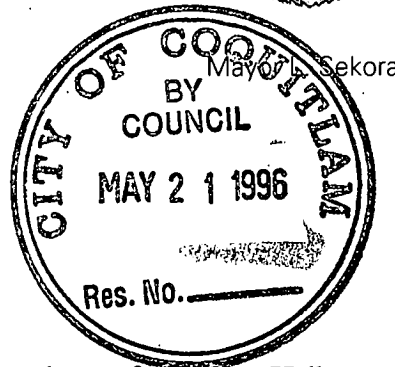


B.D.
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CITY OF _____

COQUITLAM



BOARD OF VARIANCE MINUTES

TUESDAY, JANUARY 16, 1996

A meeting of the Board of Variance convened in the Council Chambers of the City Hall, 1111 Brunette Avenue, Coquitlam, BC on Tuesday, January 16, 1996 at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman
Mr. J. Bennett
Mr. B. Pritchard
Mr. E. Macala

Staff present were:

Mr. K. McLaren, Development Control Technician
Mr. B. Leitch, Building Inspector
Mr. T. Wingrove, Deputy City Clerk, who acted as Secretary to the Board.

REPORT FROM PLANNING DEPARTMENT

Submitted to the Board for this meeting was a brief from the Planning Department dated 1996 January 16 dealing with each of the applications before the Board. A copy of that report is attached hereto and forms a part of these Minutes.

REPORT FROM PERMITS & LICENCES DEPARTMENT

Submitted to the Board for this meeting was a brief from the Permits & Licences Department dated 1996 January 12 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 - K. & R. KINGRA
1398 OXFORD STREET
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS

Mr. K. Kingra, 1398 Oxford Street, appeared before the Board of Variance to seek relaxation of interior side yard setback requirements from 1.8 metres to 0.9 metres for the purpose of constructing stairs from the deck.

Mr. Kingra stated that his building permit application was incorrect and he required two steps from the landing area to ground level and not the one step as indicated on the plans as the grade was higher than expected. He also stated that he was a first-time home builder.

There were no further representations regarding this item.

ITEM #2 - J. ATWAL
3161 HALLAM COURT
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS AND MAXIMUM PROJECTION IN
A SIDEYARD

Mr. H. Atwal, 7422 - 125A Street, Surrey, spoke on behalf of J. Atwal who was in attendance. He appeared before the Board of Variance to seek relaxation of interior side yard setback requirements from 1.8 metres to 0.7 metres and maximum projection in a side yard from 0.6 metres to 1.1 metres for the purpose of constructing an additional stair that would allow access to the rear yard of the property and authorizing an already completed overhang.

Mr. Atwal explained that the grade at the side yard was too high to allow for access from the back yard. He stated that he was informed of this by a Building Inspector after the house was already framed and it was too late to accommodate the extra stair. He added that this was the only direct access from the residence to the rear yard of the property.

There were no further representations on this item.

ITEM #3 - D. DUFAULT
1389 MILFORD AVENUE
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS

Mr. D. Dufault, 1389 Milford Avenue, appeared before the Board of Variance to seek relaxation of interior side yard setback requirements from 1.8 metres to 1.2 metres for the purpose of enclosing an existing carport.

Mr. Dufault stated that he wanted to enclose the carport and install an overhead door for security reasons and to improve the overall appearance of his residence and the neighbourhood in general.

There were no further representations on this item.

ITEM #4 - E. OOI & F. FOU
3168 ARROWSMITH PLACE
SUBJECT: RELAXATION OF REAR SIDE YARD SETBACK
REQUIREMENTS AND MAXIMUM PROJECTION OF
A PATIO

Mr. E. Ooi, 5835 Argyle Street, Vancouver, appeared before the Board of Variance to seek relaxation of rear side yard setback requirements from 6.3 metres to 5.4 metres and maximum projection of a patio and from 1.3 metres to 2.2 metres for the purpose of constructing a patio and stairs.

Mr. Ooi stated that any problems with the size of the patio were not mentioned in the course of inspection and were built according to already approved plans. He further stated that stairs were modified after the plans were approved so that the exit from the patio would not be directly into the side yard retaining wall which he thought was unsafe.

There were no further representations on this item.

DECISIONS OF THE BOARD

**ITEM # 1 - K. & R. KINGRA
1398 OXFORD STREET**

MOVED BY MR. BENNETT
SECONDED BY MR. MACALA

That this item be approved as per application, that is relaxation of interior side yard setback requirements from 1.8 metres to 0.9 metres.

CARRIED UNANIMOUSLY

**ITEM # 2 - J. ATWAL
3161 HALLAM COURT**

*3161 HALLAM
COURT
IS NOW*

MOVED BY MR. MACALA
SECONDED BY MR. BENNETT

*3165 SILVERTHRONE
DR.*

That this item be approved as per application, that is relaxation of interior side yard setback requirements from 1.8 metres to 0.7 metres and relaxation of maximum projection in a side yard from 0.6 metres to 1.1 metres.

CARRIED UNANIMOUSLY

**ITEM # 3 - D. DUFAULT
1689 MILFORD AVENUE**

MOVED BY MR. BENNETT
SECONDED BY MR. PRITCHARD

That this item be approved as per application, that is relaxation of interior side yard setback requirements from 1.8 metres to 1.2 metres.

CARRIED UNANIMOUSLY

ITEM # 4 - E. OOI & F. FOU
3168 ARROWSMITH PLACE

MOVED BY MR. MACALA
SECONDED BY MR. PRITCHARD

That this item be approved as per application, that is relaxation of rear yard setback requirements from 6.3 metres to 5.4 metres and relaxation of a maximum projection of a patio from 1.3 metres to 2.2 metres.

CARRIED UNANIMOUSLY

NEXT BOARD OF VARIANCE MEETING

The next regular meeting of the Board of Variance will be held on February 01, 1996 at 4:30 p.m. in the Council Chambers at City Hall.

CLOSURE OF BOARD OF VARIANCE

The Chair declared the Board of Variance Meeting closed at 7:40 p.m.

CHAIR

T. Wingrove
Deputy City Clerk

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE

TUESDAY, JANUARY 16, 1996

ITEMS # 1-4

The Planning Department has no objections to these items as they would appear to be local issues. A site plan would have been beneficial with Item #4 to identify the exact location of the relaxation.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ken McLaren", written in a cursive style.

Ken McLaren
Development Control Technician

KM/lmc

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



1996 January 12

File: Variance

MEMO TO: City Clerk

FROM: Building Inspector, Permits & Licences

SUBJECT: BOARD OF VARIANCE MEETING
TUESDAY, JANUARY 16, 1996

- ITEM #1** K. & R. Kingra
1398 Oxford Street
Request side yard setback relaxation from 4' (1.2 m) to 2' (.6 m). The original plans showed only one step to side door but the height between the grade and door sill was altered and a landing and stairs was built to accommodate.
- ITEM #2** J. Atwal
3161 Hallam Court
Requests side yard relaxation from 4' (1.2 m) to 2'-3" (0.7 m) for stairs and landing. This was noted on the plans but builder disregarded according to building inspector.
- ITEM #3** D. Dufault
1689 Milford Avenue
Requests relaxation of side yard from 6' (1.8 m) to 4' (1.2 m) for garage enclosure.
- ITEM #4** E. Ooi and E. Foo
3168 Arrowsmith Place
Request relaxation of rear yard setback from 20'-8" (6.3 m) to 17'-8" (5.4 m). The original plans showed stairs that encroached into rear yard but were missed by the plan checker. The as-built stairs are different than plans but still encroach.

BOB LEITCH

BL/fb
Attach.

c - Ken McLaren, Planning

CITY OF

COQUITLAM



Mayor L. Sekora

BOARD OF VARIANCE MINUTES

THURSDAY, FEBRUARY 01, 1996



A meeting of the Board of Variance convened in the Council Chambers of the City Hall, 1111 Brunette Avenue, Coquitlam, BC on Thursday, February 01, 1996 at 4:30 p.m.

Members present were:

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

Staff present were:

Mr. K. McLaren, Development Control Technician
Mr. B. Leitch, Building Inspector
Ms. L. Croucher, Secretary 1
Mr. T. Wingrove, Deputy City Clerk, who acted as Secretary to the Board.

REPORT FROM PERMITS & LICENCES DEPARTMENT

Submitted to the Board for this meeting was a brief from the Permits & Licences Department dated 1996 January 26 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 - G. WELLER
847 BAKER DRIVE
SUBJECT: RELAXATION OF FRONT YARD & INTERIOR SIDE
YARD SETBACK REQUIREMENTS

Mr. G. Weller, 847 Baker Drive, appeared before the Board of Variance to seek relaxation of front yard setback requirements from 6.3 metres to 4.0 metres and interior side yard setback requirements from 1.8 metres to 0.8

metres for the purpose of enclosing the existing carport and installing an additional parking space.

Mr. Weller stated that he was concerned about theft at his property and would like to enclose the existing carport. He also stated that he owns a collector car and would like the additional space so it could be accommodated in a climate controlled environment.

There were no further representations regarding this item.

**ITEM #2 - J. & S. GIRARD
1707 DEER'S LEAP
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS & MAXIMUM SIDE YARD
PROJECTION**

Mr. J. Girard, 1707 Deer's Leap, appeared before the Board of Variance to seek relaxation of interior side yard setback requirements from 1.8 metres to 0.7 metres and maximum projection in a side yard from 0.6 metres to 1.22 metres for the purpose of constructing a landing and set of stairs from the sundeck.

Mr. Girard stated that the residence required an emergency exit from the second floor as Mrs. Girard operates a licenced family daycare facility from the home. He added that the side yard was the only practical way of access from the second floor as the property has a severe slope at the rear.

There were no further representations on this item.

DECISIONS OF THE BOARD

**ITEM # 1 - G. WELLER
847 BAKER DRIVE**

MOVED BY MR. PETRIE
SECONDED BY MR. PRITCHARD

That this item be approved as per application, that is relaxation of front yard setback requirements from 6.3 metres to 4.0 metres and interior side yard setback requirements from 1.8 metres to 0.8 metres.

CARRIED UNANIMOUSLY

ITEM # 2 - J. & S. GIRARD
1707 DEER'S LEAP

MOVED BY MR. MACALA
SECONDED BY MR. BENNETT

That this item be approved as per application, that is relaxation of interior side yard setback requirements from 1.8 metres to 0.7 metres and maximum projection in a side yard from 0.6 metres to 1.22 metres.

CARRIED

Mr. Pritchard registered his opposition.

NEXT BOARD OF VARIANCE MEETING

The next regular meeting of the Board of Variance will be held on March 05, 1996 at 7:00 p.m. in the Council Chambers at City Hall.

CLOSURE OF BOARD OF VARIANCE

The Chair declared the Board of Variance Meeting closed at 4:55 p.m.

CHAIR

T. Wingrove
Deputy City Clerk

C O Q U I T L A M



INTER-OFFICE COMMUNICATION

1996 January 26

File: Variance

MEMO TO: City Clerk
FROM: Building Inspector, Permits & Licences
SUBJECT: **BOARD OF VARIANCE MEETING**
THURSDAY, FEBRUARY 1, 1996

ITEM #1 G. Weller
847 Baker Drive

Requests relaxation of front setback from 6.3 m (carport) to 4.0 m (13'-1-1/2") for enclosed garage.

Requests relaxation of side yard setback from 1.2 m (4') to 0.8 m (2.7') for enclosed garage.

ITEM #2 J. & S. Girard
1707 Deer's Leap

Request relaxation of side yard setback from 4' to 2'.

Builder was informed from July 17, 1995 to present day that stairs and landing were encroaching. Stairs and landing were not on plans.

BOB LEITCH

BL/fb

Attach.

c - Ken McLaren, Planning

CITY OF

COQUITLAM



Mayor L. Sekora

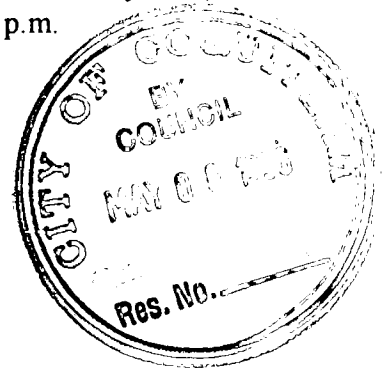
BOARD OF VARIANCE MINUTES

TUESDAY, MARCH 05, 1996

A meeting of the Board of Variance convened in the Council Chambers of the City Hall, 1111 Brunette Avenue, Coquitlam, BC on Tuesday, March 05, 1996 at 7:00 p.m.

Members present were:

Mr. J. Petrie
Mr. E. Macala
Mr. R. Pritchard



Staff present were:

Mr. K. McLaren, Development Control Technician;
Mr. S. Davidson, Building Inspector 1;
Mr. T. Wingrove, Deputy City Clerk, who acted as Secretary to the Board.

REPORT FROM PLANNING DEPARTMENT

Submitted to the Board for this meeting was a brief from the Planning Department dated 1996 March 05 dealing with each of the applications before the Board. A copy of that report is attached hereto and forms a part of these Minutes.

REPORT FROM PERMITS & LICENCES DEPARTMENT

Submitted to the Board for this meeting was a brief from the Permits & Licences Department dated 1996 March 05 dealing with each of the applications before the Board. A copy of that report is attached hereto and forms a part of these Minutes.

In the absence of the Chairman, Mr. Petrie assumed responsibility of the Chair with the unanimous consent of the Board.

ITEM #1 - D.G. MANCINELLI
3489 VICTORIA DRIVE
SUBJECT: RELAXATION OF MAXIMUM WALL LENGTHS FOR
AN ACCESSORY USE BUILDING

Mr. D. Mancinelli appeared before the Board of Variance to request relaxation of the maximum wall lengths from 9.2 metres to 10.15 metres and 9.45 metres as per the drawings that were submitted with the application for the purpose of rebuilding a storage shed.

Mr. Mancinelli stated that he would like to rebuild the existing structure to its current size. He also stated that he did not apply for a building permit for the existing structure and did not believe that the maximum wall length for an accessory use building should apply as his lot is over one acre and the neighbours are not affected by the structure.

There were no further representations to this application.

ITEM #2 - MR. M. CHANG
3132 PLATEAU BOULEVARD
SUBJECT: RELAXATION OF MAXIMUM HEIGHT OF A
RESIDENCE

Mr. M. Chang appeared before the Board of Variance to request relaxation of the maximum height of a residence from 11.0 metres to 11.66 metres for the purpose of constructing a new residence.

Mr. Chang stated that the framing of the house had been constructed according to the approved plans but the grade on the property was lowered by six feet at the back of the property in order to construct a fence. As a result, the average building grade was 1.5 feet lower and that is why his residence was now considered overheight. He also stated that the proposed house would be similar in character to the existing houses in the neighbourhood and that all neighbours adjacent to his property would have a similar problem with their site elevations.

