



Wednesday, March 12th, 1975,  
Board of Variance - 7.00 p.m.

BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Wednesday, March 12th, 1975 at 7.00 p.m.

Members present were Mr. G. Crews, Acting Chairman; Mr. B. A. Aabjerg, Mr. John Kosowick and Mr. James Petrie. Also attending the meeting were Mr. T. Klassen, Deputy Municipal Clerk; who acted as Secretary to the Meeting and Mr. N. Wainman, Building Inspector and Mr. S. Jackson, Current Planner.

Mr. Crews explained to those present that all appeals would be heard and that the Board would rule on them after and all applicants would be informed by letter from the Municipal Clerk's Office.

1. Noort Holdings Ltd.,  
760 Austin Avenue.  
Subject: Relaxation of Rear Yard Requirements.

Mr. Noort, a partner of Noort Holdings Ltd., appeared before the Board and stated that his company had purchased land in the Austin Avenue area for subdivision and that, as a result of the subdivision, the existing dwelling on the property had only a 7.5 foot rear yard setback whereas under municipal by-laws a 20 foot rear yard setback was required.

Mr. Noort explained that a portion of the sundeck and carport extended into the rear yard setback requirement and that in order to make the dwelling comply with municipal by-laws, a portion of the sundeck and carport would have to be removed.

In answer to a question from the Board, Mr. Noort explained that the subdivision was originally approved with the stipulation that the portion of the sundeck and carport would be removed in order to comply with municipal setback requirements.

Mr. Noort submitted four photographs of the existing dwelling for the Board's information.

2. James A. Willett,  
633 Cottonwood Avenue.  
Relaxation of side yard requirements.

Mr. Willett addressed the Board and stated that he wished to extend the living area of his dwelling over the existing carport in order to enlarge his living room.

Mr. Willett explained to the Board that his house had been raised three years ago and the area above the carport was left open at that time.

Mr. Willett explained that he now proposed to complete the open area above the existing carport and that there would be no windows placed on the side of the house, with windows only being placed at the front and back of the portion of the dwelling being altered.

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Mr. Willett stated that he had spoken to his neighbours and they have no objection to his proposal.

3. Mr. A. D. Jacobson,  
975 Delestre Avenue.  
Subject: Relaxation of front yard requirements  
to allow subdivision.
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Mr. J. A. Muri, spoke on behalf of Mr. Jacobson and stated that what was proposed was a subdivision of the property at 975 Delestre Avenue and, as a result of this subdivision, the existing dwelling would not conform to municipal setback requirements as all that could be provided would be a 19.9 foot front yard setback from LeBleu Street where a 25 foot setback was required.

Mr. Muri explained to the Board that what was being created was a lot to the north of the existing dwelling measuring 65 feet by 92.78 feet. Mr. Muri stated that the existing carport on the property would be removed and that the existing dwelling is in very good condition at the present time.

The Building Inspector inquired of Mr. Muri as to the window openings along the north side of the dwelling and was informed that there were two bedroom windows and one bathroom window along this wall at the present time.

The Secretary read to the meeting a letter from Mr. Guido Sanzovo of 976 Edgar Avenue objecting to the proposal as he felt the measurements of the lot were insufficient for subdivision.

A Mr. Sauve of 316 LeBleu Street sought information on the proposal, however stated that he had no objection to the proposed subdivision.

4. Richard Carroll,  
1106 Thomas Avenue.  
Subject: Relaxation of rear yard requirements to  
allow a non-conforming addition to a non-conforming duplex.
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Mr. Carroll addressed the Board and stated that he wishes to alter his present up and down duplex to create a side by side duplex. He informed the Board that the existing suite in the basement area of the duplex is presently being used by his parents and he requires the space for his family and that the proposed addition would serve as living quarters for his parents.

The Board were informed by the Current Planner that the duplex on this lot is non-conforming in that the lot is zoned for single family residential use as well as being non-conforming as to setback requirements with respect to rear yard setback. Mr. Jackson did state however that the existing duplex was a legal non-conforming use of the property and as such could continue to serve as a duplex until such time as one of the suites was left vacant for a period of thirty days or more.

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Mr. Aabjerg inquired of Mr. Carroll as to the size of the existing duplex and was informed that each floor has 1,200 square feet, for a total of 2,400 square feet of living space. Mr. Carroll further stated that the proposal was to add another 2,400 square feet of floor area based on a two floor addition measuring approximately 29 feet by 42 feet.

In answer to a question from the Board, Mr. Carroll stated that it was not his intention to have approval of the addition for duplex and then eventually use it as a triplex as he fully intended the existing suite to be used by his family for additional living space with the new unit which would be created to be used as a suite for his parents.

Mr. Carroll also explained to the Board that some nine years ago he had purchased an additional ten feet from his neighbour to make this a legal duplex lot and Mr. Jackson explained that at that time the property was zoned RM-1 which would have made a duplex an allowable use.

5. Mardon Developments Ltd.,  
2532 Ashurst Avenue.  
Subject: Relaxation of side yard requirements.

Mr. Hogue, a representative of Mardon Developments Ltd., addressed the Board and stated that they wished to construct a new dwelling at 2532 Ashurst Avenue and the dwelling that they propose to construct has an ensuite bathroom that is cantilevered out one foot into the sideyard setback. They therefore are seeking Board of Variance approval to allow the sideyard relaxation of one foot for this particular feature.

There was no opposition expressed to this application.

6. J. Wojtun,  
3101 Dunray Avenue.  
Subject: Relaxation of rear yard requirements; and  
Relaxation of rear yard requirements to allow existing  
dwelling to remain in non-conforming location following  
subdivision.

