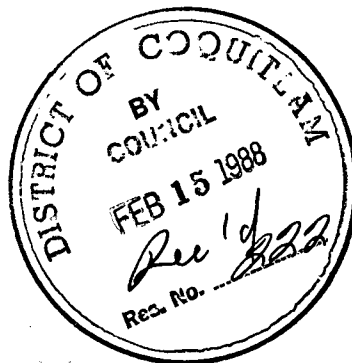


BOARD OF VARIANCE

Wednesday, February 3, 1988  
Board of Variance - 7:00 p.m.



504

BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Wednesday, February 3, 1988 at 7:00 p.m.

Members present were:

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

Staff present were:

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

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

REPORT FROM THE PLANNING DEPARTMENT

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

ITEM #1 - R. AND L. DUCK  
2100 REGAN AVENUE  
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. Duck appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to build 5 feet from his side property line. He stated he wished to close in his existing carport. This would allow him to keep his tools in the proposed garage and leave a bit of area to work in. He presently keeps the tools in the laundry room in his home but it is getting extremely crowded. He stated he has a very small rancher with no basement. There is no other place to store the tools. He stated he started construction of this proposed garage a couple of months ago and was stopped by a Building Inspector. He did not realize he needed a permit to close in a carport. He is enlarging it by 2 feet which will enable him to set his radial arm saw up along the one wall but still be able to park his car inside. This would bring the carport to 5 feet from the side property line.

Mr. Schadl of 2110 Regan Avenue appeared before the Board to voice his objections to this application. He informed the meeting he had asked a Realtor whether or not this could affect his property values and he had been told that if this carport came

closer than 6 feet to his property line it might devalue his property. He also stated that he was concerned that if Mr. Duck was working against that outside wall a fire could possibly start as a result of him using his tools. Further, because of a recent wave of break-ins in the area he stated he and his wife keep a close eye on the street and if this carport is closed in they will not be able to see through it to the street and their view would be blocked. As well, he was concerned about the noise level that might result from Mr. Duck working in his garage. He suggested that instead of closing the carport in, he could put up a wall about 4 feet high and keep his tools in an enclosed area inside that.

It was explained to Mr. Schadl that Mr. Duck could close in his carport at the present time at the 6 foot setback and the noise level would not be appreciably different than it would be at 5 feet and, as well, Mr. Schadl's view would still be blocked.

Mr. Duck on a question from the Board, stated there was no lane access to his back yard and his house is so close to the property line that he wouldn't be able to get a vehicle into the back yard at any rate.

There was no further opposition expressed to this application.

ITEM #2 - L. GASTER  
2296 KUGLER AVENUE  
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. Gaster appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to construct a double garage with a kitchen above. This new construction would come to 3 feet from the side property line. This garage would give him more storage space and enable him to park two vehicles under cover. He stated they have a very steep driveway and as it faces north it is often icy. He parks the one vehicle in the carport and the other one on the steep driveway behind it. In the icy weather he finds it hazardous trying to start this vehicle on a steep icy incline. At a later date they plan to expand their deck on top of the garage and build a new kitchen. Another reason he needs the extra space in the carport, according to Mr. Gaster, is that the fireplace juts out into the carport area and takes about two feet away from the width.

On a question from the Board, Mr. Gaster stated that it would be difficult to access his property from the back lane as there is quite a drop off there. He further stated they have a pool in the back yard and a large cedar tree which would have to come out if they wished to locate the garage in the back.

There was no opposition expressed to this application.

ITEM #3 - G. ALLEGRETTO  
2795 NASH AVENUE  
SUBJECT: RELAXATION OF REAR YARD SETBACK REQUIREMENTS

Ms. D. MacKenzie appeared on behalf of Mr. Allegretto to request relaxation of the rear yard setback requirements to allow him to construct a deck 14.17 feet from the rear property line. Ms. MacKenzie explained to the Board that due to the irregular shape of the lot and the way the house has been located on it if they wish to keep the deck they will have to cut it off at an angle. It intrudes into the rear yard setback 15 inches on the one corner.

Ms. MacKenzie tabled with the Board, a letter from the neighbour next door to this property, F. and A. Aughinbaugh of 1238 Durant Drive wherein they state they have no objection to this application. A copy of that letter is attached hereto and forms a part of these minutes.

Ms. MacKenzie stated that aesthetically this deck would look a lot nicer if it did not have to be angled off in the one corner.

There was no opposition expressed to this application.

ITEM #4 - P. WEISS  
662 SWAN PLACE  
SUBJECT: RELAXATION OF MAXIMUM HEIGHT REQUIREMENTS FOR  
ACCESSORY BUILDING

---

Mr. John Vicars, appeared before the Board of Variance on behalf of himself and his wife, Ms. P. Weiss. He stated they wished to construct a garage to the rear of their home on Swan Place. He wished to construct this garage 20 feet in height, 5 feet above the height allowed in the Zoning Bylaw. He stated they wished to increase the pitch of the garage roof so it would match the design of the house, a tudor appearance. This would also give them a room above the garage for storage, hobbies, etc. He stated he was not aware of the height restrictions when he had applied for the building permit. They are moving from a very large home of 6,000 square feet and need the extra storage space. On a question from the Board, Mr. Vicars stated that the house he is building now is 2,600 square feet and will have a full basement. He stated the lot slopes to the rear so the garage floor would be 2 or 3 feet lower than the floor of the house and the extra height of the garage should not affect the view of the neighbours. He stated he will be building the garage in any case and it would be much more attractive if it was designed to match the house.

Mr. Stan Russell of 2792 Mara Place, directly adjacent to the property in question, stated that he objected to this application. On a plan he had drawn up showing the location of the homes on the lots in the area he illustrated how he felt this garage would affect his view. He stated they chose the lot they are on knowing there would be a house built behind them but they specifically constructed their house with the view looking out to the south. He stated they realize they can't stop the garage from being built but he felt that the 15 foot height would put the roof about 1 to 2 feet above their sundeck level but with the extra 5 feet in height it would cause a total blocking of their view. He stated that the prospectus put out by River Heights on that subdivision doesn't allow any secondary buildings. When they bought the understanding they had was that garages should be incorporated into the house and not built as secondary structures. He also stated Mr. Vicars already has a two car garage incorporated into his house.

Mr. Vicars replied that the critical point is the elevations involved. Mr. Russell's sketch is correct, however, this will not be a 2 storey building with 4 walls going straight up. It would have a peaked roof and he didn't think that there would be any significant difference between the 15 and 20 foot height. He agreed that if the garage wasn't there at all there would be a significant difference, however, it will be there and he didn't think the peak would cause that much of a problem.

Mr. Russell stated that he agreed the peak may not cause much of a problem if you were looking straight along it, however, they will be looking diagonally across the peaked roof and will

therefore lose much more of their view than if looking straight on.

Mr. Vicars stated that as a builder in River Heights he had a hand in drawing up the guidelines for the subdivision but they were just guidelines, this was not a prospectus.

Mr. F. Green of 2790 Mara Drive appeared before the Hearing and he stated that he had the same concerns as Mr. Russell. He stated that Mr. Vicars has mentioned the extra height would be for storage purposes. Mr. Vicars has a two car garage plus a full basement under a 2,600 square foot home. If the basement is 1,200 square feet, this nets up to 3,800 square feet of home. Storage and hobby materials should be able to be accommodated in the double garage or storage area in a commercial rental building if there isn't enough room in the home. He stated he disagreed with this application. He mentioned that Mr. Sawka of 2788 Mara Drive had telephoned the Deputy Municipal Clerk the previous day and had voiced his objections to her at that time. This was confirmed by the Deputy Clerk.