Mr. Chang also submitted a letter of support from Mr. W. Groff, Design Manager of the Westwood Plateau, which is attached hereto and forms a part of these Minutes.

There were no further representations to this application.

ITEM #3 - MR. E. VLASKALIC
627 NICOLA AVENUE
SUBJECT: RELAXATION OF REAR YARD SETBACK
REQUIREMENTS

Mr. E. Vlaskalic appeared before the Board of Variance to request relaxation of rear yard setback requirements from 7.6 metres to 5.25 metres in order to construct a sundeck at the rear of the property.

Mr. Vlaskalic stated that because his proposed residence would look incomplete if a larger sundeck was not allowed. He added that the lot was long and narrow and could easily accommodate the larger sundeck and that this was the only possible location for the addition.

Dr. M. Gnatowski, 622 Chapman Avenue, was opposed to the application. He stated his opposition was two-fold: first, that he was not comfortable with the size of the home generally nor the size of the sundeck; and second, that this addition would contribute to the lowering of living standards in the neighbourhood. He also provided a brief history of the subdivision process that created the lot at 627 Nicola and submitted a letter to the Board that is attached hereto and forms a part of these Minutes.

Mr. M. Zappa, 616 Nicola Avenue, expressed his support of the presentation by Dr. Gnatowski.

There were no further representations to this application.

ITEM #4 - T. LEUNG
1065/1067 DANSEY AVENUE
SUBJECT: RELAXATION OF AVERAGE PERIMETER WALL
HEIGHT REQUIREMENTS

Mr. T. Leung appeared before the Board of Variance to request relaxation of average perimeter wall height requirements from 6.1 metres to 7.0 metres to allow for construction of a new duplex.

Mr. Leung explained that the structure could not be lowered because of minimal depth of service connections for the sanitary and storm sewer. He added that a bylaw amendment was being considered by Council that would allow this height of building in the future. Mr. Leung also stated that the allowable average perimeter wall height was only exceeded on the east side of the structure. Finally, Mr. Leung stated that by configuring his house in this

way, the setbacks would align with the neighbours and the duplex would be similar to others on Dansey Avenue.

Mr. B. Hoogstins, 1056 Dansey Avenue, spoke against the application. He stated that this proposed structure would detract from the view from his property. He also stated that, according to his calculations, the duplex could be lowered by almost four feet and that the property owner did not want to lower the structure because of increased excavation costs.

Mr. Hoogstins stated that a new house should be built within the *Zoning Bylaw* at all times and that the property owner should be forced to lower the house or change the plans so that the residence would comply. Finally, he added that the sanitary service could be raised to the first floor and did not need to serve the crawl space area and was concerned about possible suites within the duplex. Mr. Hoogstins also submitted a letter to the Board which is attached hereto and forms a part of these Minutes.

It was pointed out that the sanitary service was servicing a proposed basement entry washroom in a foyer at this time and therefore could not be raised to the next floor.

Mr. D. Hanson, 433 Marmont Street, spoke against the application. He was concerned about the long-term implications of allowing higher buildings in the area and was concerned that a precedent would be set. He stated that as he lived directly across from the subject property that he would like to see the duplex constructed according to City guidelines.

Mr. B. Kulchyski, 1069 Dansey Avenue, spoke against the application. He stated that he was opposed to any relaxation of a new residence.

Mr. T. Jerrick, 427 Marmont Street, spoke against the application. He stated that allowing this application would lead to further changes to the neighbourhood that the community did not support.

Mr. P. Disanjh, 1060 Charland Avenue, spoke against the application. He stated his concern with losing view from his property and added that he would prefer if the duplex was built according to existing City guidelines.

There were no further representations to this application.

ITEM #5 - R. NENADIC
2426 TOMIE AVENUE
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS

Mr. R. Nenadic appeared before the Board of Variance to request relaxation of interior side yard setback requirements from 1.8 metres to 0.91 metres for the purpose of enclosing the existing carport and expanding the sundeck.

Mr. Nenadic stated that he would like to enclose the carport as he was concerned about the safety of his family and property. He noted that with an open carport the absence of a vehicle was an indication that the house was vacant and therefore more inviting to theft. Mr. Nenadic also added that direct entry to the house from the garage would be an asset for the family.

A letter from F. & C. Hewett, 2419 Oranda Avenue, in support of this application was distributed to the Board and is attached hereto and forms a part of these Minutes.

There were no further representations to this application.

ITEM #6 - H. MCCALLUM/H. CHEUNG
2910 KALAMALKA AVENUE
SUBJECT: RELAXATION OF REAR YARD SETBACK
REQUIREMENTS

Mr. H. McCallum, 1944A Como Lake Avenue, appeared before the Board of Variance to request relaxation of rear yard setback requirements from 7.6 metres to 3.5 metres in order to authorize siting of an already completed addition.

Mr. McCallum stated that the addition was completed in 1992 without application for or approval of a building permit. He stated that the property owners' hardship was that they may ultimately have to tear down this addition. Mr. McCallum also added that the property sits low and the addition does not block views or affect other properties in the immediate area. He added that this application was brought to the attention of the Board at the property owners' request and was not a result of a request for financing.

Mr. P. Perry, 2963 Pasture Circle, spoke against the application. He read from a letter that was submitted at the meeting and is attached hereto and forms a part of these Minutes.

Mr. McCallum noted that the property owners have had a difficult time with realtors and builders in the past and that the addition was not visible except to the immediate neighbour to the West.

Mr. Perry stated that he purchased his property twenty four years ago and even purchased an additional lot between his property and the subject property in order to preserve his privacy.

Ms. M. Herbold, 2920 Kalamalka Drive, spoke against the application. She submitted a petition to the Board that is attached hereto and forms a part of these Minutes. She stated that the property owners were trying to sell the property and could not do so without a building permit for the addition. She also expressed a concern for the safety of the structure as the plans were not approved nor construction inspected.

Ms. Herbold stated that the property owners were likely aware of the building regulations and were now attempting to have the illegal construction legitimized by the Board of Variance. She also stated her concern that this problem be passed on to a potential purchaser and that a precedent be set to legitimize illegal construction.

Mr. McCallum stated that the addition was, in reality, the size of a large closet. He added that the addition was not unlike others for single family dwellings and did not allow for additional occupants at the property.

Letters from Anthony Au, 2935 The Dell and E. & J. Fritz, 2906 Kalamalka Drive opposed to the application were submitted and are attached hereto and form a part of these Minutes.

There were no further representations to this application.

ITEM #7 - R. KIMOTO
871 JARVIS STREET
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS

Mr. R. Kimoto appeared before the Board of Variance to request relaxation of interior side yard setback requirements from 1.8 metres to 1.2 metres in order to extend the kitchen area onto the existing veranda.

Mr. Kimoto stated that the open veranda was built to the allowable 1.2 metre setback but a 1.8 metre setback was required should it be enclosed. He added that the larger kitchen would better meet the needs of his family if it were extended to include the sundeck area. Mr. Kimoto also submitted a letter to the Board which is attached hereto and forms a part of these Minutes.

There were no further representations to this application.

ITEM #8 - MR. W. SHEA
1567 BALMORAL AVENUE
SUBJECT: RELAXATION OF FRONT YARD SETBACK
REQUIREMENTS

Mr. W. Shea appeared before the Board of Variance to request relaxation of front yard setback requirements from 7.6 metres to 4.95 metres in order to construct a double carport that would complete the final phase of a renovation project.

Mr. Shea stated that the property did not have lane access and included a ten foot wide easement at the rear. The double carport was previously removed during the renovations that included the dining room and kitchen eight years ago and the master bedroom and ensuite four years ago. The carport was damaged during the renovations so it was removed for safety reasons.

Mr. Shea also stated that his wife had a medical problem that further increased the need for an enclosed garage. Finally, he pointed out that other residences in the area have garages at the front of their property and that they had no objections to his proposal.

There were no further representations to this application.

ITEM #9 - MR. M. ADLGOSTAR
1575 PINETREE WAY
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS

Mr. M. Adlgostar appeared before the Board of Variance to request relaxation of interior side yard setback requirements from 1.8 metres to 1.42 metres in order to allow for construction of a roof overhang.

Mr. Adlgostar stated that the overhang for the garage wall was built according to approved plans by the City of Coquitlam, but the Building Inspector noted during the framing inspection that the overhang exceeds twenty four inches and needed to be remedied.

There were no further representations to this application.

ITEM #10 - MR. R. KUSSAT
1383 GLENBROOK STREET
SUBJECT: RELAXATION OF MAXIMUM HEIGHT OF A
BUILDING FOR ACCESSORY USE

Mr. R. Kussat appeared before the Board of Variance to request relaxation of maximum height of a building for accessory use from 4.6 metres to 5.18 metres in order to construct a new detached garage/workshop.

Mr. Kussat stated that he required a workshop/garage and a parking spot for a fifth-wheel trailer that he would use during his upcoming retirement. He added that the area made up of one acre lots and that surrounding properties would not be affected by the structure. The additional height was required to accommodate the fifth-wheel trailer.

There were no further representations to this application.

DECISIONS OF THE BOARD

ITEM # 1 - D.G. MANCINELLI
3489 VICTORIA DRIVE

MOVED BY MR. PRITCHARD
SECONDED BY MR. MACALA

That this appeal be allowed as per application, that is, maximum wall length for an accessory use building relaxed to 10.15 metres and 9.45 metres as per the submitted drawings.

CARRIED UNANIMOUSLY

ITEM # 2 - M. CHANG
3132 PLATEAU BOULEVARD

MOVED BY MR. MACALA
SECONDED BY MR. PRITCHARD

That this appeal be allowed as per application, that is, maximum height of a residence relaxed to 11.66 metres.

CARRIED UNANIMOUSLY

ITEM # 3 - Z. & D. VLASKALIC
627 NICOLA AVENUE

MOVED BY MR. MACALA
SECONDED BY MR. BENNETT

That this application be denied.

CARRIED UNANIMOUSLY

ITEM # 4 - T. LEUNG
1063/1067 DANSEY AVENUE

MOVED BY MR. PRITCHARD
SECONDED BY MR. MACALA

That this application be denied.

CARRIED UNANIMOUSLY

ITEM # 5 - R. NENADIC
2426 TOLMIE AVENUE

MOVED BY MR. MACALA
SECONDED BY MR. PRITCHARD

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

CARRIED UNANIMOUSLY

ITEM # 6 - H. MCCALLUM/H. CHEUNG
2910 KALAMALKA DRIVE

MOVED BY MR. PRITCHARD
SECONDED BY MR. MACALA

That this application be denied.

CARRIED UNANIMOUSLY

ITEM # 7 - R. & E. KIMOTO
871 JARVIS STREET

MOVED BY MR. PRITCHARD
SECONDED BY MR. MACALA

That this appeal be allowed as per application, that is, interior side yard setback requirements relaxed to 1.2 metres.

CARRIED UNANIMOUSLY

ITEM # 8 - W. SHEA
1567 BALMORAL AVENUE

MOVED BY MR. MACALA
SECONDED BY MR. PRITCHARD

That this appeal be allowed as per application, that is, front yard setback requirements relaxed to 4.95 metres.

CARRIED UNANIMOUSLY

ITEM # 9 - M. ADLGOSTAR
1575 PINETREE WAY

MOVED BY MR. PRITCHARD
SECONDED BY MR. MACALA

That this appeal be allowed as per application, that is, interior side yard setback requirements relaxed to 1.42 metres.

CARRIED UNANIMOUSLY

ITEM # 10 - R. KUSSAT
1383 GLENBROOK STREET

MOVED BY MR. MACALA
SECONDED BY MR. PRITCHARD

That this appeal be allowed as per application, that is, maximum height of a building for accessory use relaxed to 5.18 metres.

CARRIED UNANIMOUSLY

NEXT BOARD OF VARIANCE MEETING

The next meeting of the Board of Variance to be determined by the Secretary to the Board.

CLOSURE OF BOARD OF VARIANCE

The Chair declared the Board of Variance Meeting closed at 10:15 p.m.

CHAIR

T. Wingrove
Deputy City Clerk

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE

TUESDAY, MARCH 5, 1996

ITEMS #1 & #2

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

ITEM #3

This is an area of single-family residential lots of 555 m² size. The area is therefore quite compact. Furthermore, the road fronting the property being Nicola Avenue is not of standard municipal width which adds to the closeness of buildings in the area. We recommend that this applicant comply with the provisions of the Zoning Bylaw.

ITEM #4

This is a brand new two-family residential building and therefore a change to the design is an option. Compliance with the Neighbourly House Bylaw provisions are important in areas of infill such as this.

As to the proposed new Bylaw amendment, I am not familiar with the specific provisions, however note that it was placed before Public Hearing on March 4, 1996 but did not receive any further readings from Council. Based on evidence at the Public Hearing, Council has deferred the Bylaw for further staff input.

We would recommend the applicant consider design changes to this new two-family residential building to bring it in compliance with the Zoning Bylaw.

ITEMS #5 THROUGH #10

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

Respectfully submitted,



K. McLaren
Development Control Technician

KM/ms



1996 March 5
File: Variance

MEMO TO: City Clerk
FROM: Building Inspector, Permits & Licences
SUBJECT: BOARD OF VARIANCE MEETING
TUESDAY, MARCH 5, 1996

ITEM #1 D.G. Mancinelli
3489 Victoria Drive Requests relaxation of accessory building wall lengths:

<u>Wall Section</u>	<u>Length Permitted</u>	<u>Length Requested</u>
East/West	9.2 m (30'-2")	9.45 m (31'-0")
North/South	9.2 m (30'-2")	10.15 m (33'-3")

ITEM #2 M. Chang
3132 Plateau Blvd. Requests relaxation of maximum building height from
11 m (36'-0") to 11.71 m (38'-5").

The information supplied to the Building Department on the plans was not correct, i.e., the existing elevations indicated on the site plan did not match the actual site grades.

ITEM #3 Z. & D. Vlaskalic
627 Nicola Avenue Request relaxation of rear yard setback for a deck. Wants a
relaxation from 6.3 m (20'-8") to 5.25 m (17'-3").

Please note that although the minimum rear yard setback is 7.6 m, a deck is allowed to be extended 1.3 m (4'-3") past this limit, therefore, in effect being a 6.3 m rear yard setback.

ITEM #4 T. Leung
1063/67 Dansey Ave. Requests relaxation of average perimeter wall height from
6.1 m (20'-0") to 7.0 m (23'-0").

ITEM #5 R. Nenadic
2426 Tolmie Avenue Requests relaxation of interior side yard setback from 1.8 m
(5'-11") to 0.91 m (3'-0"). This is for a garage and sundeck
extension.