Mr. Wojtun addressed the Board and stated that he wished to subdivide his property in half and leave the existing dwelling in its current location. He stated however that when the subdivision took place only a 13.5 foot rear yard setback would remain instead of the required 20 feet.

Mr. Wojtun explained that he proposed to erect a dwelling on the newly created lot for himself and was also seeking permission for a relaxation of rear yard requirements on this proposed dwelling in order that he could build a standard 24 foot house instead of a 21 foot dwelling which would be all that he could erect under present setback requirements.

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Mr. Lynch of 1165 Pipeline Road informed the Hearing that he believed the measurements as given by Mr. Wojtun were incorrect as his calculations indicated that from the rear of the existing dwelling to Pipeline Road measured 90 feet instead of the 79 feet as indicated by Mr. Wojtun and, as well, the existing sundeck on the north side of the dwelling was only some 18" from his property line.

7. Mr. C. Rines,  
1610 Austin Avenue  
Subject: Relaxation of side yard requirements  
to allow subdivision of property.

Mr. Rines addressed the Board and stated that he wished to subdivide his property at 1610 Austin Avenue and in order to meet the minimum square footage of 6,000 square feet required for a lot would mean that the proposed lot line would have to come within 3.37 feet of the existing dwelling on the property. He therefore was seeking relaxation from the Board of Variance to allow the existing dwelling to remain in its current location with the 3.37 foot sideyard setback.

The Building Inspector inquired of Mr. Rines if there were any windows along the east side of the dwelling and Mr. Rines stated that there were some windows but that these could be closed off if this was required by the Building Code.

In answer to a question from a member of the Board, Mr. Rines stated that he has lived at this address for some 23 years and further, that the property has been sold subject to subdivision and that the lot with the existing dwelling would have 81 foot frontage on Austin Avenue.

Questions with respect to the proposed subdivision and the type of zoning in the area were addressed to the Board by surrounding property owners, namely Mr. Galloway and Mr. Fournier, however no opposition was expressed with respect to this application.

8. Mr. Allen P. Nickel,  
2190 Dawes Hill Road.  
Subject: Relaxation of side yard requirements.

Mr. Nickel appeared before the Board and stated that they had moved a dwelling on to the property at 2190 Dawes Hill Road and following construction of the forms for the foundation had discovered that their setback from Mundy Street was 11.5 feet instead of the required 12.5 feet and this came about as a result of an incorrect measurement of the dwelling prior to moving.

The Board were informed that on the original application with respect to seeking a moving permit, a plot plan had indicated that the dwelling was only 40 feet wide, whereas in fact the dwelling was 42.55 feet.

There was no opposition expressed to this application.

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9. Mr. P. E. Sorensen,  
2231 Austin Avenue.  
Subject: Relaxation of front yard requirements to  
make non-conforming addition to non-conforming dwelling.

Mr. Sorensen addressed the Board and stated that he wishes to make an addition to his existing dwelling at 2231 Austin Avenue measuring approximately 24' by 26' which would convert the existing dwelling to a split level building.

Mr. Sorensen stated that he had purchased the house some six months ago with the expectation of making additions to the building, however, when applying for a permit he discovered that the existing dwelling was set back only 36' 3" from Austin Avenue instead of the required 37' and he was therefore seeking permission to construct an addition to a non-conforming building, and was also seeking permission to extend an additional 3" into the front yard with the proposed addition.

In answer to a question from the Board, Mr. Sorensen stated that there are three persons in his family and there was no intention to place a basement under the proposed addition.

There was no opposition expressed to this application.

10. Mr. T. Park Mah,  
1139 Austin Avenue.  
Subject: Relaxation of front yard requirements to make  
addition to non-conforming building.

Mr. Mah appeared before the Board and stated that he wished to make an addition of a storage room on to the restaurant at 1139 Austin Avenue and approval of the Board of Variance is required as the existing structure does not meet the required front yard setbacks.

A letter was read to the Board from the Simon Fraser Health Unit which recommended that the additional storage space was necessary for the satisfactory operation of the restaurant.

There was no opposition expressed to this application.

The Current Planner informed the Board that there was a requirement for 10' landscaping strips along Ridgeway Avenue and along Austin Avenue and this requirement would be discussed with the applicant.

11. Army, Navy and Air Force Club,  
Bernatchey Street and Brunette Avenue.  
Subject: Relaxation of setback requirements  
from Brunette Avenue and approval of proposed  
subdivision of the property allowing the two buildings  
to remain in their current non-conforming locations.

Mr. Rod Henderson appeared as spokesman on behalf of White Spot Ltd., the present owners of the property, and informed the Board that this site was originally consolidated in 1969/70 and the former Burger Chef building was now being sold to the Army, Navy and Air Force Club with the Ernie's Take-out

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Restaurant being subdivided off and being retained as a take-out restaurant.

Mr. Henderson stated that when the subdivision is complete there will only be one access left on to Brunette Avenue, this being next to Ernie's Restaurant, with an easement being provided by the Army, Navy and Air Force Club for access to the restaurant from Bernatchey Street across the former Burger Chef property.

Mr. Murphy appeared on behalf of the Army, Navy and Air Force Club and stated that they proposed to make changes to the interior of the old Burger Chef building by taking out some existing walls and putting in a bar and a kitchen as well as other interior decorating changes.

Mr. Murphy stated that the seating capacity of the proposed building when renovated would be 125 persons.

The Board were informed that the two buildings on this property were originally constructed to by-law requirements which, at that time, only required a ten foot setback requirement however, due to by-law changes a fifteen foot front yard setback requirement is now made.

