Aikenhead, Deputy Municipal Clerk

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE

THURSDAY, DECEMBER 13, 1990

ITEMS #1 & #2

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

ITEMS #3 TO #5

These applications deal with intrusions into a covenant at the rear of the property. The restrictive covenant prohibits siting of any building or structure into a particular area. The area is established by land survey, based on provisions of the Zoning Bylaw. More specifically, the required setback is based on survey information which indicates the degree of slope at the rear of the lot, and in some cases a more complex calculation based on the difference between the elevation of the crest and toe of slope.

If the Board rules on these three applications and if they approve them, the applicants will still have to apply to amend the restrictive covenant and whether or not to do this will be subject to municipal approval.

In relation to the three particular applications, I note in the submission by the applicants that in their soils report from Golder Associates on page 2, paragraph 2, they indicate that they comply with the Bylaw on Lots 83 and 87. If this is the case, then there is no need for consideration by the Board of Variance. The applicants can simply prove by survey that they are in compliance with the Bylaw and make application to the District to amend the covenant line accordingly. I cannot understand exactly why this would occur since the original line was based on the applicant's surveyor, and presumably they would have established the most advantageous setback for the applicant at that time. However, if the applicants can demonstrate that they comply with the Bylaw, no Board of Variance ruling would be required.

The applicants appear to be applying for item 4 only. The geotechnical report indicates that the deck projects only 1 m into the "recommended" setback, whereas it appears from the plan that the deck is a full 3 m into the covenant area. Again, I do not understand the discrepancy between the established setback line earlier and that now being reported by Golder Associates Ltd.

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE
THURSDAY, DECEMBER 13, 1990

ITEMS #3 TO #5

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ITEM #6

In my opinion, the appeal under this section should be from 807 ft.² (75 m²) to a total of 2,292 ft.². Even though the existing garage is within 5' of the principal building, it is only considered part of the principal building for siting purposes. In effect, it is still an accessory residential building and should be classified as part of the total floor area for this purpose. I would note that this is normally handled under the Permits and Licenses Department and I simply make this observation. The Planning Department has no objection to the application as it would appear to be a local issue.

ITEMS #7 & #8

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In this particular case, the setback is fairly consistent through most of this area. Except in one place, the degree of slope must have exceeded 30° and therefore a 15 m setback was required. The setback covenant line therefore jogged from the 8 m line up to the 15 m line and back down again. This does create an unusual building configuration for Lot 33, which is a very large lot.

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE
THURSDAY, DECEMBER 13, 1990

ITEM #9 cont'd

If this applicant is successful in his application for a variance, then a revision to the restrictive covenant would also be required. The revision to the restrictive covenant would be subject to review and approval by municipal staff and perhaps Council.

If this is considered favourably by the Board, I would recommend that it be subject to submission of a geotechnical report to the satisfaction of the Director of Permits and Licenses supporting the reduction proposed.

The Planning Department has no objection to this appeal, however, we would recommend that if approval was granted, it be subject to the geotechnical report.

ITEMS #10 & #11

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

c.c. Tim Arthur, Deputy Director, Permits & Licenses Department
Sandra Aikenhead, Deputy Municipal Clerk

Mrs. Sandra Aikenhead,
Deputy Municipal Clerk,
District of Coquitlam.
1111 Brunette Ave.,
Coquitlam. B.C.

12 Dec. 1990

/ Tom #1


Dear Mrs. Aikenhead,

Re: Board of Variance - 432 Glenholme Street.

I cannot attend the December 13 meeting on this matter since I am working that evening. I live next door at 1909 Rhodena Avenue. Though, we have seen the sketch plan and it appears to involve only additions adjacent Glenholme Street, there is presently a post in the ground adjacent Rhodena Avenue. If the applicant wants to make changes on the Rhodena Avenue side or adjacent our property we would oppose this very much.

Yours truly,

Frans Links
1909 Rhodena Ave.,
Coquitlam . B.C.
V3K3A1

F. Links


DEC. 13, 1990.

TO: SANDRA AIKENHEAD
DEPUTY MUNICIPAL CLERK

FROM: ALAN BOREHAM
433 GLENHOLME ST.

TOPIC: BOARD OF VARIANCE MEETING
432 GLENHOLME ST.

I HAVE REVIEWED THE SKETCH OF THE PROPOSED

CONSTRUCTION AND REQUEST FOR RELAXATION OF

SETBACK REQUIREMENTS. MY ONLY COMMENT IS

THAT THE BOARD SHOULD CONSIDER THE SETBACK

REDUCTION IN RELATION TO THE EXISTING AND PLANNED

APPEARANCE OF OTHER BUILDINGS IN THE NEIGHBOURHOOD

IF THE BOARD IS CONVINCED THAT THIS RELAXATION WILL

NOT LOOK OUT OF PLACE, THEN I HAVE NO OBJECTION.