ITEM #6 H. McCallum/H. Cheung
2910 Kalamalka Drive Request relaxation of rear yard setback from 7.6 m (25'-0")
to 3.4 m (11'-2") for an addition to the rear of the house.

This addition has been built without obtaining a permit.

1996 March 5
City Clerk

ITEM #7 R. & E. Kimoto
871 Jarvis Street

Request relaxation of side yard setbacks from 1.8 m (5'-11") to 1.2 m (4'-0") for an addition to the left side of the house.

Note: Relaxation should include the existing garage structure also, as it is now enclosed and requires a 5'-11" setback.

ITEM #8 W. Shea
1567 Balmoral Avenue

Requests relaxation of front yard setback from 6.3 m (20'-8") to 4.95 m (16'-3") for a carport addition.

Again, as in Item #3, a carport is permitted to extend 1.3 m past the 7.6 minimum front yard setback.

ITEM #9 M. Adlgostar
1575 Pinetree Way

Requests relaxation of side yard setback from 1.2 m (4'-0") to 0.6 m (2'-0") for a roof overhang. Again, normally a roof eave can extend 0.6 m (2'-0") past the allowable side yard setback of 1.8 m (6'-0").

ITEM #10 R. & C. Kussat
1383 Glenbrook Street

Request a relaxation of maximum height from 4.6 m (15'-0") to 5.18 m (17'-0") for an accessory building.

SHAWN DAVIDSON

SD/fb

c - Ken McLaren, Planning

Item #2



February 26, 1996

COQUITLAM • BRITISH COLUMBIA

File: 5L-6500-006

National Plumbing Supplies
5001 Frances Street
Burnaby, B.C.
V5B 1T2

ATTENTION: Mr. Michael Chung

Dear Sir:

RE: WESTWOOD PLATEAU, Board of Variance Hearing for Parcel 5L, Lot 6

The house located on the above noted lot was sited in accordance with the approved grading plan as supplied by Wesbild. However, the fence at the rear property line was installed approximately 6'-0" lower than the elevations given on these planes.

This effectively raised the average building grade and give the appearance of the house being over-height. However, the house fits in well with the neighbouring lots and is an asset to the streetscape.

Wesbild fully supports this request from National Plumbing Supplies Ltd. and looks forward to a speedy resolution to this issue.

Yours truly,

WESBILD HOLDINGS LTD.

per:

for:

Wayne Groff
Design Manager, WESTWOOD PLATEAU

c.c. Mr. Shawn Davidson - City of Coquitlam, Permits & Licenses

WG/sa

CAWP5\NDOC\WG.LET\NAT10226

WESBILD
Holdings Ltd.

Suite 1400 - 1111 West Georgia St.
Vancouver, British Columbia V6E 4M3

Facsimile: (604) 688-2547
Telephone: (604) 688-1779

Item #3

Marek Gnatowski/Eva Czynewska
622 Chapman Avenue
Coquitlam, B.C. V3J 4A3

March 4, 1996

City of Coquitlam
Board of Variance
1111 Brunette Ave.
Coquitlam, B.C. V3K 1E9

Dear Sir:

Thank you for your invitation to the Board of Variance meeting regarding the hearing of application of 627 Nicola Avenue. The application is asking for permit to reduce the distance between the rear of house (sundeck) and the property line.

Based on available documentation¹, I am opposing such a request. There are two major reasons of my position:

- * My personal discomfort at my property at 622 Chapman Ave adjacent to the discussed development
- * Lowering of living standard of the whole neighbourhood.

I would like to present to the Board of Variance in details each reason as follows:

■ **Personal Discomfort of Owners at Property 622 Chapman Ave.**

Background

To discuss problems related to the new development area at 631-627 Nicola Ave., the history of this area as well as the location of the existing homes should be taken under consideration.

- * Location of homes at 622 Chapman, 631 and 627 (proposed) Nicola Ave. are shown in Fig. 1.

¹All measurements on drawings and pictures are approximate.

- * Properties 627-631 Nicola were created recently (1995) from subdivision of larger properties of Chapman and sold to new owners which should be aware of the construction regulations
- * My old, modernized house on 622 Chapman Ave is located close to the rear property line behind the line of new houses on Nicola Ave (see Fig.1)
- * The proposed new house on 627 Nicola (being the subject of hearing) extends its rear portion behind already established rear property line at Nicola Ave (as marked on Fig.1)
- * Lots 627 and 629 are larger in comparison to other lots at Nicola Ave (see fig. 2 - enlargement from City drawings)
- * The width of Nicola Avenue was already reduced in comparison with existing bylaw.

Discomfort of Owners of 622 Chapman

First reason of discomfort (hardship) for owners of 622 Chapman will be created by the construction of new, exceptionally large house at property 627 Nicola adjacent to 622 Chapman. Such an extraordinary large house will shadow significant portion of the front yard of 622 Chapman just behind the house. Location of the west wall of the new house, sundeck, as well as the already established rear line of houses at Nicola Ave are shown in fig. 2 and 3.

Second reason of discomfort is that the larger than standard size of the proposed house at 627 Nicola Ave. According to our experience, large houses are often occupied by excessive number of tenants, but cannot accommodate large number of cars in its garage and front yard. In this case cars will be parked on the street. Taking into consideration the already reduced width of Nicola Ave., this will be hazardous and inconvenient to neighbours. An example of such a situation is already visible at 626 Chapman, where a large house was built recently on the lot created from the same subdivision.

Depletion of Living Standard of Whole Neighbourhood

Bylaw limiting size of house in relation to lot size was created to limit density of population and adjust it to existing infrastructure. Sundecks are standard elements of residential housings and it was taken under consideration when bylaw was created. In discussed area several amendments to bylaw or other municipal plans were made recently all leading to increase in population density, for example

- * Liquidation of street connecting Nicola Avenue with Chapman to allow creation of two additional houses (adjacent to discussed property 627 Nicola)
- * Reduction in width of whole Nicola Avenue

Also, I found from the disputed application that the new house with its sundeck at 631 Nicola received as well an approval to exceed the size limit.

Such liberal policy of municipality allowing the building of oversized houses exceeding the legal limits leads to increase of population which is not supported by existing infrastructure. As a result it creates undue hardship for the whole neighbourhood.

I am opposing such bylaw amendment which leads to excessive, uncontrolled population growth and unnecessarily devastating existing environment.

Conclusion

Taking above into consideration, I am asking the Board of Variance to reduce the size of the proposed house (including sundeck) at 627 Nicola Avenue to fit the existing building bylaw.

Sincerely,



Marek Gnatowski
Owner of 622 Chapman Ave.

Enclosures

MG/B
CC-0304.L96

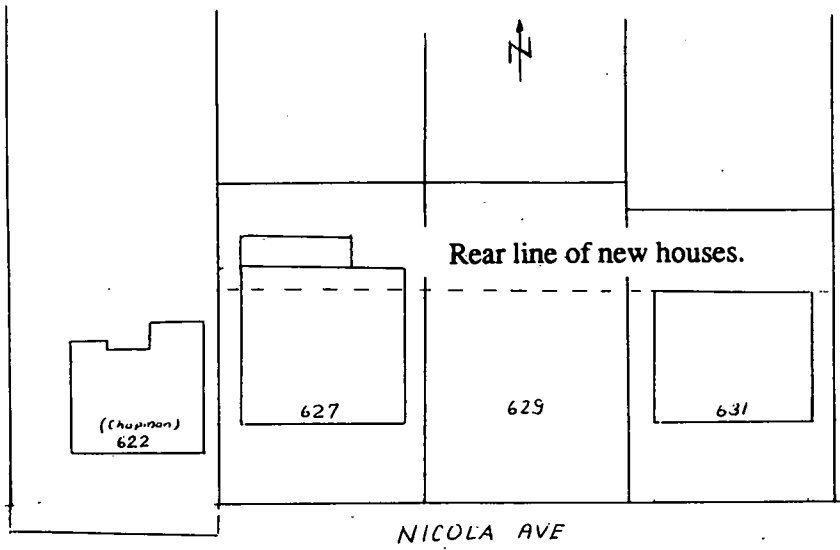


Fig.1 Location of houses on discussed part of Nicola Ave.

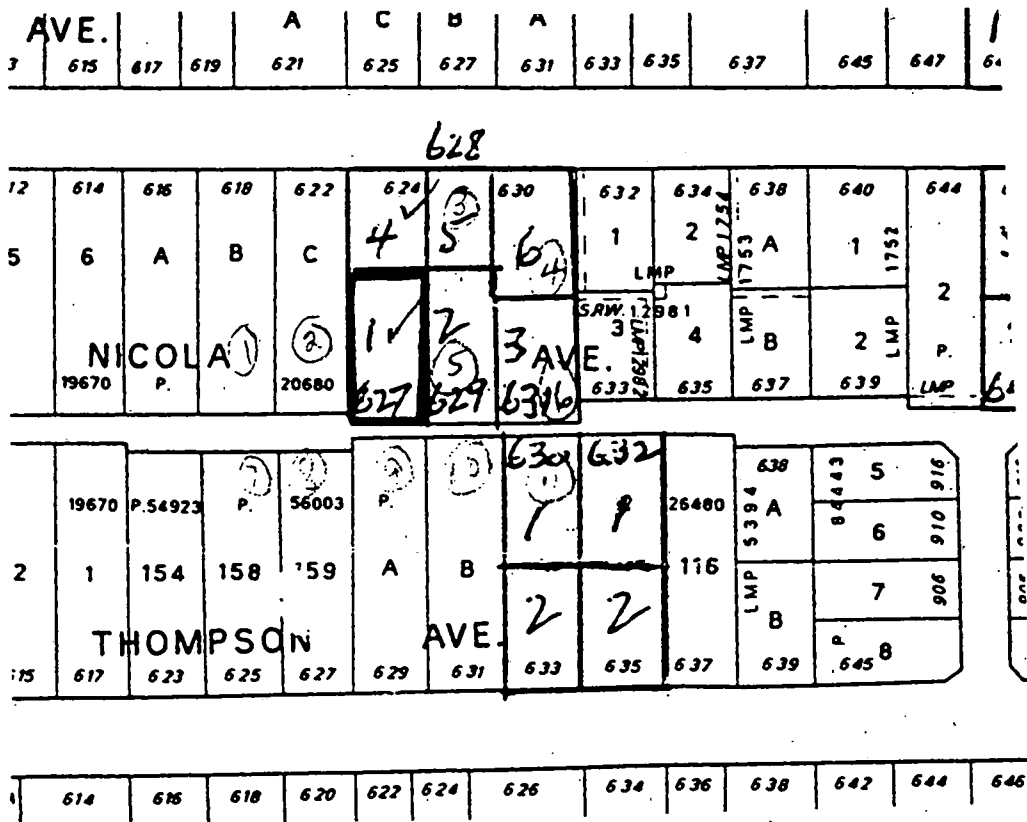


Fig.2 Discussed area as shown on municipal drawings

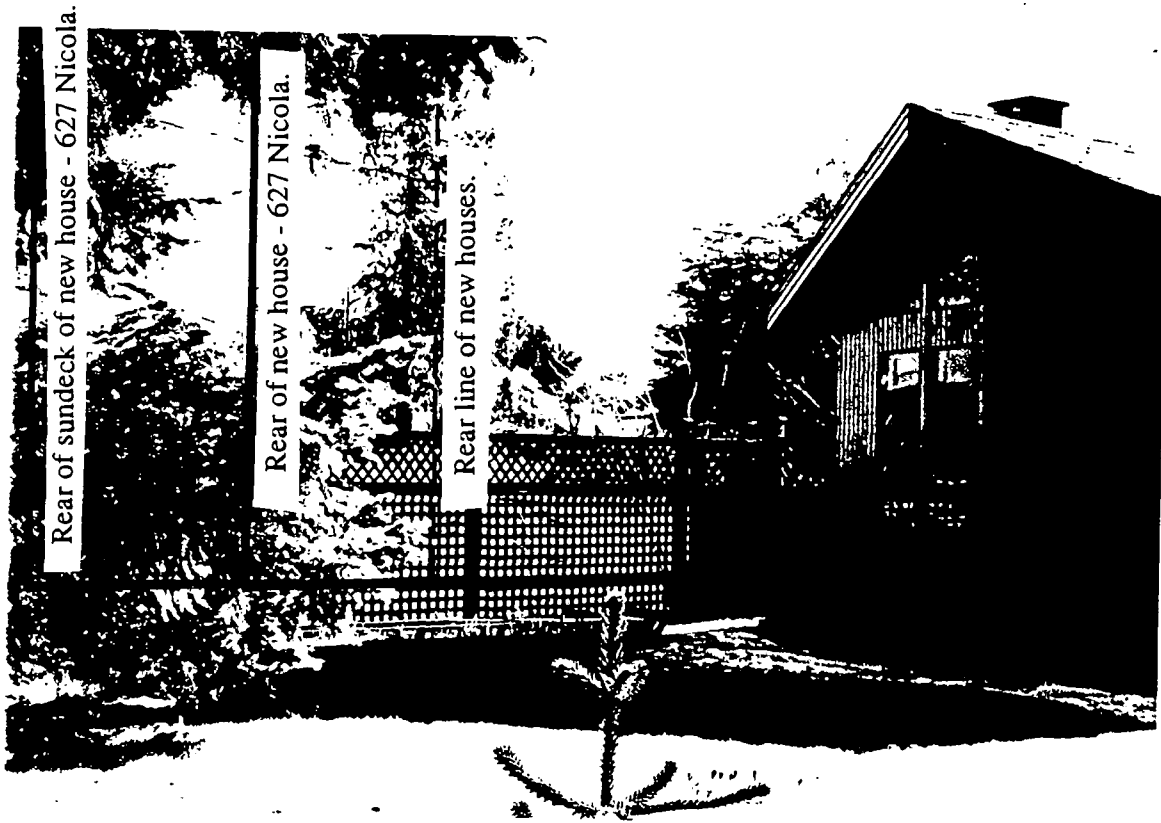


Fig.3 Expected location of new house at 627 Nicola Ave. as seen from the backyard of my property at 622 Chapman