Mr. Murphy stated that the Army, Navy and Air Force Club have gone to a great deal of expense leading up to this point for items such as survey and appraisal, legal fees, architectural fees, as well as fees for an application for building permit.

There was no opposition expressed to this application.

12. Mr. L. Weatherbee,  
2975 Como Lake Avenue.  
Subject: Relaxation of rear yard requirements.

Mr. Weatherbee addressed the Board and stated that he wishes to subdivide his property at 2975 Como Lake Avenue, however, when the subdivision takes place, his existing dwelling will only have a 7' rear yard setback instead of the required 20' rear yard setback.

Mr. Weatherbee explained that he had originally intended to subdivide this property facing the existing dwelling on to Como Lake Avenue which would have meant that the existing dwelling would have conformed in all respects to setback requirements, however, it has now been determined that Como Lake Avenue is, in fact, not a road but a B.C. Hydro right of way and, as a result, he cannot subdivide his property fronting on to Como Lake Avenue thus requiring a change in his proposed subdivision plans.

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Mr. Weatherbee stated that he will be building another house for himself on the adjoining lot to the lot on which his existing dwelling was located and he was seeking approval from the Board of Variance to allow the existing dwelling to remain in its current location following subdivision.

There was no opposition expressed to this application.

CONCLUSIONS

1. Noort Holdings Ltd.

MOVED BY MR. PETRIE  
SECONDED BY MR. KOSOWICK:

That the appeal of Noort Holdings Ltd. be denied but that they be allowed to maintain a twelve foot carport which would allow an eighteen foot rear yard setback.

CARRIED

Mr. Aabjerg registered his opposition.

2. James A. Willett.

MOVED BY MR. AABJERG  
SECONDED BY MR. PETRIE:

That the appeal of Mr. James A. Willett be approved in accordance with his submission to the Board.

CARRIED

3. Mr. A. D. Jacobson.

MOVED BY MR. AABJERG  
SECONDED BY MR. KOSOWICK:

That the appeal of Mr. Jacobson be approved in accordance with his submission to the Board, provided however, that the provisions of the Building By-law with respect to openings on the north wall of the existing dwelling be complied with.

CARRIED

4. Richard Carroll.

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG:

That the appeal of Mr. Carroll be denied.

CARRIED



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MOVED BY MR. KOSOWICK  
SECONDED BY MR. AABJERG:

That a legal opinion be sought as to the powers of the Board to deal with a proposal to make additions to a building which does not comply with a use that is allowable under current zoning regulations.

CARRIED

5. Mardon Developments Ltd.

MOVED BY MR. KOSOWICK  
SECONDED BY MR. PETRIE:

That the appeal of Mardon Developments Ltd. be approved in accordance with their submission to the Board.

CARRIED

6. Mr. J. Wojtun.

MOVED BY MR. AABJERG  
SECONDED BY MR. KOSOWICK:

That the Board not deal with this application until such time as a survey plan is presented to the Board showing the exact location of the existing dwelling.

CARRIED

7. Mr. C. Rines.

MOVED BY MR. AABJERG  
SECONDED BY MR. PETRIE:

That the appeal of Mr. Rines be approved in accordance with the submission to the Board provided however that the provisions of the Building By-law with respect to openings on the east side of the existing dwelling be complied with.

CARRIED

8. Mr. Allen P. Nickel.

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG:

That the appeal of Mr. Allen P. Nickel be approved in accordance with his submission to the Board.

CARRIED

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9. Mr. P. E. Sorensen.

MOVED BY MR. KOSOWICK  
SECONDED BY MR. AABJERG:

That the appeal of Mr. P. E. Sorensen be approved in accordance with his submission to the Board.

CARRIED

10. Mr. T. Park Mah.

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG:

That the appeal of Mr. T. Park Mah be approved in accordance with his submission to the Board.

CARRIED

11. Army, Navy and Air Force Club.

MOVED BY MR. AABJERG  
SECONDED BY MR. PETRIE:

That the appeal of the Army, Navy and Air Force Club be approved in accordance with their submission to the Board and this approval to apply to the subdivision of the property recognizing that the existing two buildings on the property do not conform to existing front yard setback requirements as well as to approval of proposed alterations to the former Burger Chef building.

CARRIED

12. Mr. L. Weatherbee.

MOVED BY MR. AABJERG  
SECONDED BY MR. PETRIE:

That the appeal of Mr. L. Weatherbee be approved in accordance with his submission to the Board.

CARRIED

ADJOURNMENT

The Chairman declared the meeting adjourned at 11.15 p.m.

CARRIED

 ACTING CHAIRMAN

Wednesday, May 28th, 1975  
Board of Variance - 7:00 p.m.

BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Wednesday, May 28th, 1975 at 7:00 p.m.

Members present were Mr. G. Crews, Acting Chairman, Mr. B.A. Aabjerg and Mr. James Petrie. Also attending the meeting were Mr. T. Klassen, Deputy Municipal Clerk, who acted as Secretary to the meeting, Mr. R. Rush, Chief Building Inspector and Mr. S. Jackson, Current Planner.

Mr. Crews explained to those present that all appeals would be heard and that the Board would rule on them after and all applicants would be informed by letter from the Municipal Clerk's Office of the outcome of their appeal.