He further stated that this was the only home in that subdivision that has a separate garage.

Mr. Vicars replied that there is another one about six blocks from this home.

Mr. Green replied that it is not a garage, it is only a storage building and has no vehicle access.

On a question from the Board, Mr. Vicars replied that he and his wife own four cars, one of which is a vintage car. He would store his vintage car and one of the other cars in the garage at the rear of the property.

There was no further opposition expressed to this application.

ITEM #5 - P. AND S. KRUTOW  
1224 DURANT DRIVE  
SUBJECT: RELAXATION OF REAR YARD SETBACK REQUIREMENTS

Mrs. Krutow appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow them to build their sundeck 12.53 feet from the rear property line. She stated that the deck has already been completed and the Building Inspector noticed this encroachment after it was finished.

She stated they purchased this lot and built a one level home as her husband has multiple sclerosis and is in a wheelchair and they wished to have their living area on one level. The plans were approved by the Building Department and it was only after the deck was completed that it was noticed by the Building Inspector.

The Building Inspector stated that the sketch before the Board shows a 6 meter setback to the deck but this is incorrect, the survey showed a 6 meter setback to the house.

Mrs. Krutow stated that it would be a financial hardship for them if they had to cut the deck back. As well, as her husband is in a wheelchair, he would not be able to use the deck if it was any smaller.

There was no opposition expressed to this application.

ITEM #6 - A. AND N. KELLEY  
801 CRESTWOOD DRIVE  
SUBJECT: RELAXATION OF SIZE OF ACCESSORY BUILDINGS

Mr. Kelley appeared before the Board of Variance to request relaxation of the accessory building size requirements. He stated he wished to build a garage on his property that would be 1,020 square feet. This garage could hold his car, truck and camper plus his garden equipment and leave him room to work in. The driveway would be off Como Lake Avenue, he paid to have a letdown put in when Como Lake Avenue was widened with a view to putting a garage in the back yard. He stated the other shed in his back yard would be removed if this garage is allowed. He felt this would clean up the area and he would not have all his vehicles parked out on the street as at the present time. It would be built to match the home.

Mr. Kelley submitted to the Board a letter in support of his application from the neighbours at 805 Crestwood Drive and 1433 Como Lake Avenue. A copy of that letter is attached hereto and forms a part of these minutes.

There was no opposition expressed to this application.

CONCLUSIONS

1. R. Duck.

MOVED BY MR. BENNETT  
SECONDED BY MR. CLARKSON

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

CARRIED UNANIMOUSLY

2. L. Gaster.

MOVED BY MS. ADAMS  
SECONDED BY MR. CLARKSON

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

CARRIED UNANIMOUSLY

3. G. Allegretto.

MOVED BY MS. ADAMS  
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, rear yard setback relaxed to 4.32 meters.

CARRIED UNANIMOUSLY

4. P. Weiss.

Mr. Crews, the Chairman, excused himself from the Board table during debate and vote on this item. He appointed Jim Petrie as Chairman during the discussion and vote on this item.

MOVED BY MR. CLARKSON  
SECONDED BY MS. ADAMS

That this application be dealt with at the next Board of Variance meeting in order to give the Board members an opportunity to revisit the site.

CARRIED  
(see next resolution)

Mr. Crews returned to the Board table at this time.

Mr. Crews left the Board table at this time and appointed Jim Petrie as Chairman during further discussion and debate on this item.

MOVED BY MR. CLARKSON  
SECONDED BY MS. ADAMS

That the preceding resolution be reconsidered at this time.

CARRIED UNANIMOUSLY

MOVED BY MR. CLARKSON  
SECONDED BY MS. ADAMS

That this application be declined.

CARRIED UNANIMOUSLY

Mr. Crews returned to the Board table at this time.

5. P. and S. Krutow.

MOVED BY MR. CLARKSON  
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, rear yard setback relaxed to 3.82 meters.

CARRIED UNANIMOUSLY

6. A. and N. Kelley.

MOVED BY MS. ADAMS  
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, accessory building size relaxed to allow an accessory building of 1,020 square feet.

CARRIED

Mr. Petrie registered opposition.

J. AND D. MCLEAN  
1081 CORONA CRESCENT  
SUBJECT: RELAXATION OF SIDE YARD AND SLOPE SETBACK  
REQUIREMENTS

---

The Secretary informed the members of the Board that an application had been received February 1st from Mr. and Mrs. McLean regarding the above matter. They requested relaxation of the interior side yard setback requirements to allow them to build 5

feet from the interior side property line and to build into a slope in excess of 20° to a depth of 8 feet 6 inches to accommodate their sundeck and eating area. Mr. and Mrs. McLean have sold their home in Port Moody and must vacate by July 1st. They have an option to purchase on this property and would like the Board to consider their application as soon as possible with a view to approving same so they may start construction on their home right away.

After looking at the McLean's plans and the report written to the previous owner in 1983 relating to this property by Took Engineering, all members of the Board agreed that this application be allowed, subject to a report being received satisfactory to the Chief Building Inspector from a qualified Geotechnical Engineer; and further subject to no opposition being received from the neighbours after they have been canvassed in the next few weeks. This application will come back to the Board for ratification at the March meeting.

NEXT MEETING DATE

The Board set Tuesday, March 15, 1988 as their next meeting date.

ADJOURNMENT

The Chairman declared the meeting adjourned at 9:05 p.m.

\_\_\_\_\_  
CHAIRMAN



PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE, WEDNESDAY, FEB. 3, 1988

ITEMS #1 TO #6

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

Respectfully submitted

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

Ken McLaren  
Development Control Technician

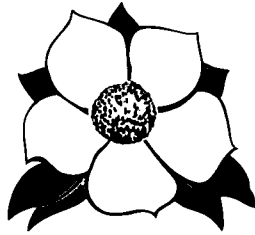
KM/cr

# DISTRICT OF COQUITLAM

1111 Brunette Avenue,  
V3K 1E9

Mayor: L. Sekora

Coquitlam, B.C.  
Phone: 526-3611



Item #3

January 20, 1988

Dear Sir/Madam:

**Re: Board of Variance - 2795 Nash Drive.**

This is to advise that the Board of Variance will meet on Wednesday, February 3, 1988 at 7:00 p.m. in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C., to hear certain applications for the alleviation of hardship under our zoning regulations.

The property in question is at 2795 Nash Drive, requesting relaxation of the rear yard setback requirements.

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

Yours truly,

A handwritten signature in cursive script, appearing to read "Sandra Aikenhead".

(Mrs.) Sandra Aikenhead,  
Deputy Municipal Clerk.

SA/pam

The undersigned concur with the request that rear yard setback requirements for the property at 2795 Nash Drive be relaxed in order to alleviate a hardship.

A handwritten signature in cursive script, appearing to read "S. Aughinbaugh".