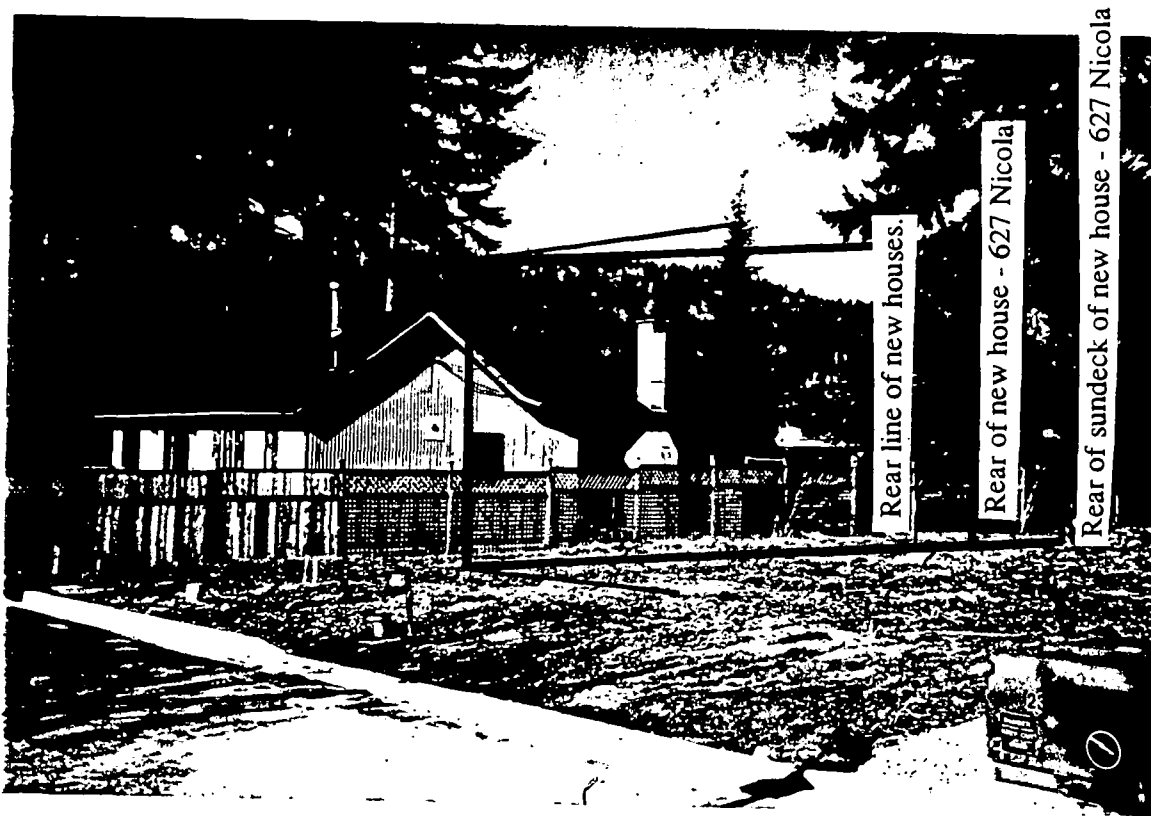


Fig.4 Expected location of new house at 627 Nicola Ave. as seen from Nicola Ave.



Fig.5 New large house at 626 Chapman Ave. (built recently at the same subdivision area as 627 Nicola). An example of a typical parking problem due to lack of space in the garage and driveway resulting in cars parked on the street.

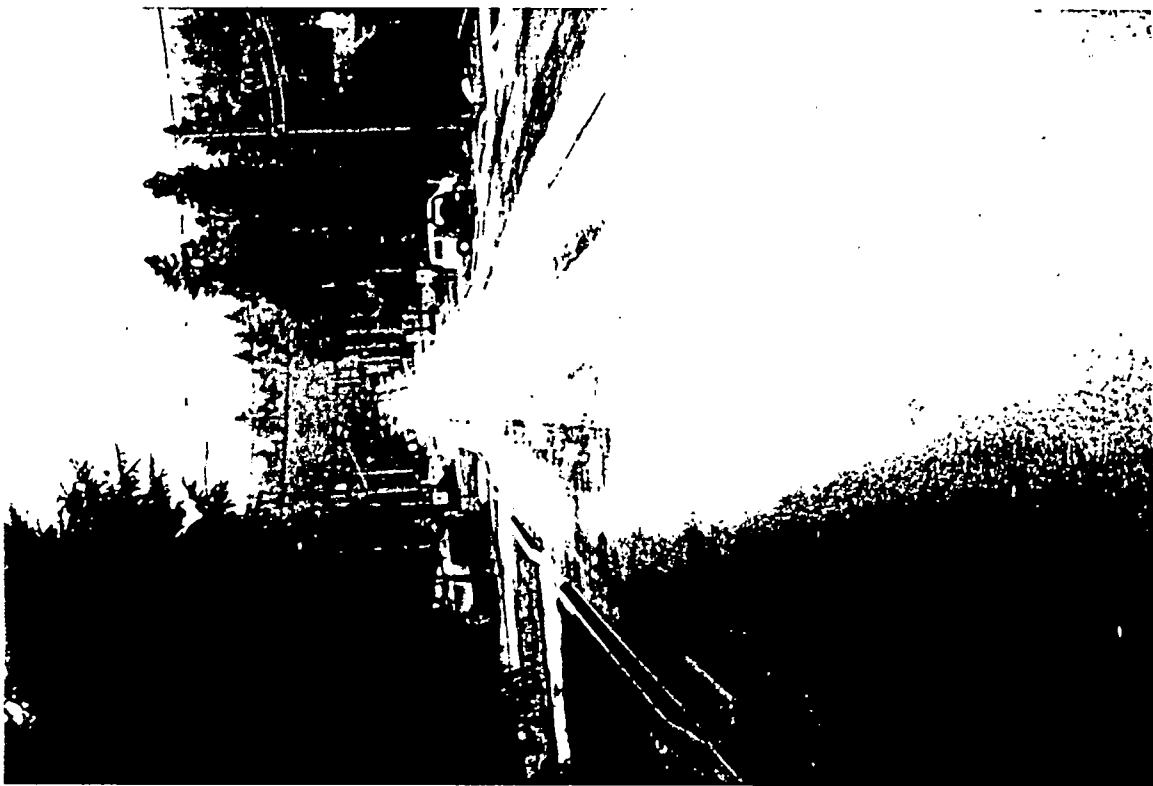


Fig.6 View of old part of Chapman with no cars parking on the street, contrary to example presented on Fig.5:

Item #9

1056 Dansey Avenue
Coquitlam, B.C.
V3K 3H3

March 5/ 96

BOARD OF VARIANCE - I063 - I067 Dansey Ave.

In 1957 two 66 foot lots had their property line moved 8 feet, to make a legal permit available for I056 Dansey Ave. , resulting in a 58 foot lot plus a 74 foot lot.

The two 66 foot lots across the street became a 56 foot and 76 foot lots to satisfy that owner. This decision resulted in a hardship for the present owner to apply for Duplex permits.

I believe by lowering the Excuvation at I063 - I067 Dansey Avenue can proceed without violating the present bylaw.

(There is 4 foot grade avaible between storm sewer manhole and storm sewer chamber)

The notice for this project was mailed to 18 propertys, 6 off which are rental and that leaves 12 propertys occupied by owners.

Yours Truly

BENN HOOGSTINS



↑
N
↓

DANSEY AVE

1067

DRIVEWAY

INSPECTION CHAMBER →

↑ 8'

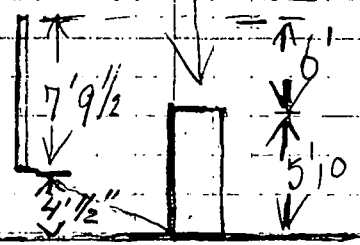
← MANHOLE

↑
STORM SEWER

← 16' →

Top of Manhole

Ground Level
INSPECTION CHAMBER
INVERT →



INVERT STORM SEWER LINE

11'-10"
7'-9/2"
4'-1/2"

← 16' →

#5.

THE NORTHAIR GROUP	
860-625 Howe Street	
Vancouver, B.C. V6C 2T6 CANADA	
PHONE (604) 687-7545	FAX (604) 689-5041
SENT FROM: Fred Hewett	
DATE March 4/96	PAGES INC. COVER 1
TIME 8:00 am	SENT BY J

THE NORTHAIR GROUP

FAX COVER SHEET

TO:	City of Coquitlam
COMPANY:	Board of Variance
CITY:	Coquitlam
FAX NO.:	664-1650

MESSAGE:

Attention: Mr. Trevor Wingrove
Deputy City Clerk

City of Coquitlam
Board of Variance

Re: 2426 Tolmie Ave.

My wife and I own 2419 Oranda Ave, and have received the notice about a board of variance meeting to be held March 5/96.

We are unable to attend the meeting, but would like you to know that we fully support our neighbours proposed construction of the enclosed garage. He has shown me all the plans and I think it will improve the look of the street.

Again, we support his application.

Yours truly,

Fred & Colleen Hewett
2419 Oranda Ave.,
Coquitlam.

#6

MEMORANDUM

FROM: Percy Perry, 2963 Pasture Circle
TO: Board of Variance, Coquitlam
RE: The Matter of 2910 Kalamalka Drive

It is my understanding that the request is for the relaxation of the rear yard for the purpose of constructing an addition to the existing residence. In reality, the addition that violates the required rear yard has been constructed and the applicant is seeking to have the Board of Variance legitimize this action.

I want to make two (2) points: The first deals with the jurisdiction of the Board of Variance; the second deals with the need to maintain the integrity and enforcement of existing regulations and the need to preserve neighbourhood as envisaged in the Zoning regulations.

JURISDICTION OF BOARD OF VARIANCE

Section 962 of the Municipal Act sets out the jurisdiction of a board of variance duly constituted. Without quoting the entire section I will focus on the areas that apply in this instance.

The Board of Variance can consider an application where the applicant alleges that compliance with a bylaw respecting the siting, dimensions or size of a building or structure and in so doing find that UNDUE HARDSHIP would be caused to the applicant if the bylaw is complied with, order that a MINOR VARIANCE from the requirement of the bylaw

There are two important phrases in the above. They are: undue hardship and minor variance. Let us examine them carefully. "Hardship" - The application of requirements of the bylaw must create hardship. Increased cost or loss of an amenity in site development can be considered a hardship.

"Undue" - The hardship created must be undue. The intent of the term is to limit the concerns of the Board to types of hardship that result from aspects of the site as opposed to those which are personal to or generated by the owner.

"Minor variance" - This terminology limits the scope of the variances the Board may allow. Relaxation of a requirement of a bylaw cannot be substantial, because the statute limits the Board's authority in this fashion.

If we examine the application in light of the tests provided it becomes clear that no undue hardship exist with respect to siting because the infraction was generated by the owner and there is no impediment on the site.

The request is not minor, for the addition projects into the required rear yard by more than 50% at one point and 35% at another.

ENFORCEMENT OF EXISTING REGULATIONS

Section 962, Subsection 2 of the Municipal Act states that the Board may grant a variance or exemption so long as the variance or exemption does not, in the Board's opinion:

- (a) result in inappropriate development of the site,
- (b) substantially affect the use and enjoyment of adjacent land,
- (c) vary permitted uses and densities under the applicable bylaw,
- (d) defeat the intent of the bylaw.

I would like to focus on (d).

Yard requirements established for a zone is designed to consciously create the type of neighbourhood envisioned by the local government. If this blatant disregard for the regulations is permitted by validating this action and should other property owners determine that this is precedent setting, the entire neighbourhood can be adversely changed and impact on property value in the neighbourhood.

CONCLUSION

The existing addition was built by members of the construction industry who I am sure were aware that a building permit was required. I suspect that the route taken was to circumvent the yard requirement and have the Board of Variance legitimize the act after the fact. However the Provincial Government have assured that boards of variance are not put in the position that this applicant creates by clearly delineating the route you must follow in Section 962 of the Municipal Act.

By definition the owner did not suffer undue hardship. The request is not for a minor variation, and granting this variance will frustrate the intent of the regulations in this zone.

Ife #6

March 4, 1996

To: Board of Variance

Re: 2910 Kalamalka Drive, Coquitlam

At the time the addition was being built, the neighbours questioned the builder as to whether permits were taken out and were told that they had been.

Shortly after that a City of Coquitlam vehicle was seen parked in the driveway. This further confirmed to the neighbours that permits had been taken out and inspections were being conducted.

These are educated multi-business owners who came to Canada from the United States, where they also ran businesses. For over a year they have been building a house at Deer Lake in Burnaby, where they have also asked for a relaxation from the Board of Variance. As well they have a rental property in Port Coquitlam. These people are not ignorant to the laws.

As neighbouring property owners we have the following concerns:

- If no inspections were done how can we be assured of the safety aspects i.e. foundation, electrical, plumbing etc. These houses are so close together that if a fire started it could quickly spread to neighbouring houses. Would this be a major structural danger in case of earthquake?
- We are also concerned that if something improper was done the new homeowners, now or down the line, have no recourse if something happens.
- This is such a huge addition that it could easily be a two-family dwelling. We are certainly not in favour of multi-family dwellings. There is basically no room for street parking as it is, since there is just one driveway after another and not much curb area.
- The market is very slow now and the owner has indicated that he will turn this into a rental property if it doesn't sell. We feel that this would be too easy to rent out as a multi-family unit in the state it is now.
- The owner has indicated that he will lose a lot of money if his application is not approved. That is not our concern.
- This area is known for drainage problems. We are unsure if this structure is making a bad problem worse by taking up valuable ground space.
- We are concerned by the usage of glass blocks on a very large portion of the side looking onto the neighbours. Is there some by-law that restricts the size and placement of glass block walls?
- There were obviously no permit fees paid.

- The property needs to be re-evaluated and re-assessed for tax purposes. It effects all of our property values.

Finally, we are extremely concerned about the ramifications of a homeowner/businessman getting away with this. What precedence does it set for the rest of the community. There are no fines involved or negative aspects involved at all in disregarding the laws in this matter. This structure would not have been approved if the proper channels were followed. We feel that the same should apply now. There should be no special compensation just because the structure is built. What is to stop anyone from doing this and pleading ignorance after the fact. The laws are there to be followed by everyone, and everyone should be made to comply.

We feel this structure should be taken down since we cannot be fully assured of its safety.

Thank you for taking this into consideration.

Sincerely,

Theresa Grant	2918 Kalamalka
Peter and Jan Ritchie	2916 Kalamalka
Misty & Fred Heibold	2920 Kalamalka
ANTHONY AY	2935 THE DELL
MARILYN ART ABERNETHY	2945 THE DELL
Len & Vicki Pinnick	2912 Kalamalka Drive
Norma & Percy Perry	2963 Pasture Cude, Coq
Janice & Tom Hum	2908 Kalamalka Dr.

ANTHONY AU
2935 THE DELL
COQUITLAM, BC V3C-3M5
941-8318

#6

March 4, 1996

The City of Coquitlam
1111 Brunette Avenue
Coquitlam, BC
V3K 1E9
Attention: Mr. Trevor Wingrove
Deputy City Clerk

Dear Board of Variance:

I am writing this letter to express my concerns about the request made by 2910 Kalamalka Dr. to receive a relaxation of the rear setback requirements for the purpose of constructing an addition to the existing residence.