- 1a. Mr. J. Wojtun  
and 3101 Dunray Avenue  
1b. Subject: Relaxation of Rear Yard Requirements and  
Relaxation of Rear Yard Requirements to  
allow existing dwelling to remain in non-conforming  
location following subdivision.
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This application by Mr. Wojtun was brought forward from the previous meeting held March 12th, 1975 at which time Mr. Wojtun was instructed to present to the Board a survey plan showing the exact location of the existing dwelling. Mr. Wojtun had produced such a plan and his appeal is the same as that presented to the March 12th, 1975 meeting of the Board of Variance.

There was no opposition expressed to this application.

2. Jack Cewe Ltd.  
North End of Pipeline Road  
Subject: Relaxation of Front Yard Requirements.
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Mr. George Fennings appeared on behalf of Jack Cewe Ltd. and stated that the Company wished to add a paint shop to the rear of their existing non-conforming building on Pipeline Road in order to be able to do their own repair work as it was becoming too expensive to have such work done by other companies.

Mr. Fennings explained that the existing building was non-conforming in that the front yard setback was not quite 25 feet whereas a 100 foot setback under existing by-laws was required.

There was no opposition expressed to this application.

3. U. and J. Frechette  
917 Harris Avenue  
Subject: Relaxation of Side Yard Requirements
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Mr. Frechette addressed the Board and stated that he wished to add a family room above the existing carport and required the approval of the Board of Variance as the carport only had a five foot side-yard setback instead of the required six feet. Mr. Frechette further stated that he is currently having problems with the roof of the carport as it is rotten and leaks very badly and by proceeding with this addition he would solve that problem as well.

In answer to a question from a member of the Board, Mr. Frechette stated that his present dwelling has 1145 square feet with a full basement and has three bedrooms. Mr. Frechette also informed the Board that he has one child.

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In answer to a question from the Board, Mr. Frechette stated that he did not know of any hardship that he would have if this approval were not granted.

There was no opposition expressed to this application.

4. J. Kim.  
511 Blue Mountain Street  
Subject: Relaxation of Front and Side Yard Requirements  
and Landscape Strip Requirements

Mr. Kim was not present to advise the Board of his appeal.

A resident of the area requested information on what Mr. Kim's appeal was and received an explanation and stated that he could see no problem with the proposed addition.

5. S. Lornie Construction Ltd.  
2539 Arundel Lane  
Subject: Relaxation of Side Yard Requirements

Mr. Lornie addressed the Board and stated that he was constructing a dwelling at 2539 Arundel Lane and had mistakenly assumed that the building regulations in Coquitlam were the same as those in Burnaby which would allow him to cantilever out a china cabinet in the dining room by two feet. He said he had therefore proceeded to construct the china cabinet and upon receiving frame inspection he was told by the Building Department that this was not allowed. He was therefore seeking approval from the Board of Variance to allow the china cabinet to remain.

The Building Inspector explained to the Board that the china cabinet was not included on the plans originally submitted for the building permit for this particular dwelling, and therefore was not discovered at that point.

There was no opposition expressed to this application.

6. F. Gray  
1004 Como Lake Road  
Subject: Relaxation of Front Yard Requirements

Mr. Gray addressed the Board and stated that he wishes to raise his existing dwelling at 1004 Como Lake Avenue in order to provide a basement and his front yard setback is 36 feet 6 inches instead of the 37 feet required.

There was no opposition expressed to this application.

7. G & H Holdings Ltd.  
1071 Ridgeway Avenue  
Subject: Relaxation of Landscape Strip Requirements

Dr. D. B. Gain appeared on behalf of G & H Holdings Ltd. and explained that the company wishes to construct two commercial buildings on the corner of Ridgeway Avenue and Marmont Street and the development adjacent to Marmont Street is required to have a ten foot planting strip in view of the fact that adjacent property is zoned for residential use. Dr. Gain advised that if this ten foot landscaping strip was provided, there would not be sufficient room to provide required parking spaces and allow a proper maneuvering aisle for such parking spaces and he was therefore requesting that two portions of this required ten foot landscaping strip be reduced by four and one-half feet, which

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would allow a five and one-half foot landscaping strip for two portions of the required landscaping strip along Marmont Street.

Dr. Gain advised that the hardship to this company were this appeal not allowed would be that they would be unable to construct 800 square feet of rentable space within the development.

There was no opposition expressed to this application.

8. Dr. R. A. McEachren  
1945 Regan Avenue  
Subject: Relaxation of Front Yard Requirements

Dr. McEachren addressed the Board and stated that he wished to add a double carport to the front of his dwelling maintaining a 16 foot front yard setback in order that he can convert the existing garage for use as a study.

Dr. McEachren stated that he has no rear lane access and therefore cannot construct a garage or carport to the rear of his property.

In answer to a question from a member of the Board, Dr. McEachren stated that he has two children presently living at home.

Dr. McEachren also advised the Board that the side yard setbacks for his existing dwelling are five and one-half feet on the garage side of the building and eight feet on the other side of the building.

There was no opposition expressed to this application.

9. Mr. H. B. Walker  
716 Accacia Avenue  
Subject: Relaxation of Front Yard Requirements

Mr. Walker addressed the Board and stated that he wished to construct a cathedral type entrance on his existing dwelling in order to eliminate a present inside stairwell which would allow an enlargement of a kitchen and creation of a walk-through into the new dining area and in order to do this he required approval of the Board of Variance as the new entrance would project four feet into the front yard setback requirement.

Mr. Walker stated that the existing stairs leading to the front entrance project out eight feet from the existing dwelling.

There was no opposition expressed to this application.