S. Aughinbaugh

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

A. Aughinbaugh

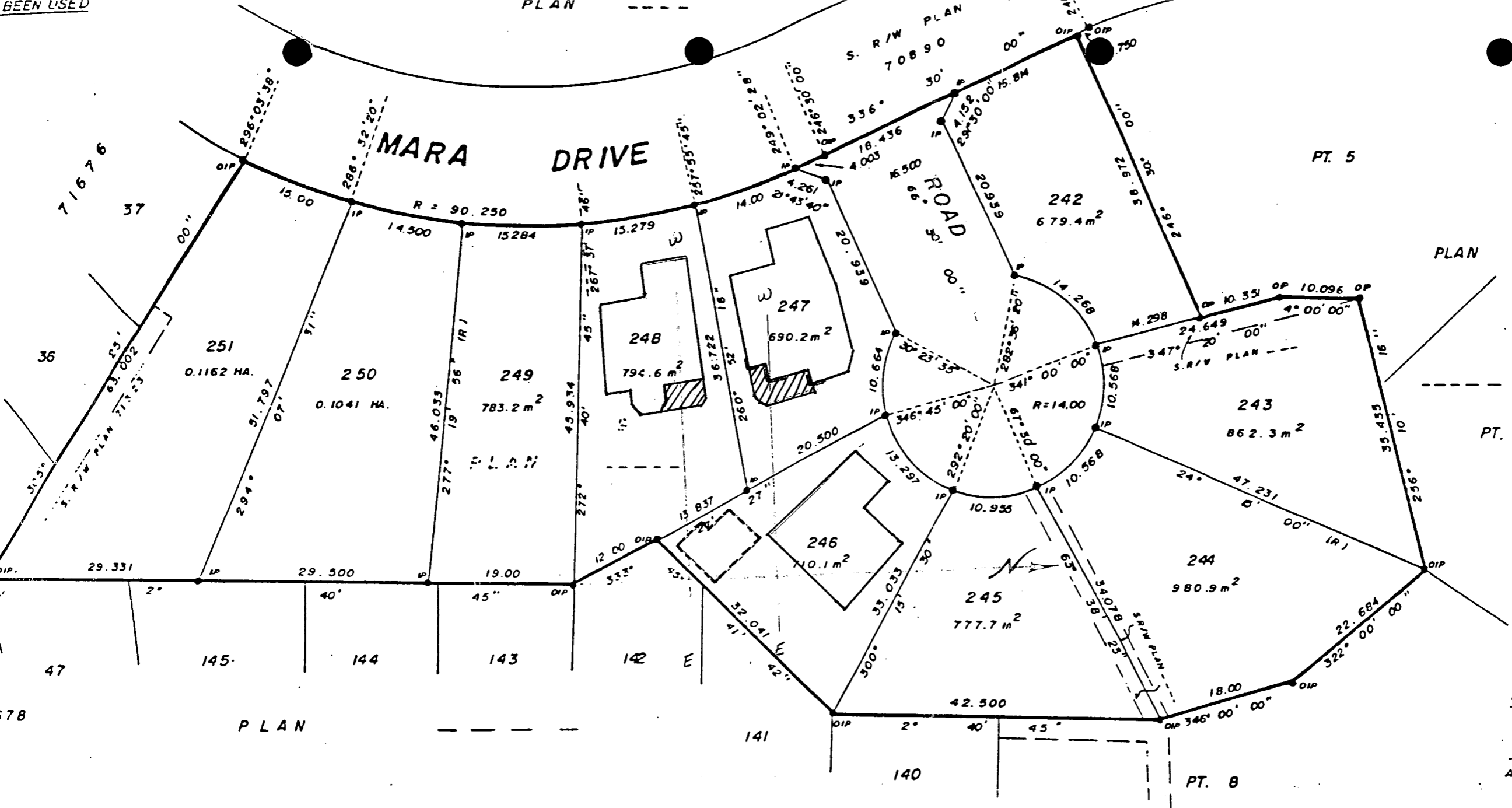
1238 Durant Drive  
Coquitlam, B.C. V3B 6P7

BEEN USED

PLAN

# MARA DRIVE

# ROAD



*Handwritten:* 1/27/74

OWNER:  
MOLNAR CONSTRUCT

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

MORTGAGEE

MORTGAGEE

APPROVED UNDER THE LAND TITLE ACT.

OR  
THAT  
DEC  
MAT

17th #6

Mr. A. Kelley has approached the District of  
Columbia for a building permit to construct  
a garage of approximately 1020 sq. ft.  
on the north end corner of his property.

The undersigned neighbours have been  
contacted and do not object to this  
project.

W. J. Naudtsch 805 Crestwood Dr 936-2792  
P. Fontaine 1433 Como Lake Ave 939-3555  
939-9369

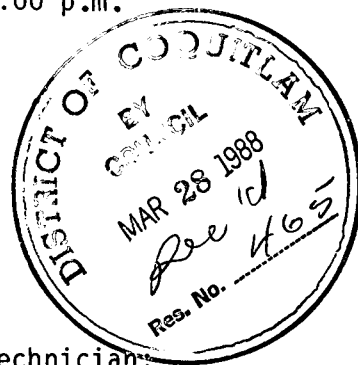
Tuesday, March 15, 1988  
Board of Variance - 7:00 p.m.

BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, March 15, 1988 at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman;  
Mr. J. Bennett;  
Mr. J. Clarkson.



Staff present were:

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

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

REPORT FROM THE 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 LICENCE AND PERMITS DEPARTMENT

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

ITEM #2 - D. AND A. CHRISTOPHER  
1309 FRANKLIN STREET  
SUBJECT: RELAXATION OF REAR YARD SETBACK REQUIREMENTS

A representative from Ben & Bros Development Ltd., the contractor for this home, appeared before the Board of Variance on behalf of Mr. and Mrs. Christopher to request relaxation of the rear yard setback requirements to allow them to keep the existing sundeck which intrudes into the rear yard setback to 9.68 feet from the rear property line.

The contractor stated that this is an RS-4 lot and as such is quite small and as well, the property has quite a slope to it making the rear yard of little use to the owners. In order to give them some outdoor living space, they had asked the contractor to construct the large deck.

There was no further opposition expressed to this application.

ITEM #3 - L. BALOGH  
2602 AUBURN PLACE  
SUBJECT: RELAXATION OF REAR YARD SETBACK -  
ACCESSORY BUILDINGS

Mr. Lucas Balogh appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow him to keep an accessory building in its present location which is two feet from the rear property line.

Mr. Balogh stated that the developer of the subdivision has erected a fence along the David-Pathan Connector and as the earth has shifted this fence is in danger of falling over into his yard and he placed his accessory building in this location in order to help keep the fence up-right.

There was no opposition expressed to this application.

ITEM #4 - G. AND D. KRAUS  
592 CHAPMAN AVENUE  
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS

Mr. and Mrs. Kraus appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow them to build an addition which would come to 18 feet from the front property line.

Mr. Kraus stated that their house is extremely small, only 830 square feet. They have two bedrooms, a living room, bathroom, kitchen and dining room. The washer and dryer are presently located in the kitchen and any storage must be stored in the bedrooms. He stated with the addition they would move the bedrooms up to the new second floor and on the main floor they would add a utility room and a family room. Mr. Kraus submitted to the Board letters from three of his neighbours stating they had no opposition to this application. Copies of these letters are attached hereto and form a part of these minutes. They are from Mr. and Mrs. Thompson of 598 Chapman Avenue; Wayne Elyk of 586 Chapman Avenue; and Mr. and Mrs. N. Giurleo of 591 Chapman Avenue.

There was no opposition expressed to this application.