I would like to point out that the structure has *already* been built, and may not meet the city's engineering and safety requirements. Which brings up my second point, my property is directly to the rear of 2910 Kalamalka Dr., and the addition of the structure have placed it approximately 15-20 feet closer than before, if the building were ever to catch fire, the fire would have a greatly improved chance from spreading to my property. The fact that the building is also so close to my property brings up the problem of an earthquake. Since they did not engineer the addition to the structure, it is unknown whether it will or will not survive an impending earthquake. If the structure collapsed into the retaining wall separating our two properties, the results could be disastrous. It would cause a land slide as our house would slide down into theirs with nothing to impede the forces of the slide.

When they built the addition, I had no knowledge the owner(s) has not apply for all necessary permits and inspections. I assumed the city is aware of the addition and all local bylaws and building codes were met, thereby it should not post any problem to the adjacent properties.

However, if the board decided to accept the application and accept the full responsibility to ensure that it poses no safety hazard, I thereby hold the City of Coquitlam liable for any of the following damages that may incur on myself and/or my family:

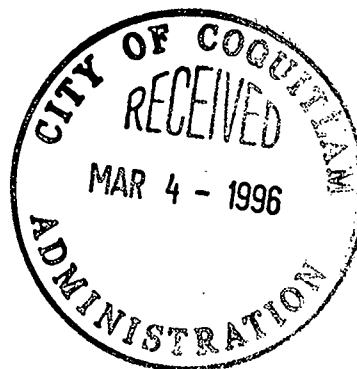
- Punitive damages during resell of my property due to the said addition, this should include any reduction of my property value.
- Fire damage or property damage during earthquake or fire incurred because of the said addition.
- Damage to my property due to collapse of the retaining wall as a result of the said addition.

I strongly feel the builder(s) of the addition and the owner are at fault. It is the builder responsibility to ensure all permits are in place before any work done and ensure all work done are inspected. I would recommend the city to take legal action against the builder(s).

Finally, why should the owner of 2910 Kalamalka Dr. allowed to get away with breaking the law? It only sets an example to others that they can get away with the same thing. Letting an offender goes unpunished is morally incorrect. The whole purpose of the law is to insure that all structures are safe with no impeding danger to the public.

Erich & Jolinda Fritz
2906 Kalanalka Drive
Port Coquitlam, B.C.
V3C 5Z7

March 4, 1996



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

Attention: Trevor Wingrove, Deputy City Clerk

Dear Mr. Wingrove:

In reference to your letter regarding the request to relax the rear yard setback for the purpose of constructing an addition to the existing residence at 2910 Kalanalka Drive, Port Coquitlam.

I wish to state that I am not in favor of any new addition to said residence, or for that matter to anywhere else in the Kalanalka area.

Such addition could only lead to overcrowding and devaluation of the otherwise quiet neighborhood.

Yours sincerely,

A handwritten signature in cursive script that reads "Erich Fritz".

Erich Fritz

Item #7

RELAXATION OF INTERIOR SIDE YARD SETBACK

871 JARVIS STREET

RON/EIKO KIMOTO

FACTORS OF UNDUE HARDSHIP

1. The kitchen was small, but adequate while the children were young. With growing children in the house, however, the kitchen became crowded, but we could not afford to expand the facilities at that time.
2. Our kitchen is about 1/2 - 1/3 the size of more modern kitchens, but it is considerably, less expensive to renovate the crowded kitchen, than to move to a newer house.
3. Presently, there are three adults in our household. One of our adult children is severely allergic to most foods and requires making her own meals. With two meal preparations occurring simultaneously, the kitchen is very crowded.
4. In our plans, a "island" could only be built if the kitchen were expanded. There would not be enough room otherwise. The two women in the house are very petite and require the island to be built shorter than the rest of the counter areas to comfortably cook their meals. For 23 years, my wife has had to stand on her tip toes to cook the family's meals. This has caused her much discomfort, and a custom-sized island would make her time in the kitchen less stressful.
5. My wife has suffered two knee injuries, and is scheduled for an operation next week. The added strain of having to stand on her tip toes in the kitchen is a great hardship to her. A renovated kitchen with counter tops, cabinets, and drawers custom suited to her height would relieve the stress she has experienced these past 23 years.
6. The plans to renovate the kitchen would not require any modifications to the present roof line. We would only be enclosing a sun deck which has its own roof. The enclosed kitchen would balance the design of the rest of the house and only add to the appearance of the home.

CITY OF

COQUITLAM

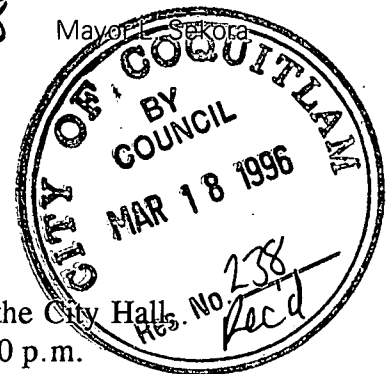


508

Mayor J. Sekora

BOARD OF VARIANCE MINUTES

TUESDAY, MARCH 12, 1996



A meeting of the Board of Variance convened in the Council Chambers of the City Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, March 12, 1996 at 5:00 p.m.

Members present were:

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

Staff present were:

Mr. K. McLaren, Development Control Technician;
Mr. R. Leitch, Building Inspector 1;
Mr. W. Jones, City Clerk, who acted as Secretary to the Board.

**ITEM #1 - H. DEGLAN/W. RATNER
3721 QUARRY ROAD
SUBJECT: RELAXATION OF FRONT YARD SETBACK
REQUIREMENTS**

Mrs. T. Ratner spoke on behalf of her son, Mr. Warren Ratner who is the owner, and the Board of Variance applicant. She said that the variance is requested to take into consideration a future road that the Planning Department indicated will be built.

E. Graff, owner of 3720 Quarry Road, said he had no objections and that he just wanted to see what was going on.

There was no opposition expressed to this application.

A handwritten signature, possibly 'W', located at the bottom center of the page.

CONCLUSION

ITEM # 1 - H. DEGLAN/W. RATNER

MOVED BY MR. MACALA
SECONDED BY MR. PRITCHARD

That this appeal be allowed as per application, that is, front yard setback relaxed to 3.8 metres.

CARRIED UNANIMOUSLY

CLOSURE OF BOARD OF VARIANCE

The Chair declared the Board of Variance Meeting closed at 5:20 p.m.

CHAIR

Warren Jones
City Clerk

CITY OF

COQUITLAM



Mayor L. Sekora

BOARD OF VARIANCE MINUTES

TUESDAY, APRIL 16, 1996

A meeting of the Board of Variance convened in the Council Chambers of the City Hall, 1111 Brunette Avenue, Coquitlam, BC on Tuesday, April 16, 1996 at 7:00 p.m.

Members present were:

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



Staff present were:

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

REPORT FROM PLANNING DEPARTMENT

Submitted to the Board for this meeting was a brief from the Planning Department dated 1996 April 16 dealing with each of the applications before the Board. A copy of that report is attached hereto and forms a part of these Minutes.

REPORT FROM PERMITS & LICENCES DEPARTMENT

Submitted to the Board for this meeting was a brief from the Permits & Licences Department dated 1996 April 16 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 - B. & J. JOHNSTON
2126 LORRAINE AVENUE
SUBJECT: RELAXATION OF MAXIMUM PERIMETER WALL
AREA

Mrs. J. Johnston appeared before the Board of Variance to request relaxation of the maximum perimeter wall area from 99 metres² to 114.3 metres² for the purpose of constructing a new residence.

Mrs. Johnston stated that she would like to maintain the existing elevation of the property in order to avoid constructing a set of stairs for access. The alternative was to construct a higher footing and backfill up to the level of the immediate neighbours' retaining wall. She stated that this option would result in a less attractive home that would look out of place in the neighbourhood.

There were no further representations to this application.

ITEM #2 - H.W. & S.W. FUNG
574 COCHRANE AVENUE
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
AND REAR YARD SETBACK REQUIREMENTS

Mr. H. Fung appeared before the Board of Variance to request relaxation of interior side yard setback and rear yard setback from 1.8 metres to 1.35 metres and from 7.6 metres to 0.76 metres respectively for the purpose of enclosing the existing sundeck and constructing a new detached garage.

Mr. Fung stated that the existing foundation is central in the lot and the proposed location for the new garage is the only possibility. As well, a hydro pole and anchor wires at the front of the property does not allow for access from Cochrane Avenue so the proposed garage could not be constructed at the front of the property.

Ms. M. Cleveland, 550 Denton Street, spoke in favour of the application. She stated that the proposed renovations would not affect her property in any way.

There were no further representations to this application.

ITEM #3 - A. OLIN
541 LINTON STREET
SUBJECT: RELAXATION OF FRONT YARD SETBACK
REQUIREMENTS

Ms. A. Olin appeared before the Board of Variance to request relaxation of front yard setback requirements from 7.6 metres to 6.1 metres in order to construct a new residence.

Ms. Olin stated that one-half of the property is located in the ravine and covenant area so that the building envelope is drastically smaller than other RS-1 lots. She stated that, in fact, this building envelope was similar in size to an RS-4 lot which allows for 6.1 metre front yard setbacks. She added that the boulevard is ten feet wide so the residence would be thirty feet from the sidewalk.

Ms. Olin stated that the garage could be pushed back so that the proposed house would comply with the *Zoning Bylaw*, but the result would be less attractive and out of character with the neighbourhood. As well, the house is shielded by mature cedar trees so the variance would not impact the neighbours' properties. Ms. Olin noted that other houses on this block have varying front yard setbacks. She also stated that she was willing to remove the stairs at the back of the property and therefore reduce the request for relaxation to 6.7 metres if this made the Board's decision easier. Ms. Olin added that a smaller and less attractive residence without a deck would result if the variance was not allowed. Finally, she stated that the residence was for the use of herself and her family.

Ms. S. Bjork, 537 Linton Avenue, sought further information on the application. She also stated her concerns with damage to the ravine area during construction.

There were no further representations to this application.

ITEM #4 - B. LEONG & G. KLUMPER
3133 PLATEAU BOULEVARD
SUBJECT: RELAXATION OF FRONT YARD SETBACK
REQUIREMENTS

Mr. G. Klumper appeared before the Board of Variance to request relaxation of front yard setback requirements from 7.6 metres to 6.0 metres to allow for siting of an already framed portico.

Mr. Klumper stated that the portico, if built to comply with the front yard setback requirements, would barely accommodate an average sized vehicle and leave little margin for error. He also stated that the site measurement completed prior to construction was incorrect and that this application did not reflect a plan checking error. Finally, he added that it was an oversight that an inspection was not requested before the concrete was poured and framing started.

There were no further representations to this application.

DECISIONS OF THE BOARD

**ITEM # 1 - B. & J. JOHNSTON
2126 LORRAINE AVENUE**

MOVED BY MR. PRITCHARD
SECONDED BY MR. MACALA

That this application be denied.

CARRIED UNANIMOUSLY

**ITEM # 2 - H.W. & S.W. FUNG
574 COCHRANE AVENUE**

MOVED BY MR. MACALA
SECONDED BY MR. PRITCHARD

That the appeal as it related to the proposed garage be denied.

CARRIED UNANIMOUSLY

MOVED BY MR. PETRIE
SECONDED BY MR. MACALA

That the appeal as it relates to the enclosure of the deck and carport be approved, that is, relaxation of rear yard setback requirements to 6.07 metres.

CARRIED UNANIMOUSLY

ITEM # 3 - A. OLIN
541 LINTON STREET

MOVED BY MR. PETRIE
SECONDED BY MR. PRITCHARD

That this application be denied.

CARRIED UNANIMOUSLY

ITEM # 4 - B. LEONG & G. KLUMPER
3133 PLATEAU BOULEVARD

MOVED BY MR. PRITCHARD
SECONDED BY MR. MACALA

That this application be denied.

CARRIED UNANIMOUSLY

NEXT BOARD OF VARIANCE MEETING

The next meeting of the Board of Variance was called for May 14, 1996 at 7:00 p.m. in the Council Chambers of City Hall.

CLOSURE OF BOARD OF VARIANCE

The Chair declared the Board of Variance Meeting closed at 8:15 p.m.

CHAIR

T. Wingrove
Deputy City Clerk

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE

TUESDAY, APRIL 16, 1996

ITEM #1

The Planning Department feels that new single-family homes should be designed to meet the Zoning Bylaw, particularly with regard to the Large House Bylaw provisions on the infill situations. We therefore cannot support this application for a variance.

ITEM #2

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

ITEM #3

The Planning Department objects to this application. We feel that new single-family homes in infill situations particularly, should comply with the provisions of the Zoning Bylaw. In this particular case, the covenant has been on the property since it was created and therefore the applicants would have known full well of the building restrictions. In addition, the covenant has already been amended to provide a larger building envelope by Development Variance Permit issued by Council to the original owners, Sand Shell Investments Ltd. The attached plan shows the increase siting for the building created by this Development Variance Permit.

ITEM #4

The Planning Department cannot support this application for a variance. We feel that new single-family residential buildings should be designed to be in keeping with the provisions of the Zoning Bylaw, particularly for a lot of this size and flexibility.

Respectfully submitted,



KEN McLAREN
Development Control Technician

KM/ms

Attach.

COQUITLAM



INTER-OFFICE COMMUNICATION

1996 April 16
File: Variance

MEMO TO: City Clerk
FROM: Building Inspector, Permits & Licences
SUBJECT: BOARD OF VARIANCE MEETING
TUESDAY, APRIL 16, 1996

- ITEM #1** B. & J. Johnston Request relaxation of perimeter wall area from 1,066 sq. ft. to 1,230 sq. ft.
2126 Lorraine Avenue
- ITEM #2** H.W. & S.W. Fung
574 Cochrane Avenue
- Garage:
Request relaxation of side yard from 12'-6" to 4'-5", and rear yard from 25' to 2'-6" (25' is regular setback if garage is less than 5' from house).
 - Enclosure of Deck:
Request relaxation of deck from 25' to 19'-11".
- ITEM #3** A. Olin Requests relaxation of front yard setback from 25' to 20'.
541 Linton Street
- ITEM #4** B. Leong & G. Klumper Request relaxation of portico (carport) from 20'-0" to 17'-0".
3133 Plateau Boulevard Not recommended - builder knew all along.