10. T.B.A. Holdings Ltd.  
976 Adair Avenue  
Subject: Relaxation of Front Yard Setback Requirements

Mr. Gerald Mairs, speaking on behalf of T.B.A. Holdings Ltd., addressed the Board and stated that his company wishes to construct a new office building on Adair Avenue maintaining a front yard setback of 14 feet 6 inches instead of the required 25 feet. Mr. Mairs informed the Board that by constructing the office building in this manner, they would be able to maintain their operation in a portion of the existing office building and once the one portion of the building was complete they could move in there and dismantle the balance of the existing office building and complete construction.

Mr. Mairs advised that were they not allowed to proceed in this matter it would mean they would have to rent alternate office accommodation for up to three months, which could mean a cost to

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his company of approximately \$6,000.00 which he felt could better be used in the construction of a new office building.

In answer to a question from a member of the Board, Mr. Mairs stated that the total cost of the proposed structure would be about \$35,000.

There was no opposition expressed to this application.

11. Mr. D. Drewlo  
2338 Huron Drive  
Subject: Relaxation of Front Yard Setback Requirements

Mr. Drewlo addressed the Board and requested permission for relaxation of front yard requirements for a lot situated at 2338 Huron Drive as this lot had a 25 foot indentation in the front lot line to accommodate a culvert and retaining wall which is constructed under Huron Drive.

Mr. Drewlo sought permission from the Board to build, maintaining a 25 foot setback from Huron Drive instead of the 50 feet which would be required if he were to measure his front property line from the point of indentation on the lot.

Mr. Drewlo advised that if he was required to site the building 25 feet from the indentation, it would make it practically impossible to site a dwelling on this lot and it would also be out of line with the balance of the houses along the street.

There was no opposition expressed to this application.

12. Soloman Construction Ltd.  
2342 Oneida Drive  
Subject: Relaxation of Front Yard Setback Requirements

Mr. Soloman addressed the Board of behalf of Soloman Construction Ltd. and advised that he has a lot situated at 2342 Oneida Drive which also has an indentation to accommodate a culvert and as a result he is required to have a forty foot front yard setback if he is to comply with the municipal Building By-Law. Mr. Soloman stated that he was requesting a five foot relaxation of this requirement in order to be able to construct a proposed dwelling which would not come too close to the edge of the bank situated on the lot as this may create some foundation problems.

There was no opposition expressed to this application.

13. Mr. P. Robinson  
1014 Palmdale Avenue  
Subject: Relaxation of Side Yard Requirements

This appeal was withdrawn by Mr. Robinson on May 26th, 1975 by way of a phone call to Mr. R. Rush, the Chief Building Inspector.

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14. R. H. Brown  
634 Porter Street  
Subject: Relaxation of Side Yard Requirements

Mr. Brown addressed the Board and stated that he wished to fill in the area above his present existing sundeck in order to create a family room and, as well, he would be adding a new sundeck.

In answer to a question from the Board, Mr. Brown stated that the present floor area of his existing dwelling is 1380 square feet with a full basement and the proposed family room would add an additional 370 square feet.

Also, in answer to a question from a member of the Board, Mr. Brown advised that he has two children, ages 3 and 12.

15. D. Garry  
3025 Glen Drive  
Subject: Relaxation of Side Yard Requirements

Mr. Garry addressed the Board and stated that he wishes to construct an addition of 45 feet by 18 feet to his present non-conforming residence situated at 3021 Glen Drive. He advised that the existing dwelling has 970 square feet and was originally built in 1952. He stated the addition would create a split level out of the existing dwelling as the addition would have a full basement.

Two neighbours expressed satisfaction with the plans submitted by Mr. Garry.

16. Donald C. Miller  
962 Hoy Street  
Subject: Relaxation of side yard requirements

Mr. Miller addressed the Board and stated that he has an existing non-conforming dwelling situated on his property at 962 Hoy Street which has only an 18 inch side yard setback and he was requesting permission to make an addition to the rear of the existing dwelling some 20 feet by 31 feet.

Mr. Miller advised the Board that he has two children and the existing dwelling only has 740 square feet, containing one and one-half bedrooms and the proposed addition would add two bedrooms and a utility room. He also stated that there would be no basement under the proposed addition.

In answer to a question from a member of the Board Mr. Miller stated that he could not add to the side of his dwelling as his septic tank is located in that position and this would mean relocating that as well as possibly creating a new septic tank field.

A Mr. J. E. Ruffeski, the owner of property to the south objected to the proposal as he did not feel the proposed addition would enhance his property in any way and would most likely detract from its value as he felt it was just too close to his property line.

17. J. E. Wood  
647 Draycott Street  
Subject: Relaxation of Side Yard Requirements

Mr. Wood addressed the Board and stated that he wished to close in the area above his existing carport and in order to do this

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required Board of Variance approval as the carport is situated only four feet from the side property line.

Mr. Wood stated that he required the addition in order to enlarge the dining room as it is presently too small to accommodate furniture.

Mr. Wood advised that the addition would enlarge his dining room by an area of 19 feet by 12 feet.

There was no opposition expressed to this application.

CONCLUSIONS

1a and 1b. Mr. J. Wojtun

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG:

That the appeal of Mr. J. Wojtun for relaxation of rear and side yard requirements on the existing dwelling and for relaxation of rear yard requirements on the proposed new dwelling be approved in accordance with his submission to the Board.

CARRIED

2. Jack Cewe Ltd.

MOVED BY MR. AABJERG  
SECONDED BY MR. PETRIE:

That the appeal of Jack Cewe Ltd. be approved in accordance with their submission to the Board.

CARRIED

3. U. and J. Frechette

MOVED BY MR. AABJERG  
SECONDED BY MR. PETRIE:

That the appeal of Mr. and Mrs. Frechette be denied.