ITEM #5 - R. NOVAKOV  
1347 NAPIER STREET  
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. J. Stewart of Hawkwood Developments Ltd. appeared on behalf of Mr. and Mrs. Novakov, owners of the home. Mr. Stewart stated he was the builder of this home. He requested relaxation of the side yard setback requirements to allow them to build 5 feet from the side property line. He stated the site of the encroachment is a small built out portion of wall at the back corner of the second floor of the new home. He stated the encroachment is from 5 inches to 1 foot as the house is built at an angle to the lot. If this application isn't allowed, Mr. Stewart stated he would have to tear out this portion of the wall and rebuild it and this would be a financial hardship. He was only made aware of the encroachment after it had been completed, when they requested final inspection.

There was no opposition expressed to this application.

ITEM #6 - W. AND R. SANDERSON  
628 COLINET STREET  
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS

Mr. Sanderson appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow him to construct a carport 18 feet, 6 inches from the front property line. He stated he started construction of this carport before he was aware that he needed a permit. When he became aware of this he went down to the Building Department and submitted his drawings. At that time he was told he intruded into the front yard setback and would have to appear before the Board. As this carport is built at an angle on the lot, it is 22 feet from the front property line on one side and 18 feet, 6 inches on the other side.

Mr. Sanderson stated he had spoken to all of his neighbours in regard to this application and they have no objection to him constructing this carport. In fact, two of them stated they would be willing to come to the meeting tonight to speak on his behalf.

There was no opposition expressed to this application.

ITEM #7 - R. AND M. GOESON  
2199 AUSTIN AVENUE  
SUBJECT: RELAXATION OF FRONT YARD  
SETBACK REQUIREMENTS -MAJOR ARTERIAL STREET

Mr. Goeson appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow him to construct a carport 30 feet from the front property line. He informed the Board that this is a duplex he owns and his son lives on the one side of the duplex and wished to have a carport at the front of his home. If he was required to keep it back the required 36 feet from Austin Avenue there would not be enough room to construct a carport.

On a question from the Board, Mr. Goeson confirmed he had a two car garage at the rear of his property but he stated that at the present it was being used as a workshop and for storage.

The Planning Department comments in regard to this application were read out.

Mr. Goeson was asked by members of the Board if there was not room at the rear of his property to construct this carport. Mr. Goeson stated yes there was but the framing is already up for the carport at the front.

Ms. Eileen Ritchie of 2201 Austin Avenue appeared before the meeting and stated that she felt when there was a bylaw in place that everyone should conform to that bylaw. Mr. Goeson has a two storey double garage at the rear of his property and she didn't think there should be another one out front. She also stated that there is a lean-to shed which was built at the side of the duplex and comes right up to her property line, however, Mr. Goeson has stated he will remove that lean-to. She stated she was concerned that if she tries to sell her property the appearance of this proposed carport would make it much more difficult for her to sell. She stated she didn't want to be a bad neighbour but felt these items should be discussed.

There was no further opposition expressed to this application.

ITEM #8 - A. SHERWOOD  
854 B WESTWOOD STREET  
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENT

A representative of Pelican Bay Homes, appeared on behalf of Mrs. Sherwood. He requested relaxation of the front yard setback requirements to allow them to come to 7.15 meters from the front property line. He stated that the plans were approved by the Building Department, however, they missed the cantilevered section of the second floor which intrudes into the front yard setback to 7.15 meters from the front property line. He stated he would have set the house back further on the lot if he had known but he had not been made aware of this. Because of the mistake of the Building Department he would have to remove the whole front face of that second floor to correct this. He also stated that this house is set 2 or 3 feet further back than the houses on either side.

Mr. Spooner confirmed that the plan checker in the Building Department had made a mistake and missed the upper floor on the plan when doing the plan check.

There was no opposition expressed to this application.

1. Corona Estates Ltd.

This item was discussed at the February 3rd, 1988 Board of Variance meeting. It was agreed at that meeting, after looking at the McLean's submission and the report from Took Engineering, that this application be allowed subject to a report being received satisfactory to the Chief Building Inspector from a qualified geotechnical engineer; and further subject to no opposition being received from the neighbours after they had been canvassed in the following few weeks.

The Secretary reported that the surrounding property owners were advised by hand delivered letters, and requested to sign and return same indicating whether or not they had objections to this application. All letters were returned to the Clerk's Department signed and signifying no objection to this application.

CONCLUSIONS

1. G. and D. McLean - Corona Estates Ltd.

MOVED BY MR. CLARKSON  
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, side yard setback relaxed to 5 feet and slope setback relaxed to a distance of 8 feet, 6 inches into the slope, all subject to a report being received satisfactory to the Chief Building Inspector from a qualified geotechnical engineer.

CARRIED UNANIMOUSLY

2. D. and A. Christopher.

MOVED BY MR. BENNETT  
SECONDED BY MR. CLARKSON

That this appeal be allowed as per application, that is, rear yard setback relaxed to 9.68 feet.

CARRIED UNANIMOUSLY



3. L. Balogh.

MOVED BY MR. BENNETT  
SECONDED BY MR. CLARKSON

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

CARRIED UNANIMOUSLY

4. G. and D. Kraus.

MOVED BY MR. CLARKSON  
SECONDED BY MR. BENNETT

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

CARRIED UNANIMOUSLY

5. P. Novakov.

MOVED BY MR. BENNETT  
SECONDED BY MR. CLARKSON

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

CARRIED UNANIMOUSLY

6. W. and R. Sanderson.

MOVED BY MR. CLARKSON  
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, front yard setback relaxed to 18 feet, 6 inches.

CARRIED UNANIMOUSLY

7. R. and M. Goeson.

MOVED BY MR. BENNETT  
SECONDED BY MR. CLARKSON

That this appeal be declined.

CARRIED UNANIMOUSLY

8. A. Sherwood.

MOVED BY MR. CLARKSON  
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, front yard setback relaxed to 7.15 meters.

CARRIED UNANIMOUSLY

NEXT MEETING DATE

It was decided that the next meeting would be held  
Tuesday, April 26, 1988.

ADJOURNMENT

MOVED BY MR. BENNETT  
SECONDED BY MR. CLARKSON

That the Board of Variance meeting adjourn. 8:05 p.m.

CARRIED UNANIMOUSLY

\_\_\_\_\_  
CHAIRMAN

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE, TUESDAY, MARCH 15, 1988

ITEM #1

The Planning Department has no objection to this appeal, noting that all the required documentation has been received by the Building Department.

ITEMS #2 TO #6

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

ITEM #7

The Planning Department has no objection to this appeal, however, since the property is located on an arterial street and relates to a structure requiring vehicular access from Austin Avenue, the Planning Department sought input from the Traffic and Transportation Section of the Engineering Department. They have raised concern with this structure, which is at the framing stage, and notes that its location will reduce the capability for the applicants to provide on-site maneuverability for a turnaround, thereby necessitating backing out the driveway which exists onto Austin Avenue. Further, it should be noted that the driveway location is right within the Austin-Hillcrest intersection, which has been considered for possible future signalization.

The Traffic Section has also supplied me with photographs should Board members wish to view them. The applicants are also constructing a two-car garage at the rear of the building.

The Traffic Section of the Engineering Department also feels that the horseshoe-type driveway may work for this building in order to relate to the existing second driveway further to the west. This would then allow driving out on Austin Avenue rather than backing out onto Austin Avenue.

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE, TUESDAY, MARCH 15, 1988

ITEM #8

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

Respectfully submitted

A handwritten signature in black ink, appearing to read "Ken McLaren". The signature is fluid and cursive, with a large initial "K" and "M".