BOB LEITCH

BL/fb

c - Ken McLaren, Planning

CITY OF

COQUITLAM



Mayor L. Sekora

BOARD OF VARIANCE MINUTES

TUESDAY, MAY 14, 1996



A meeting of the Board of Variance convened in the Council Chambers of the City Hall, 1111 Brunette Avenue, Coquitlam, BC on Tuesday, May 14, 1996 at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman
Mr. J. Bennett
Mr. B. Pritchard
Mr. E. Macala

Staff present were:

Mr. K. McLaren, Development Control Technician
Mr. S. Davidson, Building Inspector
Mr. T. Wingrove, Deputy City Clerk, who acted as Secretary to the Board.

REPORT FROM PLANNING DEPARTMENT

Submitted to the Board for this meeting was a brief from the Planning Department dated 1996 May 14 dealing with each of the applications before the Board. A copy of that report is attached hereto and forms a part of these Minutes.

REPORT FROM PERMITS & LICENCES DEPARTMENT

Submitted to the Board for this meeting was a brief from the Permits & Licences Department dated 1996 May 14 dealing with each of the applications before the Board. A copy of that report is attached hereto and forms a part of these Minutes.

ITEM #1 - P. & L. PIKKARAINEN
1456 HOCKADAY STREET
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS

Mr. P. Pikkarainen, 2167 Pinecrest Avenue, appeared before the Board of Variance to seek relaxation of interior side yard setback requirements from 1.8 metres to 1.11 metres for the purpose of constructing a new residence.

Mr. Pikkarainen stated that he wanted to construct a new residence but the existing lot, zoned RS-3, was too narrow to accommodate a 37 foot wide house. He stated that other houses in the area were on wider RS-1 lots with wider houses and this proposal would be consistent with other properties. He also stated that he is in the process of purchasing the lot, but there are no other conditions on the purchase such as Board of Variance approval.

There were no further representations regarding this item.

ITEM #2 - J. SMITH
3269 KARLEY CRESCENT
SUBJECT: RELAXATION OF REAR YARD SETBACK
REQUIREMENTS

Mr. J. Smith, 2166 Audrey Drive, appeared before the Board of Variance to seek relaxation of rear yard setback requirements from 7.6 metres to 4.57 metres for the purpose of constructing a new residence.

Mr. Smith stated that, because of a water management covenant area, the lot would not accommodate a standard sized house (i.e., stock plans) and that a custom house would have to be designed and constructed and still look awkward on the lot. He further stated that the rear of the lot is steeply elevated so that no construction is possible in that area. He added that this would not impact any other property owners in the area and may even enhance the view of the River for the immediately adjacent property owners. Mr. Smith also pointed out that a similar variance was approved by the Board for another lot in the same subdivision.

There were no further representations on this item.

DECISIONS OF THE BOARD

ITEM # 1 - P. & L. PIKKARAINEN
1456 HOCKADAY STREET

MOVED BY MR. PRITCHARD
SECONDED BY MR. MACALA

That this application be denied.

CARRIED UNANIMOUSLY

ITEM # 2 - J.H. SMITH
3269 KARLEY CRESCENT

MOVED BY MR. PRITCHARD
SECONDED BY MR. BENNETT

That this application be denied.

CARRIED UNANIMOUSLY

NEXT BOARD OF VARIANCE MEETING

The next regular meeting of the Board of Variance will be held on June 25, 1996 at 7:00 p.m. in the Council Chambers at City Hall.

CLOSURE OF BOARD OF VARIANCE

The Chair declared the Board of Variance Meeting closed at 7:20 p.m.

CHAIR

T. Wingrove
Deputy City Clerk

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE

TUESDAY, MAY 14, 1996

ITEMS # 1 AND 2

The Planning Department cannot support these applications for variance. We feel that new single family residential buildings should be designed to be in keeping with the provisions of the Zoning Bylaw and any covenants or setback requirements that are on the lots at the time of their creation.

Respectfully submitted,



Ken McLaren
Development Control Technician

KM/lmc

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



1996 May 14

File: Variance

MEMO TO: City Clerk

FROM: Building Inspector, Permits & Licences

SUBJECT: **BOARD OF VARIANCE MEETING
TUESDAY, MAY 14, 1996**

ITEM #1 P. & L. Pikkarainen Request relaxation of interior side yard setback on each
D.W. Domzal side of the house from 1.8 m (5'-11") to 1.11 m (3'-7").
1456 Hockaday Street

ITEM #2 J.H. Smith Requests relaxation of rear yard setback from 7.6 m (24'-11")
3269 Karley Crescent to 4.57 m (15'-0").

A handwritten signature in black ink, appearing to be 'SD' with a long horizontal stroke extending to the right.

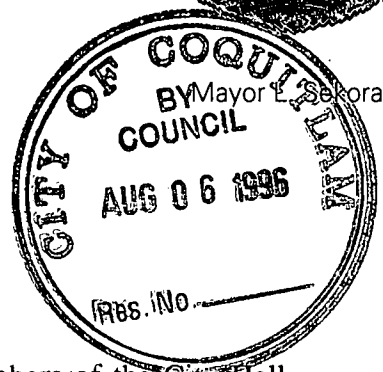
SHAWN DAVIDSON

SD/fb

c - Ken McLaren, Planning

CITY OF

COQUITLAM



BOARD OF VARIANCE MINUTES

TUESDAY, JULY 09, 1996

A meeting of the Board of Variance convened in the Council Chambers of the City Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, July 09, 1996 at 7:00 p.m.

Members present were:

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

Staff present were:

Mr. N. Maxwell, Planning Assistant;
Mr. S. Davidson, Building Inspector;
Mr. T. Wingrove, Deputy City Clerk, who acted as Secretary to the Board.

REPORT FROM PLANNING DEPARTMENT

Submitted to the Board for this meeting was a brief from the Planning Department dated 1996 July 09 dealing with each of the applications before the Board. A copy of that report is attached hereto and forms a part of these Minutes.

REPORT FROM PERMITS & LICENCES DEPARTMENT

Submitted to the Board for this meeting was a brief from the Permits & Licences Department dated 1996 July 09 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. HALL & S. DYCK-HALL
310 BOILEAU STREET
SUBJECT: RELAXATION OF FRONT YARD SETBACK AND
INTERIOR SIDE YARD SETBACK REQUIREMENTS

Mr. R. Hall and Ms. S. Dyck-Hall appeared before the Board to request relaxation of front yard setback from 7.6m (25 ft.) to 7.3m (24 ft.) and relaxation of interior side yard setback from 1.8m (5 ft. 11 in.) to 1.2m (4 ft.) for the purpose of constructing an addition for a non-conforming building.

Mr. D. Bruneau, 226 Lebleu Street, represented the property owners who were present at the meeting. He stated that the property owners wished to upgrade the accessible attic to a second floor and replace the roof in a manner that was consistent with Maillardville Design Guidelines. He added that the existing structure was non-conforming to siting so the Board's approval was required before obtaining a Building Permit.

There were no further representations on this item.

ITEM #2 - VERNON C. GOUDAL & ASSOCIATES
I. & P. KHANGURA
3318 WILLERTON COURT
SUBJECT: RELAXATION OF FRONT YARD SETBACK
REQUIREMENTS

Mr. V. Goudal, of Vernon C. Goudal and Associates, B.C. Land Surveyors, 2559 Shaughnessy Street, Port Coquitlam, appeared before the Board to request relaxation of front yard setback from 7.6m (25 ft.) to 4.65m (15 ft. 3 in.) for the purpose of allowing a recently constructed residence. Mr. Goudal spoke on behalf of the property owners, Inderjit and Pirtpal Khangura.

Mr. Goudal explained that a mistake was made in surveying the property that was not noticed until the property owner questioned his large backyard area and asked the surveyors to investigate.

Mr. Goudal added that the variance does not affect sightlines on the corner lot and is not a noticeable mistake. He stated that it was impractical to move or modify the existing structure to meet the Zoning Bylaw. Mr. Goudal finally stated that there was no intention of causing this problem,

the property owner had nothing to do with this problem and that the survey company accepted full responsibility.

Mr. P. Gansky, 1271 Oxford Street, spoke against the application. He expressed his concern about possible expansion at the rear of the property due to the enlarged rear yard setback.

There were no further representations on this item.

ITEM #3 - R.A. SMITH
370 BLUE MOUNTAIN STREET
SUBJECT: RELAXATION OF EXTERIOR SIDE YARD
SETBACK REQUIREMENTS

Mr. R.A. Smith appeared before the Board to request relaxation of exterior side yard setback for a carport roof projection from 2.5m (8 ft. 2 in.) to 0.610m (2 ft.) and relaxation of maximum fence height from 1.3m (4 ft.) to 1.8m (6 ft.) at exterior side yard for the purpose of constructing a new carport roof. He stated that the roof addition will not impede any views nor affect traffic safety and would improve the appearance of his property. Mr. Smith submitted some photographs from various angles that are included in his application file. He added that access to his property had previously been moved from Blue Mountain Street to Shaw Avenue and that he would now like to cover the parking area.

Mr. Smith also stated that the addition would be built according to the Building Code and City bylaws but would not tie into the existing roof line. He clarified that this would be an open carport but proposed that the existing fence and residence would enclose two sides of the structure. He stated that the proposed 4' overhang for the structure would allow for a covered walkway.

There were no further representations on this item.

DECISIONS OF THE BOARD

ITEM #1 - R. HALL & S. DYCK-HALL

MOVED BY MR. BENNETT
SECONDED BY MR. MACALA

That this application be approved, that is, relaxation of front yard setback requirements to 7.3m (24 ft.) and interior side yard setback requirements to 1.2m (4 ft.)

CARRIED UNANIMOUSLY

**ITEM #2 - VERNON C. GOUDAL & ASSOCIATES
I. & P. KHANGURA**

MOVED BY MR. PETRIE
SECONDED BY MR. BENNETT

That this application be approved, that is, front yard setback requirements to 4.65m (15 ft. 3 in.).

CARRIED UNANIMOUSLY

**ITEM #3 - R. A. SMITH
370 BLUE MOUNTAIN STREET**

MOVED BY MR. PETRIE
SECONDED BY MR. BENNETT

That this application be approved, that is, exterior side yard setback to permit a 10 ft. carport area with 2 ft. overhang.

CARRIED

Mr. Pritchard registered opposition.

CLOSURE OF BOARD OF VARIANCE

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

CHAIR

Trevor Wingrove, Deputy City Clerk

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



1996 July 9
File: Variance

MEMO TO: City Clerk

FROM: Building Inspector, Permits & Licences

SUBJECT: BOARD OF VARIANCE MEETING
TUESDAY, JULY 9, 1996

ITEM #1 B. Hall and S. Dyck Hall
310 Boileau Street Request relaxation of front yard setback from 25'-0"
(7.6 m) to 24'-0" (7.3 m).

Also request relaxation of interior side yard setback from 5'-11" (1.8 m) to 4'-0" (1.2 m). Relaxations are for a second storey addition to the house.

ITEM #2 Vernon C. Goudal & Assoc.
I & P Khangura Requests relaxation of front yard setback from 25'-0"
3318 Willerton Court (7.6 m) to 15'-3" (4.65 m).

ITEM #3 R.A. Smith
370 Blue Mountain Street Requests relaxation of exterior side yard setback from
12'-6" (3.8 m) to 2'-0" (0.60 m) for an enclosed carport.

Note to Board Members:

Front yard setback must also be relaxed from 36'-5"
(11.1 m) to 25'-0" (7.6 m). Second relaxation request on
application form is redundant.

A handwritten signature in black ink, appearing to read "SD".

SHAWN DAVIDSON

SD/fb

c - Ken McLaren, Planning

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE

TUESDAY, JULY 09, 1996

ITEMS #1, 2 & 3

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

Respectfully submitted,



NEIL MAXWELL
Planning Assistant

NM/ms

CITY OF

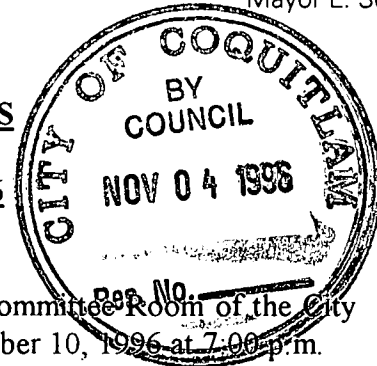
COQUITLAM



Mayor L. Sekora

BOARD OF VARIANCE MINUTES

TUESDAY, SEPTEMBER 10, 1996



A meeting of the Board of Variance convened in the Council Committee Room of the City Hall, 1111 Brunette Avenue, Coquitlam, BC on Tuesday, September 10, 1996 at 7:00 p.m.

Members present were:

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

Staff present were:

K. McLaren, Development Control Technician
B. Leitch, Building Inspector
T. Wingrove, Deputy City Clerk, who acted as Secretary to the Board.

REPORT FROM PLANNING DEPARTMENT

Submitted to the Board for this meeting was a brief from the Planning Department dated 1996 September 10 dealing with each of the applications before the Board. A copy of that report is attached hereto and forms a part of these Minutes.

REPORT FROM PERMITS & LICENCES DEPARTMENT

Submitted to the Board for this meeting was a brief from the Permits & Licences Department dated 1996 September 10 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. HALL & S. DYCK-HALL
310 BOILEAU STREET
SUBJECT: RELAXATION OF FRONT YARD SETBACK
REQUIREMENTS**

Mr. R. Hall, 310 Boileau Street, appeared before the Board of Variance to seek relaxation of front yard setback requirements from 7.31 metres to 5.8 metres for the purpose of constructing an addition to a non-conforming building.

Mr. Hall stated that the Board previously relaxed the front yard setback requirements to 7.31 metres, but a survey after this Board decision indicated that the actual setback would be 5.8 metres. A copy of this survey was forwarded to the Permits & Licences Department and was required as a condition of the Building Permit for the addition.

There were no further representations regarding this item.

**ITEM #2 - A. MERCHAN & L. BOISSONEAULT
2425 CAPE HORN AVENUE
SUBJECT: RELAXATION OF FRONT YARD SETBACK
REQUIREMENTS**

Ms. L. Boissoneault, 2425 Cape Horn Avenue, appeared before the Board of Variance to seek relaxation of front yard setback requirements from 7.6 metres to 7.17 metres for the purpose of constructing an addition to a legal non-conforming residence.

Ms. Boissoneault stated that additional living space was required for the family, but it was difficult to construct the addition because of the odd-shaped lot and limited building envelope.

It was noted that the residence has an existing addition in place that was not constructed with a Building Permit.

There were no further representations on this item.

ITEM #3 - E. & J. NOEL
817 ALDERSON AVENUE
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS

Mr. R. Noel, 817 Alderson Avenue, appeared before the Board of Variance to seek relaxation of interior side yard setback requirements from 1.8 metres to 0.61 metres for the purpose of constructing a second floor addition at the rear of the property to a non-conforming building.

Mr. Noel stated that additional living space was required for the family and the addition would also improve the appearance of the house and property as it would match the second storey at the front of the residence.