4. J. Kim

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG:

That the appeal of Mr. J. Kim be tabled until such time as he appears before the Board to explain his appeal.

CARRIED

5. S. Lornie Construction Ltd.

MOVED BY MR. AABJERG  
SECONDED BY MR. PETRIE:

That the appeal of S. Lornie Construction Ltd. be approved in accordance with his submission to the Board.

CARRIED



Wednesday, May 28th, 1975  
Board of Variance Minutes, cont'd

6. F. Gray

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG:

That the appeal of Mr. F. Gray be approved in accordance with his submission to the Board.

CARRIED

7. G & H Holdings Ltd.

MOVED BY MR. AABJERG  
SECONDED BY MR. PETRIE:

That the appeal of G & H Holdings Ltd. be approved in accordance with their submission to the board and that they be allowed to reduce their landscape strips to five feet six inches as indicated on the plans presented.

CARRIED

8. Dr. R. A. McEachren

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG:

That the appeal of Dr. R. A. McEachren be denied.

CARRIED

9. Mr. H. B. Walker

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG:

That the appeal of Mr. H. B. Walker be approved with the recommendation that the new entrance to the dwelling come from the side of the proposed addition.

CARRIED

10. T.B.A. Holdings Ltd.

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG:

That the appeal of T.B.A. Holdings Ltd. be denied.

CARRIED

11. Mr. D. Drewlo

MOVED BY MR. AABJERG  
SECONDED BY MR. PETRIE:

That the appeal by Mr. Drewlo for front yard relaxation for the lot situated at 2338 Huron Drive be approved and the front yard setback to be 25 feet from the edge of the road allowance of Huron Drive disregarding the 25 foot widened road allowance which provides for the culvert inlet.

CARRIED

Wednesday, May 28th, 1975  
Board of Variance, cont'd

12. Soloman Construction Ltd.

MOVED BY MR. AABJERG  
SECONDED BY MR. PETRIE:

That the appeal of Soloman Construction Ltd. be approved in accordance with their submission to the Board and they be allowed a five foot front yard setback relaxation.

CARRIED

13. Mr. P. Robinson

Item withdrawn.

14. R. H. Brown

MOVED BY MR. AABJERG  
SECONDED BY MR. PETRIE:

That the appeal of Mr. R. H. Brown be denied.

CARRIED

15. Mr. D. Garry

MOVED BY MR. AABJERG  
SECONDED BY MR. PETRIE:

That the appeal of Mr. D. Garry be approved in accordance with his submission to the Board and that he be allowed to make an addition to his non-conforming dwelling at 3025 Glen Drive.

CARRIED

16. Mr. D. C. Miller

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG:

That the appeal of Mr. Miller be approved in accordance with his submission to the Board and he be allowed to make a non-conforming addition to his existing non-conforming dwelling at 962 Hoy Street.

CARRIED

17. Mr. J. E. Wood

MOVED BY MR. AABJERG  
SECONDED BY MR. PETRIE:

That the appeal of Mr. J. E. Wood be denied.

CARRIED

ADJOURNMENT

The Chairman declared the meeting adjourned at 11:30 p.m.



ACTING CHAIRMAN

Wednesday, June 25th, 1975,  
Board of Variance - 7.00 p.m.

### BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Wednesday, June 25th, 1975 at 7.00 p.m.

Members present were Mr. G. Crews, Acting Chairman; Mr. B. A. Aabjerg, and Mr. James Petrie. Also attending the meeting were Mr. S. Jackson, Current Planner and Mr. R. Rush, Building Inspector and Mr. F. L. Pobst, Municipal Clerk, who acted as Secretary.

Mr. Crews explained the regulations after introducing Members of the Board and staff indicating that all appeals would first be heard and that the Board would rule on them after and all applicants would be informed by letter from the Municipal Clerk's office.

1. Alley Estates Ltd.,  
824 Ingersoll Avenue.  
Subject: Relaxation of Front and Rear yard Requirements.

Mr. Jackson informed the Board that Mr. Alley had advised the Planning Department that he would not be present. Mr. and Mrs. Chuck Nishimura remained to the end of the Hearing and then had explained to them the import of the application by Alley Estates.

The Community Planner's brief indicated that this application, if granted, would permit the construction of a duplex home in a manner which would make better use of a particular siting situation of the lot under review. On May 29th, 1975 the Planning Director advised the applicant that the Planning Department was agreeable to the setbacks provided in the site plan submitted by the property owner and stated that the department would recommend favourably to the Board of Variance if an appeal were placed before them. The Planning Department recommended approval of this appeal.

Mr. and Mrs. Nishimura left the Hearing stating that they had no objections to the proposal.

2. McDonald's Restaurant,  
515 North Road.  
Relaxation of Rear Yard Requirements.

Mr. Blair Moore of McDonald's Restaurant, Western Canada Ltd., explained the reason for wanting to move away from the building the freezer as proposed, stating that any location other than the rear corner area will create an obstruction to the public and thus increase the risk of bodily injury and major structural damage to the enclosure itself. The policy of McDonald's now is to operate a freezer at each of their restaurants rather than the fresh meat supplies presently used. The freezer would be at a 10° below 0° aircooled compressor and if the noise increases that they will muffle the compressor.

Wednesday, June 26th, 1975,  
Board of Variance, cont'd.

The Community Planner presented this comment: This appeal is for the relaxation of zoning by-law requirements with regard to a 25' setback on rear property line. In this particular instance, the rear property line abuts Whiting Way and is across the street from a school site. On June 11th, 1975 the Design Committee reviewed the plans and colour photos submitted by the applicant and found the proposed building acceptable. Planning Department has no objections to the appeal.