Ken McLaren  
Development Control Technician

KM/cr

**DISTRICT OF COQUITLAM**

---

Inter-Office Communication

TO: Sandra Aikenhead  
DEPUTY MUNICIPAL CLERK      DEPARTMENT: ADMINISTRATION      DATE: 1988-03-15

FROM: Ted Spooner  
BUILDING INSPECTOR      DEPARTMENT: PERMITS & LICENCES      YOUR FILE:

SUBJECT:      OUR FILE:  
PERMITS & LICENCES DEPARTMENT COMMENTS TO THE  
1988-03-15 BOARD OF VARIANCE MEETING

---

ITEMS 1, 2, 3:

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

ITEM 4:

The Permits & Licences Department has no objection to this appeal, however, the distance from the front property line was measured to be 34' instead of 36' as shown on the applicant's site plan. Therefore, the application should be changed to read Requests relaxation to 5.48 m (18') instead of 6m (20').

ITEM 5:

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

ITEM 6:

The Permits & Licences Department has no objection to this appeal, however, the application should be changed to read 603 (1) (c) (i) Front Yard Setback required 7.6m (25') Request 5.6m (18'6").

ITEMS 7 & 8:

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



C.E. (Ted) Spooner  
BUILDING INSPECTOR

CES/blh

March 15, 1988

Board of Variance  
District of Coquitlam  
Coquitlam, B.C.  
Attn: Mrs. S. Aikenhead

Dear Madam:

This letter is to assure you, the Board of Variance in the District of Coquitlam that we, George and Mabel Thomson, of 598 Chapman Avenue, Coquitlam, have no objections to the relaxation of the front yard setback requirements at 592 Chapman Avenue, Coquitlam, owned by George and Debra Kraus.

Yours truly,

George and Mabel Thomson

*G.W. Thomson,*  
*M.A. Thomson*

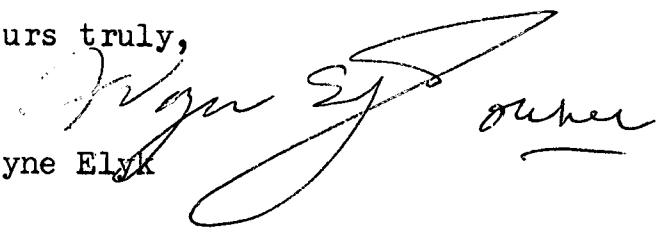
March 15, 1988

Board of Variance  
District of Coquitlam  
Coquitlam B.C.  
Attn: Mrs. S. Aikenhead

Dear Madam:

This letter is to assure you, the Board of Variance in the District of Coquitlam that I, Wayne Elyk of 586 Chapman Avenue Coquitlam, have no objections to the relaxation of the front yard setback requirements at 592 Chapman Avenue, Coquitlam, owned by George and Debbie Kraus.

Yours truly,

  
Wayne Elyk

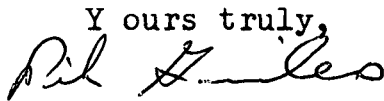
Board of Variance  
Coquitlam District  
Coquitlam, B.C.  
Attn: Mrs. Sandra Aikenhead

March 15, 1988

Dear Madam:

This letter is to assure you, the Board of Variance in the District of Coquitlam, that we, Nick and Nancy Giurleo, of 591 Chapman Avenue, Coquitlam, have no objections to the relaxation of the front yard setback requirements at 592 Chapman Avenue, Coquitlam.

Yours truly,



Nick and Nancy Giurleo





504

Tuesday, April 26, 1988  
Board of Variance - 7:00 p.m.

### BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, April 26, 1988 at 7:00 p.m.

Members present were:

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

Staff present were:

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

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

### REPORT FROM THE 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 LICENCE AND PERMITS DEPARTMENT

Submitted to the Board for this meeting was a brief from the Licence and Permits 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 - S. MALAWSKY  
813 REGAN AVENUE  
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Ms. Malawsky appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow her to construct a garage 4.27 feet from the side property line.

Ms. Malawsky stated that her home is located 4.27 feet from the side property line and she wished the garage, which is to be attached to the existing building, to be set back the same distance as the home. She explained to the Board that as there is a 10 foot easement on the other side of their lot, the proposed location for the garage is the only practical place for it.

There was no opposition expressed to this application.

ITEM #2 - A. AND L. GARNER  
2559 FUCHSIA PLACE  
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENTS

Mr. and Mrs. Garner appeared before the Board of Variance to request relaxation of the front yard setback requirements to 23 feet, 2 inches from the front property line. They informed the Board that the architect of Westwood Subdivision requested that they cantilever the front living room of their home to break up the tall look of the house. They didn't realize that by cantilevering into the front yard setback they were contravening the District's setback regulations in the Zoning Bylaw.

A letter was received from Chrisdale Homes Ltd. in opposition to this application. This letter was read out to the meeting and a copy is attached hereto and forms a part of these minutes.

There was no further opposition expressed to this application.

ITEM #3 - M. AND P. CONWAY  
809 REGAN AVENUE  
SUBJECT: RELAXATION OF LOT COVERAGE  
REQUIREMENTS AND RELAXATION OF REAR AND  
SIDE YARD SETBACK REQUIREMENTS FOR ACCESSORY BUILDINGS

Mr. Conway appeared before the Board to request relaxation of rear and side yard setback requirements and lot coverage requirements to allow him to build a garage at the rear of his property. He stated he had originally put in an above ground pool in the spot he wishes to place this garage. In order to install this above ground pool he had excavated to a depth of 4 feet and poured concrete retaining walls around the pool area. Since they no longer use their pool he is planning on removing it and he wished to build a garage in the same location using these pony walls as a base for his garage walls. The dimensions of the garage would be 25 feet by 30 feet, 4 inches. These walls are set back 6 inches from the rear property and 1 foot from the side property line. There is a drainage system underneath the pool that he would use for the garage including a sump pump. This size garage would give him a work shop as well as parking for his vehicles.

He explained to the Board that if he had to move the garage in to the required setbacks the existing cement pony walls would look strange with the other walls inside them.

The Building Department comments were read out to Mr. Conway in regard to this matter wherein they stated they do not recommend relaxation of the side or rear yard setbacks, including overhang, to less than 2 feet. Mr. Spooner clarified this and stated that the Building Department did not really object to the rear yard setback staying at 6 inches, however, they were concerned with the side yard setback. He also informed Mr. Conway if the Board allowed this application to 1 foot from the side property line, Mr. Conway would be required to build that wall of the garage with non-combustible cladding.

Mr. Conway stated that he is stuck with the foundation that is there and would be quite willing to build with non-combustible cladding on that side if he had to. On a question from the Board, Mr. Conway reported that he has a carport now for one car only.

There was no opposition expressed to this application.

ITEM #4 - A. AND J. LLOYD  
1908 RHODENA AVENUE  
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

Mr. Lloyd appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to build 1.49 meters from the side property line. He stated he wished to enclose his existing carport and add a new carport at the north end of the proposed garage. If he had to conform to the Bylaw requirements, Mr. Lloyd stated that his garage would be barely wide enough to park a car and enter and exit same.

On a question from the Board as to why he did not come in from the lane and build a free standing garage, Mr. Lloyd stated that this would be very expensive. By enclosing the existing carport it would be much more economical.

There was no opposition expressed to this application.