There were no further representations on this item.

ITEM #4 - P. & B. BEATON
1693 SHERIDAN AVENUE
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS AND MAXIMUM HEIGHT OF AN
ACCESSORY OFF-STREET PARKING BUILDING

Mr. P. Beaton, 1693 Sheridan Avenue, appeared before the Board of Variance to seek relaxation of interior side yard setback requirements from 1.8 metres to 0.8 metres and maximum height of an accessory off-street parking building from 4.6 metres to 5.6 metres respectively for the purpose of allowing the construction of an already completed detached garage.

Mr. Beaton stated that he was a first time home owner who built the detached garage without applying for a Building Permit. He stated that the foundation was poured in the existing location prior to his purchase of the home and that the building was overheight due to the grade at the east side of the property. He also submitted letters of support from adjacent property owners that are included in the application file.

Ms. M. Askew, 1689 Sheridan Avenue, spoke in favour of the application. She stated that a number of adjacent neighbours who were in support of this application were present at the meeting.

Mr. N. Falkenhold, 1699 Sheridan Avenue, spoke in favour of the application. He stated that the garage has increased the privacy of his property and is an asset to the neighbourhood.

There were no further representations on this item.

**ITEM #5 - B. & E. TEMPLETON
825 BAKER DRIVE
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS**

Ms. B. Templeton, 825 Baker Drive, appeared before the Board of Variance to seek relaxation of interior side yard setback requirements from 1.8 metres to 1.45 metres for the purpose of enclosing an existing carport.

Mr. Templeton stated that he was enclosing the carport after a suggestion from the RCMP at a neighbourhood Block Watch event. He added that he was concerned about his family's security and security of their possessions as there have been a number of thefts in the neighbourhood. He finally stated that he has no immediate plans to enclose the deck area.

There were no further representations on this item.

**ITEM #6 - J. & A. THOMPSON
711 WILMOT STREET
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS**

Mr. J. Thompson, 711 Wilmot Street, appeared before the Board of Variance to seek relaxation of interior side yard setback requirements from 1.8 metres to 1.3 metres for the purpose of enclosing an existing carport.

Mr. Thompson stated that he was concerned about the security of his family and their possessions, but the variance was required as the setback requirements for open carports was less than requirements for enclosed garages when the house was constructed.

There were no further representations on this item.

**ITEM #7 - H. & R. POSTMA
1631 EL CAMINO DRIVE
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS**

Ms. H. Postma, 1631 El Camino Drive, appeared before the Board of Variance to seek relaxation of interior yard setback requirements from 1.8 metres to 1.2 metres for the purpose of constructing an alcove at the side of the residence.

Ms. Postma stated that the plans for the new residence was reduced in order to allow a larger rear yard for her children, but this reduction has left the family room cramped. She further stated that in order to remedy this problem, they copied the fireplace and hutch alcove from a different building plan in a neighbouring municipality without realizing that the maximum size of an alcove was 2.4 metres and this design allowed for a 3.96 metre long projection.

Mr. K. Monk, 1437 El Camino Drive, stated that the residence was under construction and that allowing construction of this alcove was outstanding prior to receiving an occupancy permit.

There were no further representations on this item.

ITEM #8 - J. & J. REID
1363 CHINE CRESCENT
SUBJECT: RELAXATION OF FRONT YARD SETBACK
REQUIREMENTS

Mr. J. Reid, 1363 Chine Crescent, appeared before the Board of Variance to seek relaxation of front yard setback requirements from 7.6 metres to 4.11 metres for the purpose of constructing an addition at the front of an existing residence.

Mr. Reid stated that the addition would allow for an additional bathroom for the residence as there is only one bathtub at this time. He further stated that an addition at the rear of the property was very difficult as all plumbing would have to be moved to accommodate the different location. He added that this design will both allow an additional bathroom and improve the appearance of the residence.

Mr. Reid stated that construction of the bathroom within the house was difficult and would require extensive renovations to the family room and exterior of the residence. He finally stated that he spoke with neighbours and that all were supportive of the addition, that it would not impact any views and would not be noticeable from the street due to existing landscaping.

Ms. A. Pavitch, 1365 Harbour Drive, sought clarification about the dimensions and scope of the addition.

There were no further representations on this item.

ITEM #9 - K. SEETOH & H. ENG
831 ALAMA AVENUE
SUBJECT: RELAXATION OF FRONT YARD SETBACK
REQUIREMENTS

Mr. K. Seetoh, 831 Alama Avenue, appeared before the Board of Variance to seek relaxation of front yard setback requirements from 7.6 metres to 7.47 metres for the purpose of enclosing an existing carport and sundeck.

Mr. Seetoh stated that the residence was not constructed parallel to the front property line and therefore the proposed enclosure would encroach at the far corner of the building. He further stated that he was concerned about the security of his family and their possessions and that his was the only house on the block without an enclosed carport. He added that he would like to enclose the deck to allow additional living space for his family.

It was noted that the existing garden shed was encroaching into a right-of-way and was constructed too close to the residence. Mr. Seetoh stated that the shed would be moved so it was in compliance with municipal bylaws and out of the right-of-way area.

There were no further representations on this item.

DECISIONS OF THE BOARD

ITEM # 1 - R. HALL & S. DYCK-HALL
310 BOILEAU STREET

MOVED BY MR. PRITCHARD
SECONDED BY MR. MACALA

That this application be approved, that is, relaxation of front yard setback requirements to 5.8 metres.

CARRIED UNANIMOUSLY

ITEM # 2 - A. MERCHAN & L. BOISSONEAULT
2425 CAPE HORN AVENUE

MOVED BY MR. PRITCHARD
SECONDED BY MR. MACALA

That this application be approved, that is, relaxation of front yard setback requirements to 7.17 metres.

CARRIED UNANIMOUSLY

ITEM #3 - E. & J. NOEL
817 ALDERSON AVENUE

MOVED BY MR. MACALA
SECONDED BY MR. PRITCHARD

That this application be approved, that is, relaxation of interior side yard setback requirements to 0.61 metres.

CARRIED UNANIMOUSLY

ITEM #4 - P. & B. BEATON
1693 SHERIDAN AVENUE

MOVED BY MR. PRITCHARD
SECONDED BY MR. MACALA

That this application be approved, that is, relaxation of interior side yard setback requirements and maximum height of an accessory off-street parking building to 0.7 metres and 5.6 metres respectively.

CARRIED UNANIMOUSLY

ITEM #5 - B. & E. TEMPLETON
825 BAKER DRIVE

MOVED BY MR. PRITCHARD
SECONDED BY MR. MACALA

That this application be approved, that is, relaxation of interior side yard setback requirements to 1.45 metres.

CARRIED UNANIMOUSLY

ITEM #6 - J. & A. THOMPSON
711 WILMOT STREET

MOVED BY MR. PRITCHARD
SECONDED BY MR. MACALA

That this application be approved, that is, relaxation of interior side yard setback requirements to 1.3 metres.

CARRIED UNANIMOUSLY

ITEM #7 - H. & R. POSTMA
1631 EL CAMINO DRIVE

MOVED BY MR. MACALA
SECONDED BY MR. PRITCHARD

That this application be approved, that is, relaxation of interior side yard setback requirements to 1.2 metres.

CARRIED UNANIMOUSLY

ITEM #8 - J. & J. REID
1363 CHINE CRESCENT

MOVED BY MR. MACALA
SECONDED BY MR. PRITCHARD

That this application be approved, that is, relaxation of front yard setback requirements to 4.11 metres.

CARRIED UNANIMOUSLY

ITEM #9 - K. SEETOH & H. ENG
831 ALAMA AVENUE

MOVED BY MR. MACALA
SECONDED BY MR. PRITCHARD

That this application be approved, that is, relaxation of front yard setback requirements to 7.47 metres.

CARRIED UNANIMOUSLY

NEXT BOARD OF VARIANCE MEETING

The next regular meeting of the Board of Variance will be held on October 22, 1996 at 7:00 p.m. in the Council Chambers at City Hall.

CLOSURE OF BOARD OF VARIANCE

The Chair declared the Board of Variance Meeting closed at 9:00 p.m.

CHAIR

T. Wingrove
Deputy City Clerk

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE

TUESDAY, SEPTEMBER 10, 1996

ITEM #1

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

ITEM #2

Although I cannot really determine exactly what is proposed here from the submission, it appears it would be a matter of continuing the face of the existing building out from the south along Cape Horn Avenue. In this case, it would appear that this is a local issue.

ITEM #3

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

ITEM #4

Assuming that the plans properly depict the proposed development and that the Permits & Licences Department has checked the plans in relation to other Bylaw requirements the Planning Department would have no objection to this item.

ITEM #5 THROUGH ITEM #9

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

Respectfully submitted,



K. McLAREN
Development Control Technician

KM/ms

COQUITLAM

INTER-OFFICE COMMUNICATION



1996 September 10
File: Variance.

MEMO TO: City Clerk
FROM: Building Inspector, Permits & Licences
SUBJECT: BOARD OF VARIANCE MEETING
TUESDAY, SEPTEMBER 10, 1996

ITEM #1 R. Hall/S. Dyck-Hall Request relaxation of front yard setback from 7.6 m (25')
310 Boileau Street to 5.8 m (19').

ITEM #2 A. Merchan/L. Boissoneault Request relaxation of front yard setback from 7.6 m (25')
2425 Cape Horn Avenue to 7.17 m (23'-6").

* There appears to be considerable renovations going on (deck, garage) with no records on file regarding permits. The deck appears to go up to property line or past.

ITEM #3 E. and J. Noel Request relaxation of side yard setback from 6' to 2' for
817 Alderson Avenue second storey (already a non-conforming building).

ITEM #4 P. and B. Beaton * This is a 'Stop Work' project (no permit).
1693 Sheridan Avenue The owners request side yard relaxation from 1.2 m (4')
to 0.7 m (not 0.8 m), and height relaxation from 4.6 m
(15'-1") to 5.6 m (18'-5").

ITEM #5 B. and E. Templeton Request interior side yard setbacks from 1.8 m (6') to
825 Baker Drive 1.45 m (4'-9") (carport enclosure).

ITEM #6 J. and A. Thompson Request interior relaxation from 1.8 m (6') to 1.3 m
711 Wilmot Street (4'-3") (carport enclosure).

ITEM #7 H. and R. Postma Request interior side yard setback for wall from 1.8 m
1431 El Camino Drive (6') to 1.2 m (4') for 13' hutch area instead of 8' hutch
area.

* Builder was told on July 4th about problem but decided to take a chance with B.O.V.

1996 September 10
City Clerk

ITEM #8	J. and J. Reid 1363 Chine Crescent	Request front yard relaxation from 7.6 m (25') to 4.11 m (13'-6").
ITEM #9	K.S. and H.E. Seetoh 831 Alama Avenue	Request side yard relaxation from 7.6 m (25') to 7.4 m (24'-6").

- * The attached shed will have to be removed back to property line and the exposed building face shall be covered with non-combustible cladding.

* Note to Board Members

Bob Leitch

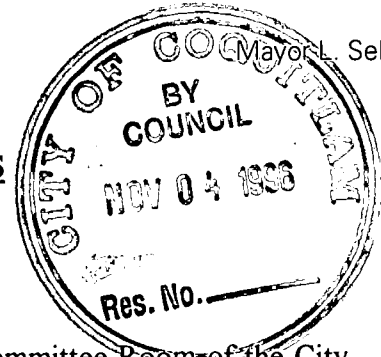
BOB LEITCH

BL/fb

c - Ken McLaren, Planning

CITY OF

COQUITLAM



BOARD OF VARIANCE MINUTES

TUESDAY, OCTOBER 22, 1996

A meeting of the Board of Variance convened in the Council Committee Room of the City Hall, 1111 Brunette Avenue, Coquitlam, BC on Tuesday, October 22, 1996 at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman
Mr. J. Bennett
Mr. B. Pritchard
Mr. E. Macala

Staff present were:

K. McLaren, Development Control Technician, who acted as Secretary
B. Leitch, Building Inspector

REPORT FROM PLANNING DEPARTMENT

Submitted to the Board for this meeting was a brief from the Planning Department dated 1996 October 22 dealing with each of the applications before the Board. A copy of that report is attached hereto and forms a part of these Minutes.

REPORT FROM PERMITS & LICENCES DEPARTMENT

Submitted to the Board for this meeting was a brief from the Permits & Licences Department dated 1996 October 22 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 - J. & S. WAINRIGHT
298 MONTGOMERY STREET
SUBJECT: RELAXATION OF FRONT YARD SETBACK
REQUIREMENTS**

Mr. J. Wainright, 298 Montgomery Street, appeared before the Board of Variance to seek relaxation of front yard setback requirements from 7.6 metres to 4.63 metres for the purpose of constructing an addition to a non-conforming building.

Mr. Wainright stated that the house was damaged by a motor vehicle accident in August, 1996 and must be repaired. He explained that he proposes to extend the wall out by 1.5 feet in order to make the room larger while these repairs are being completed. Mr. Wainright also provided some photographs and submitted some letters of support from neighbours that are included in the application file.

There were no further representations regarding this item.

**ITEM #2 - C. & H. AULANDO
1422 CORNELL AVENUE
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS AND MAXIMUM WALL LENGTH
FOR AN ACCESSORY BUILDING**

Mr. C. Aulando, 1422 Cornell Avenue, appeared before the Board of Variance to seek relaxation of interior side yard setback and maximum wall length requirements for an accessory building from 1.2 metres to 1.01 metres and from 9.1 metres to 9.93 metres respectively for the purpose of constructing a detached garage.

Mr. Aulando stated that the detached garage was designed to match the existing workshop slab that was poured one year ago prior application for a Building Permit.

There were no further representations on this item.

ITEM #3 - E. STUERZL
972 JUDD COURT
SUBJECT: RELAXATION OF MAXIMUM LOT COVERAGE,
MAXIMUM HEIGHT AND MAXIMUM PERIMETER
WALL LENGTH REQUIREMENTS FOR AN
ACCESSORY BUILDING

Mr. E. Stuerzl, 972 Judd Court, appeared before the Board of Variance to seek relaxation of maximum lot coverage, maximum height and maximum perimeter wall length requirements for an accessory building from 75 m² to 107 m², from 4.6 metres to 5.18 metres and from 9.2 metres to 10.97 metres respectively for the purpose of constructing a new detached garage.

Mr. Stuerzl stated that he proposed to construct this garage in order to protect his boat, motorhome, motorcycles and car. He noted that the large property also includes a lane access that would allow easy access to the proposed garage. Mr. Stuerzl also stated that he has been a victim of thefts in the past and wanted to protect his property. He finally added that construction of the garage would allow his vehicles to stay protected rather than being parked on the lawn and covered with tarps.