3. N. Bianchet,  
2389 Cape Horn Avenue.  
Subject: Relaxation of Front Yard Requirements.

Mrs. Bianchet explained the purpose of the building of a family room above the existing carport which is at present four feet from the property line and, as it had been explained, buildings and structures shall be sited not less than six feet from an interior side lot line and they wish the width to remain at 15' instead of the 13' that would be required to qualify under the regulations.

They replied that the house was seven years old, the basement was not completed and they wished another room for their small family.

The Community Planner stated that the application appears to be a local issue and that the Planning Department have no objection to the appeal.

4. Kimfong Holdings,  
511 Blue Mountain Street.  
Subject: Relaxation of front and side yard  
and landscape strip requirements.

Mr. Kim stated that it was their desire to add a four and a half foot structure on the front of the present store toward Blue Mountain Street for the keeping of flowers and presto logs in the form of protection to his merchandise. Mr. Kim stated that considerable amount of destruction to his presto logs stored at the entrance had been experienced and that the moving of flowers from the rear of the store to the front each day was a heavy burden.

The non-conforming use was itemized while the Building Inspector stated that the ruling of the Solicitor was that where there is a non-conforming use that providing the extension is made to conform, the one is not affected by the other.

Wednesday, June 26th, 1975,  
Board of Variance, cont'd.

The Community Planner stated in his brief that this appeal was on the Agenda of May 28th, 1975 hearing of the Board. At that time, the application was supported by some 113 names on a petition of persons listed as customers of the store. The proposal is to enclose a portion of the building facing Blue Mountain Street. The Planning Department has no objection to this appeal.

There was no opposition to this application.

CONCLUSIONS

1. Alley Estates Ltd.

MOVED BY MR. AABJERG:  
SECONDED BY MR. PETRIE:

That the appeal of Alley Estates Ltd. for the relaxation of front and rear yard requirements to permit the construction of a duplex home, be approved.

CARRIED

2. McDonald's Restaurant.

MOVED BY MR. AABJERG  
SECONDED BY MR. PETRIE:

That the application for relaxation of rear yard requirements be approved.

CARRIED

3. N. Bianchet.

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG:

That the application for relaxation of side yard requirements be denied.

CARRIED

4. Kimfong Holdings.

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG:

That this application be allowed providing the existing front wall remains structurally unchanged.

CARRIED

Wednesday, June 26th, 1975,  
Board of Variance, cont'd.

ADJOURNMENT

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

Gay R. Crews ACTING CHAIRMAN

Tuesday, December 16th, 1975,  
Board of Variance - 7.00 p.m.



BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers, Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, December 16th, 1975 at 7.00 p.m.

Members present were Mr. G. Crews, Chairman; Mr. B. A. Aabjerg, Mr. James Petrie and Mr. B. Hansen. Also attending the meeting were Mr. T. Klassen, Municipal Clerk, who acted as Secretary to the Board.

Mr. Crews explained to those present that all of the appeals would be heard and the Board would rule on them after and all applicants would be informed by letter from the Municipal Clerk's office of the decision of the Board.

Submitted to the Board for this meeting were comments from Mr. R. W. Rush, Building Inspector, dealing with each application and a copy of those comments dated December 15th, 1975 is attached hereto and forms a part of these Minutes. Also submitted was a brief from the Planning Department dated December 16th, 1975 dealing with each one of the items before the Board this evening and a copy of that report is attached hereto and forms a part of these Minutes.

1. Mr and Mrs. E. W Belcher,  
1319 Regan Avenue.  
Subject: Relaxation of rear yard requirements.

Mr. Belcher addressed the Board and stated that he wishes to subdivide his property at 1319 Regan Avenue and that when the subdivision is completed his existing dwelling will have only a 13.5 foot rear yard setback instead of the required 20 foot rear yard setback.

Mr. Belcher further advised the Board that he cannot afford to move the existing house to comply with the setback requirements and that the two new lots which would be created by the subdivision would in fact represent his life savings to be used for his retirement.

In answer to a question from Mr. Aabjerg, Mr. Belcher stated that the original dwelling was built in 1954.

There was no opposition expressed to this application.

2. Acme Drywall Ltd.,  
2060 Concord Avenue.  
Subject: Relaxation of front yard requirements.

Mr. Dennis Villeneuve spoke on behalf of Acme Drywall Ltd. and advised that the company had purchased the lot at 2060 Concord Avenue and because of various easements across this property on both the front and side yards as well as the cul de sac on which the property fronts, it is very difficult to site a dwelling maintaining the required front yard setback and he was therefore requesting relaxation in order that the face of the front steps leading to the dwelling could be sited to within 20 feet of the front yard property line.

Tuesday, December 16th, 1975,  
Board of Variance, cont'd.

Mr. R. Boileau, speaking on behalf of H. A. Roberts Ltd., the developers of the subdivision, advised that when the property was originally subdivided it was impossible to enlarge this lot because the owners of the property to the rear did not want to sell any portion of their property in order to allow a larger lot.

There was no opposition expressed to this application.

3. Mr. W. Mittelsteadt,  
820 Dogwood Street.  
Subject: Relaxation of side yard requirements.

Mr. Mittelsteadt addressed the Board and stated that he wished to have approval for the carport addition which he had already built on to his non-conforming dwelling which only had a 9.5 side yard setback instead of the required 12.5 feet. Mr. Mittelsteadt explained that to add this carport on to any other portion of the dwelling would not enhance its appearance.