ITEM #5 - S. AND H. FERGUSON  
414 MARMONT STREET  
SUBJECT: RELAXATION OF EXTERIOR SIDE YARD SETBACK REQUIREMENTS

Mr. Ferguson appeared before the Board of Variance to request relaxation of the exterior side yard setback requirements to allow him to build an addition to his home. He stated the existing house is 12 feet from the exterior property line and he wished the addition to be in keeping with the rest of the house. He stated he felt that if he was required to go in the 12 feet, 6 inches, this six inch jog in the wall at the side of the home would be rather unattractive.

There was no opposition expressed to this application.

ITEM #6 - L. G. DESIGNER HOMES LTD.  
2618 UPLANDS COURT  
SUBJECT: RELAXATION OF REAR YARD SETBACK REQUIREMENTS

Mr. Dale Gorcak of L. G. Designer Homes Ltd., appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow him to build 18.5 feet from the rear property line.

Mr. Gorcak stated that he had built according to the plans he had submitted to the Building Department and only after the framing were they told they were 16 inches into the rear property line in the solarium area of the home. The Solarium had been changed to a sun room and the Building Department now considered that to be a living area. He stated it was not living space as it was strictly for the plants. The kitchen and eating area is set back. If they have to cut this back the 16 inches, they would have to tear out the ceiling and the skylights.

Mr. Spooner stated that he had a copy of the approved plans. Before they started building the plan checker had written right on the plans it was to be 6 meters to the overhang.

Mr. Gorcak stated that the framer must have misunderstood and went ahead and built into the setback.

Mr. Clemente, 1415 Lansdowne Street, stated he was directly behind this property. He stated he was not sure whether this would have an adverse effect on his property values. This house is built so close to the rear property line and the level of elevation is so much higher it gives them no privacy whatsoever.

Mr. Henry Cheng, 1413 Lansdowne Street, reported that he had the same concerns as Mr. Clemente. According to him, right now this house looks like a monster. However, he felt there was no point in making them move the 16 inches back as it would not make that much difference but if the owner would become a good neighbour and look after the drainage problem they would be very happy.

There was no further opposition expressed to this application.

ITEM #7 - H. AND R. LOCKEN  
2771 MARA DRIVE  
SUBJECT: RELAXATION OF REAR YARD SETBACK REQUIREMENT

MOVED BY MS. ADAMS  
SECONDED BY MR. CLARKSON

That Mr. Crews be excused from the meeting during discussion and vote on this item.

CARRIED UNANIMOUSLY

Mr. Crews left the meeting at this time and Mr. Petrie acted as Chairman to the meeting.

Mr. Locken appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow him to build his garage 18 feet from the rear property line. He stated that due to an oversight in construction their garage turned out to be smaller than they required. Their house plans included a garage with a minimum width of 20 feet, 4 inches, inside measurements. After the foundation forming was constructed and concrete poured they have a 19 foot garage which is 16 inches narrower than planned and inadequate for the two automobiles and with the garage doors having to be eight feet rather than the standard 9 feet doors as planned. He requested that they be permitted to increase the width by the use of two feet from the 20 foot building line to property line because of the angle of the property line the building will be 18 feet from the property line at front and still the required 20 feet at rear. He hoped this request would be granted and allow them to remove the concrete foundation wall now in place and to proceed with the construction of this garage.

Mr. Locken submitted a letter from their neighbours Mr. and Mrs. W. Townsend in support of their request. A copy of that letter is attached hereto and forms a part of these minutes.

There was no opposition expressed to this application.

Mr. Crews returned to the meeting at this time.

CONCLUSIONS

1. S. Malawsky.

MOVED BY MR. CLARKSON  
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, side yard setback relaxed to 4.27 feet.

CARRIED UNANIMOUSLY

2. A. and L. Garnet.

MOVED BY MR. PETRIE  
SECONDED BY MR. CLARKSON

That this appeal be allowed as per application, that is, front yard setback relaxed to 23 feet, 2 inches.

CARRIED UNANIMOUSLY

3. M. and P. Conway.

MOVED BY MR. PETRIE  
SECONDED BY MR. BENNETT

That this appeal be denied

MOTION LOST

Ms. Adams, Mr. Clarkson and Mr. Bennett registered opposition.

At the request of the Board Mr. Spooner clarified that the Building Department did not object to the request for the 6 inch setback from the lane, however, they did object to the 1 foot setback requested from the side property line.

MOVED BY MS. ADAMS  
SECONDED BY MR. BENNETT

That this appeal be allowed, with rear yard setback relaxed to 6 inches from the rear property line and side yard setback relaxed to 2 feet from the side property.

CARRIED

Mr. Petrie registered opposition.

4. A. and J. Lloyd.

MOVED BY MR. CLARKSON  
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, side yard setback relaxed to 1.49 meters.

CARRIED UNANIMOUSLY

5. S. and H. Ferguson.

MOVED BY MR. PETRIE  
SECONDED BY MR. BENNETT

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

CARRIED UNANIMOUSLY

6. L. G. Designer Homes Ltd.

MOVED BY MR. PETRIE  
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is,  
rear yard setback relaxed to 18.5 feet.

CARRIED UNANIMOUSLY

7. H. and R. Locken.

Mr. Crews excused himself from the meeting during debate  
and vote on this item.

MOVED BY MR. BENNETT  
SECONDED BY MS. ADAMS

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

CARRIED UNANIMOUSLY

Mr. Crews returned to the meeting at this time.

NEXT MEETING DATE

The next meeting of the Board of Variance was set for  
Tuesday, June 21, 1988.

ADJOURNMENT

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

\_\_\_\_\_  
CHAIRMAN

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE, TUESDAY, APRIL 26, 1988

ITEMS #1 TO #7

The Planning Department has no objection to any of 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

Sandra Aikenhead  
DEPUTY MUNICIPAL CLERK

DEPARTMENT: ADMINISTRATION

DATE: 1988-04-25

Ted Spooner  
BUILDING INSPECTOR

DEPARTMENT: PERMITS & LICENCES

YOUR FILE:

PERMITS & LICENCES DEPARTMENT COMMENTS TO THE  
1988-04-26 BOARD OF VARIANCE MEETING

---

OUR FILE:

ITEMS 1 & 2:

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

ITEM 3:

- 1) Application should be changed to read maximum size of accessory building 70.5 square metres (758 Sq.Ft.) which is 10% of lot area.
- 2) The Permits & Licences Department does not object to the appeal for size of building, however, we do not recommend relaxation of the side or rear yard setbacks including overhangs to less than .6m (2'0").

ITEMS 4, 5, 6 & 7:

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



C.E. (TED) Spooner  
BUILDING INSPECTOR

CES/blh





CHRISDALE HOMES LTD.

1 Ten #2

April 20, 1988.

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

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

Dear Sirs:

RE: BOARD OF VARIANCE - 2559 Fuchsia Drive

We are the owners of 2558, 2560 and 2562 Fuchsia Drive. We wish to express our strong disagreement to any request for relaxation of the front yard setback requirements for the property in question. The lot on which the property in question is located is 36.12 metres long. It has a gradual slope and we can think of no reason why this should encroach into the normal front yard setback.

We are concerned that this may set a precedent outside of the parameters of the Building Scheme and the Zoning Regulations, which would result in an adverse effect on property values in general on Fuchsia Drive.

Yours truly,  
CHRISDALE HOMES LTD.