There were no further representations on this item.

ITEM #4 - W. HAYDAMACK
807 BAKER DRIVE
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS

Mr. W. Haydamack, 807 Baker Drive, appeared before the Board of Variance to seek relaxation of interior side yard setback requirements from 1.8 metres to 1.3 metres for the purpose of enclosing an existing carport.

Mr. Haydamack stated that he has experienced theft and vandalism in the open carport and would like the ability to protect his property. He added that family members are also concerned about safety and security. He further stated that recent damage and cost of repairs to a vehicle was approximately \$12,000.

There were no further representations on this item.

ITEM #5 - L. KENNEDY & L. SELLERS
1625 BOOTH AVENUE
SUBJECT: RELAXATION OF FRONT YARD SETBACK
REQUIREMENTS

Mr. L. Kennedy, 1625 Booth Avenue, appeared before the Board of Variance to seek relaxation of front yard setback requirements from 7.6 metres to 5.18 metres for the purpose of constructing an addition to the side of the existing garage on an irregularly shaped lot.

Mr. Kennedy stated that he would like to expand his garage and width and height to allow additional space for his vehicle and other storage. He noted that the irregularly shaped lot decreased his building envelope drastically and that the addition should not affect any adjacent property owners.

There were no further representations on this item.

ITEM #6 - M. & G. SADOWSKI
2438 WARRENTON AVENUE
SUBJECT: RELAXATION OF FRONT YARD SETBACK
REQUIREMENTS

Mr. M. Sadowski, 2438 Warrenton Avenue, appeared before the Board of Variance to seek relaxation of front yard setback requirements from 7.6 metres to 2.8 metres for the purpose of constructing a new carport at the front of the property.

Mr. Sadowski explained that the carport was necessary due to the slippery surface of the driveway in the winter months and the limited mobility of some family members. He added that the carport could not be constructed at any other location on the property.

It was noted that this was a Stop Work order and that the carport had already been constructed without a Building Permit nor appropriate inspections.

There were no further representations on this item.

DECISIONS OF THE BOARD

**ITEM # 1 - J. & S. WAINRIGHT
298 MONTGOMERY STREET**

MOVED AND
SECONDED

That this application be approved, that is, relaxation of front yard setback requirements to 4.63 metres.

CARRIED UNANIMOUSLY

**ITEM # 2 - C. & H. AULANDO
1422 CORNELL AVENUE**

MOVED AND
SECONDED

That this application be approved, that is, relaxation of interior side yard setback and maximum wall length requirements for an accessory building to 1.01 metres and 9.93 metres respectively.

CARRIED UNANIMOUSLY

**ITEM #3 - E. STUERZL
972 JUDD COURT**

MOVED AND
SECONDED

That this application be approved, that is, relaxation of maximum lot coverage, maximum height and maximum perimeter wall length requirements for an accessory building to 107 m², 5.18 metres and 10.97 metres respectively

CARRIED UNANIMOUSLY

**ITEM #4 - W. HAYDAMACK
807 BAKER DRIVE**

MOVED AND
SECONDED

That this application be approved, that is, relaxation of interior side yard setback requirements to 1.3 metres.

CARRIED UNANIMOUSLY

**ITEM #5 - L. KENNEDY & L. SELLERS
1625 BOOTH AVENUE**

MOVED AND
SECONDED

That this application be approved, that is, relaxation of front yard setback requirements to 5.18 metres.

CARRIED UNANIMOUSLY

**ITEM #6 - M. & G. SADOWSKI
2438 WARRENTON AVENUE**

MOVED AND
SECONDED

That this application be denied.

CARRIED UNANIMOUSLY

NEXT BOARD OF VARIANCE MEETING

The next regular meeting of the Board of Variance will be held on December 10, 1996 at 7:00 p.m. in the Council Chambers at City Hall.

CLOSURE OF BOARD OF VARIANCE

The Chair declared the Board of Variance Meeting closed at 7:51 p.m.

CHAIR

K. McLaren
Development Control Technician

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE

TUESDAY, OCTOBER 22, 1996

ITEM #1

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

ITEMS #2 & #3

The Planning Department has no objection to these applications, however, would prefer that new accessory residential buildings comply with the Zoning Bylaw.

ITEMS #4 & #5

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

ITEM #6

This appears to be a fairly significant variation to the Bylaw. Is there no possibility for access to the rear given the larger side yard setbacks?

Respectfully submitted,



K. McLAREN
Development Control Technician

KM/ms

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



1996 October 22

File: Variance

MEMO TO: City Clerk

FROM: Building Inspector, Permits & Licences

SUBJECT: **BOARD OF VARIANCE MEETING
TUESDAY, OCTOBER 22, 1996**

- ITEM #1** J. & S. Wainright
298 Montgomery Street - Request relaxation of front yard setback from 25' to 15'-2" for an 18" addition of the main floor. This is a non-conforming house.
- ITEM #2** C. & H. Aulando
1422 Cornell Avenue - Request relaxation of wall length from 30' to 32'-6".
- Side yard relaxation from 4' to 3'-4".
- ITEM #3** E. Stuerzl
972 Judd Court - Requests relaxation of maximum square footage from 80 sq. ft. to 1,152 sq. ft.
- Wall length from 30' to 36'.
- Height from 15' to 17'.
- ITEM #4** W. Haydamack
807 Baker Drive - Requests relaxation of sideyard setback from 6' to 4'-3".
- ITEM #5** L. Kennedy & L. Sellers
1625 Booth Avenue - Request relaxation of front yard setback from 25' to 17' at front yard. Owner must prove side yard setback of 6' if approved.
- ITEM #6** M. & G. Sadowski
2438 Warrenton Avenue - Request relaxation of front yard setback from 25' to 9'-3".
- A complaint from a neighbour resulted in a **Stop Work** order according to building inspector involved. This carport is built totally wrong and will have to be completely rebuilt. Recommend removal.

Handwritten signature of Bob Leitch in cursive.

BOB LEITCH

BL/fb

c - Ken McLaren, Planning

ORDER OF BUSINESS

PROCLAMATIONS

"Unity in Diversity Week" - November 10-16, 1996

COUNCIL MINUTES

- 101 Minutes of Regular Council Meeting held October 21, 1996
- 102 Minutes of Special Council Meeting held October 28, 1996

DELEGATIONS

- 201 David Bevan, Coquitlam - Dewdney Trunk Road Reconstruction
- 202 Dave Morrison, Coquitlam - Subsidies for Some Sports
- 203 Albert Poy, Coquitlam - Smoking Ban

CORRESPONDENCE

- 301 City of Vancouver - Casino Review
- 302 City of New Westminster - Proposed Contaminated Sites Regulation
- 303 Chamber of Commerce - Tourism Financial Statement 1996

REPORTS OF STAFF

- 401 Report of Mayor Sekora - Dewdney Trunk Road Reconstruction Project
- 402 Report of Mayor Sekora - Repeal of Section 575 of the Municipal Act
- 411 Report of Dir., Leisure & Parks Services - 9-1-1 Direct Dial Emergency Phone Installation, Sports Centre

REPORTS OF COMMITTEES

- 501 Minutes of Land Use Committee Meeting held October 28, 1996
 - 2 Authorization for Issuance of a Development Permit - Proposed Golf Facility at 1001 United Boulevard (96 049406 DP)
 - 3 Draft Fraser River Basin Plan and Proposal for Successor Organization to Fraser Basin Management Board
 - 4 Issuance of Development Permit - DP-29-95 - Rezoning and Subdivision of Property in the 1000 Block Lougheed Highway
- 502 Minutes of Leisure and Parks Services Meeting held October 28, 1996
 - 6 Bid to Host the 1999 or 2000 B.C. Festival of the Arts

- 507 Minutes of Mayor's Task Force on a Safe Community Meeting held October 29, 1996
- 1 Report on Public Safety Questionnaires
 - 2 Community Safety Commission
- 508 Minutes of Hearing Pursuant to Section 936 of the *Municipal Act* held October 22 and October 28, 1996

BYLAWS FOR FINAL ADOPTION

- 801 City of Coquitlam Licence of Occupation Bylaw No. 3064, 1996 - Henderson Civic Centre Development
- 802 City of Coquitlam Pinetree Signalization Latecomer Bylaw No. 3062, 1996 - Henderson Civic Centre Development

REPORTS OF COUNCILLORS

TABLED ITEMS

- Report from City Engineer dated October 23, 1996 - 1035 Lougheed Highway Nelson Creek
- Foxridge Homes by Qualico to Planning Director dated October 10, 1996 - Home Builders Meeting
- Union of British Columbia (UBCM) dated October 11, 1996 - Fraser Basin Management Program Local Government Steering Committee
- Village of Belcarra dated October 16, 1996 - Amalgamation Referendum Question
- Motion to GVWD - Clean Drinking Water
- Friends of the Watersheds, North Vancouver - GVRD's Management of the Watersheds
- Tri Cities Community Health Council Minutes of September 19, 1996
- Letter to Premier of B.C. from Mayor H. Staub, White Rock dated October 21, 1996 - Municipal Grants
- Permits & Licences Department - Report for the Month of September 1996
- Will Koop, Vancouver - Re a letter from GVRD Water Committee to GVRD Municipalities dated October 2nd - Friends of the Watersheds and Funding for Hydrometric Stations on GVWD Budget
- Wide Area Radio / Emergency Operations & Communications Centre (EOCC) Cost Distribution Model for the Wide-Area Radio System
- Board of Variance Minutes for September 10, 1996
- Board of Variance Minutes for October 22, 1996

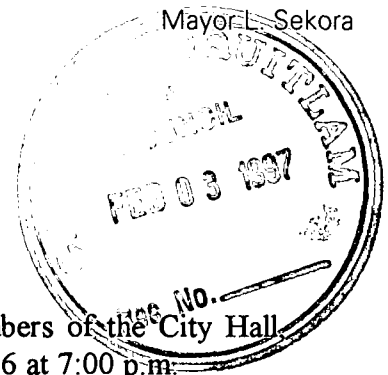
CITY OF _____

COQUITLAM



BOARD OF VARIANCE MINUTES

TUESDAY, DECEMBER 10, 1996



A meeting of the Board of Variance convened in the Council Chambers of the City Hall, 1111 Brunette Avenue, Coquitlam, BC on Tuesday, December 10, 1996 at 7:00 p.m.

Members present were:

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

Staff present were:

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

REPORT FROM PLANNING DEPARTMENT

Submitted to the Board for this meeting was a brief from the Planning Department dated 1996 December 10 dealing with the applications before the Board. A copy of that report is attached hereto and forms a part of these Minutes.

REPORT FROM PERMITS & LICENCES DEPARTMENT

Submitted to the Board for this meeting was a brief from the Permits & Licences Department dated 1996 December 10 dealing with the applications before the Board. A copy of that report is attached hereto and forms a part of these Minutes.

ITEM #1 - M. & K. COMEAU
2199 PINECREST AVENUE
SUBJECT: RELAXATION OF FRONT YARD SETBACK
REQUIREMENTS

Mr. M. Comeau, 2199 Pinecrest Avenue, appeared before the Board to request relaxation of front yard setback requirements from 7.6 metres to 4.57 metres for the purpose of allowing an already constructed shed.

Mr. Comeau stated that he was a first-time home owner who built a shed without a siting permit that was too close to his neighbour's property. He stated that he was informed by the Building Department that the shed would have to be relocated, and it was therefore moved to the front of the property. He was then advised by the Building Department that this was not a suitable location and therefore applied to the Board of Variance.

Mr. Comeau stated that the lot had a steep slope from front to back so it was impractical to site the shed at the rear of the property. He further stated that there were 12 foot high hedges at the front and rear of the property and 30 foot high trees on either side; as a result, the shed was not noticeable to the adjacent neighbours or the road. Finally, he stated that he planned to construct an addition to the rear of the residence at a later date and did not want to move the shed again for this construction.

There were no further representations to this application.

ITEM #2 - R. & K. WIPF
1571 MADORE AVENUE
SUBJECT: RELAXATION OF INTERIOR SIDE YARD SETBACK
REQUIREMENTS

Mr. F. Von Drathen, 8400 Heather Street, Richmond, appeared before the Board to request relaxation of interior side yard setback requirements from 1.8 metres to 1.2 metres for the purpose of constructing an addition to the existing residence. Mr. Von Drathen was representing Mr. R. and Ms. K. Wipf who were present for the meeting.

Mr. Von Drathen stated that the applicant would like to construct an addition at the southwest corner of the building that would replace the existing carport and not enlarge the building footprint. He added that the family has outgrown the current residence and would like to include the additional living space, but that moving the addition back to comply with municipal bylaws would look awkward and create structural difficulties. He further stated that the existing deck would be extended slightly.

A petition in support of this application was submitted at the meeting and is included in the application file.

There were no further representations to this application.

ITEM #3 - J. & J. REID
1363 CHINE CRESCENT
SUBJECT: RELAXATION OF FRONT YARD SETBACK
REQUIREMENTS

Mr. J. Reid, 1363 Chine Crescent, appeared before the Board to request relaxation of front yard setback requirements from 7.6 metres to 4.11 metres for the purpose of constructing an addition at the front of the residence.

Mr. Reid stated that he already received Board of Variance approval for the setback relaxation in order to construct an entrance and bathroom at the front of the property, but was advised by a Planner that the addition should be enlarged in order to accommodate additional living space. He further stated that the revised plans include the previously approved bathroom and also a computer room, study and entrance way. Mr. Reid added that the plans that were initially approved will cast shadows on the house and make that portion of the house dark and cold. He finally stated that the revised plans have been circulated to his neighbours and all were supportive.

There were no further representations to this application.

DECISIONS OF THE BOARD

ITEM # 1 - M. & K. COMEAU
2199 PINECREST AVENUE

MOVED BY MR. MACALA
SECONDED BY MR. PRITCHARD

That this application be denied.

CARRIED UNANIMOUSLY

ITEM # 2 - R. & K. WIPF
1571 MADORE AVENUE

MOVED BY MR. BENNETT
SECONDED BY MR. PRITCHARD

That this appeal be allowed as per application, that is, interior side yard setback requirements relaxed to 1.8 metres.

CARRIED UNANIMOUSLY

ITEM # 3 - J. & J. REID
1363 CHINE CRESCENT

MOVED BY MR. MACALA
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, front yard setback requirements relaxed to 4.11 metres.

CARRIED UNANIMOUSLY

NEXT BOARD OF VARIANCE MEETING

The next meeting of the Board of Variance is January 21, 1997 at 5:00 p.m. in the Council Chambers at City Hall.

CLOSURE OF BOARD OF VARIANCE

The Chair declared the Board of Variance Meeting closed at 7:40 p.m.

CHAIR

T. Wingrove
Deputy City Clerk