Per:  
H. Royston Hutchinson  
Vice President

/kj

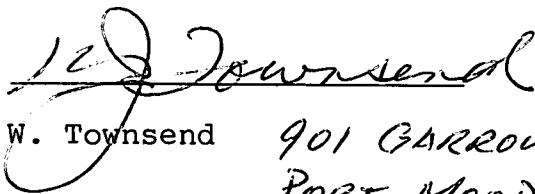
April 19, 1988

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

ATTN: THE BOARD OF VARIANCE

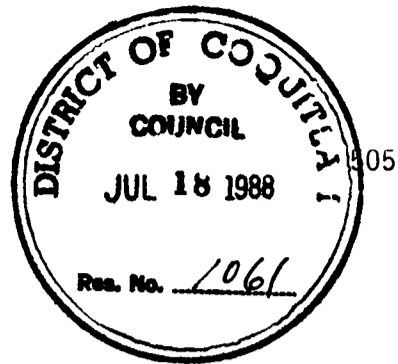
The requested 2 foot garage extension to the home on Lot 269 by Mr. and Mrs. H. Locken, which is adjacent to my home on Lot 268, has my full support since there is a large undeveloped space between our two homes.

Yours truly,



W. Townsend 901 GARROW DR  
PORT MOODY BC  
V3H 1H8  
937-5470 HOME  
873-1865 WORK

Tuesday, June 28, 1988  
Board of Variance - 7:00 p.m.



BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, June 28, 1988 at 7:00 p.m.

Members present were:

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

Staff present were:

Mr. R. White, Director of Permits & Licences;  
Mrs. S. Aikenhead, Deputy Municipal Clerk, who acted as Secretary to the Board.

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

REPORT FROM THE 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 Licence and Permits 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 #7 - J. SIMMONDS  
1721 CHINES CRESCENT  
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENT

Mr. Simmonds appeared before the Board of Variance to request relaxation of the front yard setback requirements to 17 feet. He informed the Board that he had appeared before them in 1987 with a request for relaxation of the front yard setback requirements to allow him to build to 19 feet from the front property line. At that time, he stated, he had forgotten to take into account the 2 foot overhang of the roof and he therefore had to come back for a further relaxation request.

At this time the Chairman read out to Mr. Simmonds the comments made in the Planning Department brief to the meeting. He stated he was aware of the Planning Department concerns, however, he already has a building permit based on the 19 foot setback. The extra two feet is only for the overhang. He did not think they would be requiring a geotechnical report, however, he would discuss this matter with Mr. Camporese.

There was no opposition expressed to this application.

ITEM #1 - L. AND D. ALBRIGHT  
154 - 145 KING EDWARD STREET  
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENT

Mr. Albright appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow him to build his sundeck to 6 feet from the front property line. He informed the Board that their lot is almost pie shaped and he wished to build a sundeck off his living room. To get from the living room to this deck is a set of sliding glass doors. The deck would be 10 feet wide, however, the way the lot angles in if he cannot have this relaxation, he would have to cut the deck back to the point where it would stop at the centre of the glass doors and would be not usable from the living area and, as well, would look rather odd.

Mr. Albright stated he has received permission from the Mobile Home park manager and he submitted a site plan with her signature on same indicating her approval.

There was no opposition expressed to this application.

ITEM #2 - E. HENSCHEL  
1775 COMO LAKE AVENUE  
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENT

Mrs. Henschel stated she had purchased this home last year and it had a carport to the west side on a concrete slab. They had renovated the house and tore down the carport and put up a temporary porch at the kitchen door. She stated she would now like to build a mud room on this slab, however, the slab and home are angled to the property line and therefore at one point comes to 3.4 feet from the side property line. Ms. Henschel stated that if she had to conform to the Bylaw, the room would be so narrow that it would not be usable. Ms. Henschel stated that she had brought her neighbour with her this evening and she had no opposition to this matter.

There was no opposition expressed to this application.

ITEM #3 - H. AND J. MCCONNELL  
1786 HARBOUR DRIVE  
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENT

Mr. McConnell appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow him to build 6.1 meters from the front property line. He stated he was amending his request to 6.1 meters from his original request in his application of 6.7 meters because he had not taken into account the matter of overhang. Mr. McConnell stated he wished to build a combination garage/storage area and workshop. He cannot extend to the rear of his home because of the slope setback requirements in

this location. He further stated that this extension at the front would enhance the house appearance and will not impact on the neighbours. He explained that their property is on a curve and the neighbour to the north is not concerned about his view being blocked from that location and between Mr. McConnell's home and the neighbour to the south there is a 12 foot high cedar hedge.

Mr. McConnell was informed of the Planning Department comments with regard to this application. He stated he was aware of the Planning Department and Permits Department concerns and he has had discussions with Mr. Camporese in this regard.

There was no opposition expressed to this application.

ITEM #4 - D. AND J. MCLEAN  
1081 CORONA CRESCENT  
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS

This item was discussed at the March 15, 1988 Board of Variance meeting. A relaxation of the side yard setback was allowed to 5 feet at that time. Since that time Mr. and Mrs. McLean have discovered that they require a side yard setback relaxation to 4 feet. This application was the subject of a "drive-by" earlier this month. All members of the Board went out to inspect the property and conveyed their approval of this application to the Secretary. As well, the Secretary reported that the surrounding property owners were advised of this request for side yard setback relaxation and none of them had expressed any opposition to this application.

There was no opposition expressed to this application.

ITEM #5 - J. AND J. NIBLOCK  
409 WALKER STREET  
SUBJECT: RELAXATION OF FRONT YARD SETBACK REQUIREMENT

Mr. Niblock appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow him to build 7 meters from the front property line. He informed the meeting they had just purchased this older home which is located 7 meters from the front property line. They wished to build an addition to the south side which would increase the bedroom size, add a ensuite bathroom and a basement playroom for their children. However, if they have to comply with the front yard setback requirements they would have to move this portion of the house back to 7.6 meters from the front property line and this would make quite a job in the building line of the house at the front and as well, would interfere with the floor plan they had designed, making the room smaller and also interfering with the stairwell that they wished to build to give access to the new basement. A copy of Mr. Niblock's written presentation is attached hereto and forms a part of these minutes.

There was no opposition expressed to this application.

ITEM #6 - P. AND L. WARE  
2720 HAWSER AVENUE  
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENT

Mr. Ware appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to build 1.4 meters from the side property line.

Mr. Ware informed the meeting that they wished to close in their sundeck which is over their existing carport garage. He stated they require additional living space and would like to build a family room and extend the kitchen onto this deck. If they are required to stay six feet back from the property line, it would make the family room and kitchen addition very narrow. From a structural stand point it would also be more practical to use the load bearing wall that is presently in the carport/garage.

A copy of Mr. Ware's written presentation is attached hereto and forms a part of these minutes.

Mr. G. Barnet of 2713 Hawser Avenue appeared before the Board to express his support for this application.

There was no opposition expressed to this application.

ITEM #8 - G. HUXTABLE & O. GORSKI  
821 SPRICE AVENUE  
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENT

Mr. Huxtable appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to build 4 feet from the side property line.

Mr. Huxtable stated that they have just purchased this home and wish to add a family room addition on the north east corner of the home if they must meet the setback requirements they will have to jog the addition in an extra two feet which would reduce the family to 10 feet in width which would make it extremely narrow and, as well, it would not be aesthetically appealing. A copy of Mr. Huxtable's presentation is attached hereto and forms a part of these minutes.

There was no opposition expressed to this application.

#### CONCLUSIONS

##### 1. L. and D. Albright.

MOVED BY MR. CLARKSON  
SECONDED BY MR. BENNETT

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

CARRIED UNANIMOUSLY

##### 2. E. Henschel.

MOVED BY MS ADAMS  
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, side yard setback relaxed to 1.05 meters.

CARRIED UNANIMOUSLY

3. H. and J. McConnell.

MOVED BY MR. CLARKSON  
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is,  
front yard setback relaxed to 6.1 meters.

CARRIED UNANIMOUSLY

4. D. and J. McLean.

MOVED BY MR. CLARKSON  
SECONDED BY MS. ADAMS

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

CARRIED UNANIMOUSLY

5. J. and J. Niblock.

MOVED BY MS. ADAMS  
SECONDED BY MR. CLARKSON

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

CARRIED UNANIMOUSLY

6. P. and L. Ware.

MOVED BY MR. BENNETT  
SECONDED BY MR. CLARKSON

That this appeal be allowed as per application, that is,  
side yard setback relaxed to 1.4 meters.

CARRIED UNANIMOUSLY

7. J. Simmonds.

MOVED BY MR. BENNETT  
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is,  
front yard setback relaxed to 17 feet.

CARRIED UNANIMOUSLY

8. G. Huxtable & O. Gorski.

MOVED BY MS ADAMS  
SECONDED BY MR. BENNETT

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

CARRIED UNANIMOUSLY

NEXT MEETING DATE

It was tentatively decided that the next meeting date would be Tuesday, August 30, 1988.

ADJOURNMENT

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

.....  
\_\_\_\_\_  
CHAIRMAN



PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE, TUESDAY, JUNE 28, 1988

ITEMS #1 AND #2

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

ITEM #3

The subject property lies within sensitive lands, as designated by Bylaw No. 1199, and therefore if any earthworks are proposed with this addition, a conservation permit will be required to be secured from Council through an application at the Permits and Licenses Department. This permit will have to be secured prior to the issuance of any building permit. No conservation permit will be required if no earthworks are proposed with this addition.

It is my understanding that the applicant has already been in discussion with representatives of the Planning Department and the Permits and Licenses Department with regard to the need for a conservation permit application.

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

ITEM #4

The Planning Department has no objection to this appeal, however, in terms of clarification, would note that the required setback is six feet, the Board of Variance approved five feet, whereas the applicant commenced framing at three feet. The appeal is now to move the framing back to a four-foot setback to the cantilevered portion.

ITEMS #5 AND #6

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

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE, TUESDAY, JUNE 28, 1988

ITEM #7

According to our records, this item should read 1371 Chine Crescent rather than 1271 Chines Crescent.

The subject property lies within sensitive lands, as designated by Bylaw No. 1199, and therefore, prior to the issuance of any building permit, the application will be required to secure a conservation permit from Council through an application at the Permits and Licenses Department. An application for conservation permit is not required, however, where no earthworks are being proposed.

Normally, geotechnical reports and supporting information are required to be submitted with any application for conservation permit. In this particular case, due to the type of construction, the location of the lot in relation to the crest of the slope and information on the existing dwellings, municipal staff may not require the normal full geotechnical submission. Contact with Mr. Renato Camporese of the Permits and Licenses Department is recommended prior to preparation of the application.

The Planning Department has no objection to this appeal as it would appear to be a local issue. We would, however, note the requirement for a conservation permit application prior to issuance of any building permit.

ITEM #8

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

Respectfully submitted



Ken McLaren  
Development Control Technician

KM/cr

**DISTRICT OF COQUITLAM**

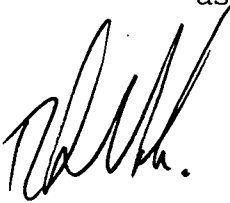
---

Inter-Office Communication

TO: Sandra Aikenhead DEPARTMENT: Administration DATE: 1988 06 28  
FROM: Richard White DEPARTMENT: Permits & Licences YOUR FILE:  
SUBJECT: BUILDING DEPARTMENT COMMENTS TO THE 88 06 28 BOARD OF VARIANCE OUR FILE:  
MEETING

---

Items 1-8: The Building Department has no objection to these appeals  
as the Building By-law does not appear to be involved.



R. A. White  
Director/Permits & Licences

RW/jm

ITEM #5

On May 2, 1988 we inspected the home at 409 Walker Street which was listed for sale. We decided that the house would be suitable for our family provided we could build an addition to the south side which would increase the bedroom sizes, add an ensuite bathroom and a basement playroom for our children.

We called the District of Coquitlam Planning Department to determine how close we were allowed to build to the south property line. Based on the information we received, we purchased the home that day and proceeded to draw up plans for an addition and renovation.

We had a survey done which was presented to the Building Permit Department along with the building plans. We were then informed that the existing house which is approximately 33 years old is situated 7.07 meters from Walker Street. Today's standards require 7.6 meters - an encroachment of .53 meters or 1' 8½".

We had planned the addition to blend in with the existing exterior, continuing the roof line and matching the cedar siding as closely as possible. We do not want this addition to appear as an after-thought. The house is in an area of expensive homes and we feel that aesthetics are important.

We are asking that you consider our plans as presented as an encroachment of .53 meters or 1' 8½" does not appear to adversely effect anyone or anything, and would do much to enhance the appearance of the house as viewed from the street.

## NATURE OF USUFRUCTUARY INTEREST :-

Additional living space is required to accommodate maturing family members. Present kitchen size is inadequate for family demands.

It is proposed to extend the kitchen to a kitchen/family room environment utilizing the adjacent sundeck.

Hardship circumstances arise from the fact of the family room being narrowed to a width that would restrict use of the room.

Setback to the 6'0" requirement would also produce an imbalance to the house, both from the aesthetical look of the property and from a structural standpoint by having to offset a load bearing wall.

Maintaining a clear elevation line would provide the required width for comfortable use as well as maintaining a building style complementary to adjacent properties.

*[Handwritten signature]*

Item #18

June 16/88

Coquitlam Building Council  
Board of Variance

To whom it concerns:

We are requesting a variance

on the 6' standard side setback on our

property @ 821 Spruce Street.

The existing structure sits 4'

from the east property line. We are planning

a family room addition on the north-east corner

of the home. By allowing the variance we

can maintain the current house line straight back

18'. Of this 18', 8' is currently

a covered patio so the additional structure

would be an extra 10' north.

If we cannot get a variance on the bylaw our addition will not look aesthetically proper. Further if the addition is 6' from the property line the width of the family room will be reduced to 10' since the west wall of the addition cannot be moved over.

We have just purchased this 3.5 yr old home with the intention of completely renovating the home to bring it up to standards for this street.

It is the only home we have found which gives us a large lot 68' x 124' in a nice area (Spruce Street) which we can afford.

With a growing family

we feel a family room is a much  
desired part of a home. The current home  
@ 1240 sq ft does not have (as most homes  
constructed 35 yrs ago did not) a family room  
but has considerable space on the lot for  
the addition.

The home to the immediate  
east is also built 4' from the property line  
and a 6' wood fence separates the two  
properties. Our addition will not infringe in  
any way on our neighbours property and in  
fact because of the extensive work planned  
on our home will create a much  
more appealing property next to theirs.



I sincerely hope you  
can help us in this situation  
so we may proceed with the improvements  
on our home.

Sincerely Yours

*Grant Hustall*

Grant Hustall