Mr. Mittelsteadt advised that he had hired a carpenter to build the carport and had requested that he obtain the necessary permits however he did not learn until later that the permit had not been obtained.

Mr. Petrie inquired as to whether the existing garage had been incorporated as a part of the living space of the existing dwelling and Mr. Mittelsteadt stated that this had not been done but that the existing garage was being used as a storage room.

There was no objection expressed to this application.

4. Mr. and Mrs. R. L. Carlson,  
888 Seymour Drive.  
Subject: Relaxation of side yard requirements.

Mr. Carlson addressed the Board and advised that he wished to put a family room over an existing garage as he had four children and needs the extra room. He advised that the existing garage at the back corner only has a five foot rear yard setback instead of the required six feet and he also advised that the overhang of the existing roof line would not change with the proposed addition.

In answer to a question from Mr. Aabjerg, Mr. Carlson advised that he had acquired a permit to enclose the carport on his dwelling as a result of an appeal to the Board of Variance on November 19th, 1971.

There was no objection expressed to this application.



Tuesday, December 16th, 1975,  
Board of Variance, cont'd.

5. Jack Cewe Limited,  
North end of Pipeline Road.  
Subject: Relaxation of rear yard requirements.

Mr. George Fenning addressed the Board on behalf of Jack Cewe Ltd. and stated that they wished to expand their equipment facility on Pipeline Road by building a storage shelter measuring 200 feet by 32 feet and in order to utilize fully their property, they wish to be able to site this structure 12 feet from the easterly property line instead of the required 50 feet. He went on to state that the shelter would be used to store and protect equipment during winter months.

In answer to a question from Mr. Crews, Mr. Fenning stated that were they to meet the setback requirements, there would not be enough room to maneuver equipment within the yard.

In answer to another question from Mr. Crews, Mr. Fenning stated that if they were turned down on this application, they would have to find some other solution.

Mr. Fenning stated that at present they can store their equipment right next to the property line but cannot build a roof over it and the structure that they are proposing is basically wide open with a roof and sides being protected only by a wire fencing.

Mr. Crews inquired of Mr. Fennings as to whether or not the company had held discussions with the Planning Department with respect to obtaining rezoning of this property in order to allow them to make the necessary additions and alterations to their structures situated on the property and was advised that no such discussions had been undertaken up to this point.

Mr. Aabjerg inquired as to how many additions had been placed on this property and was advised that this was at least the third or fourth time that the company had come before the Board of Variance seeking such additions and further, Mr. Fennings advised that this addition should last them for at least two or three years.

In answer to a question from Mr. Crews, Mr. Fennings advised that the life expectancy of the Jack Cewe pit is approximately 50 years.

There were no objections expressed to this application.

6. Mr. Jack R. Gregg,  
630 Gauthier Avenue.  
Subject: Relaxation of side yard requirements.

The Secretary advised the Board that this application was withdrawn by Mr. Gregg by telephone at 4.10 p.m. on December 16th, 1975.

Tuesday, December 16th, 1975,  
Board of Variance, cont'd.

7. D. Whitter,  
1644 Austin Avenue.  
Subject: Relaxation of side yard requirements.

Mr. Whitter addressed the Board and stated that he wishes to add a double carport to the side of his existing non-conforming dwelling which does not at the present time have the required 37 foot setback and, as well, he was requesting permission to build to within two feet, one inch of the east property line with the overhang of the roof coming to within seven inches of the property line.

Mr. Whitter advised that he requires this carport as he has no lane in which to gain access to the rear of his property in order to construct a garage in that location and, as well, Austin Avenue is proposed to be widened in this area which will leave him no parking space on Austin Avenue and he presently has two cars which require storage.

Mr. Crews inquired as to how old the existing dwelling is and Mr. Whitter advised that he did not know but he had originally purchased the property in 1965.

There was no objection expressed to this application.

8. R. Engeseth,  
1000 Thomas Avenue.  
Subject: Relaxation of side yard requirements.

Mr. Engeseth addressed the Board and stated that he wishes to close in his existing patio in order to give enclosed access to the basement so that he can construct additional living space in the basement as at present he has only a one bedroom dwelling and he has two children. Mr. Engeseth stated that the floor and roof of the addition were existing and he only wished to close in this area in order to provide additional living space.

Mr. Engeseth also requested approval to upgrade and enclose the existing carport which at present sits on municipal road allowance property and was originally constructed prior to his purchase five years ago. With respect to this carport, he stated that he realized it was constructed on municipal road allowance and he was prepared in the future to take it down were he so instructed. It was explained to Mr. Engeseth that the Board of Variance had no authority to allow construction or alteration of any structure that was placed on municipal property.

There was no objection expressed to this application.

9. KelGrey Construction Ltd.,  
2567 Ashurst Avenue.  
Subject: Relaxation of side yard requirements.

Mr. Kelbert addressed the Board on behalf of KelGrey Construction and advised the Board that his company had constructed a new dwelling at 2567 Ashurst Avenue and had erected stairs on the side of the dwelling which projected into the side yard setback requirements.

Tuesday, December 16th, 1975,  
Board of Variance, cont'd.

As a result of a complaint from a neighbour, the Building Department had required that the steps be removed.

Mr. Kelbert went on to explain that as a result of there not being a direct access to the top floor of the dwelling, they have found it almost impossible to obtain a mortgage for the dwelling.

Mr. Aabjerg inquired as to how many steps there would be to ground level and was advised that there would be twelve. And to a further question from Mr. Aabjerg, Mr. Kelbert advised that the house on the adjoining lot only had a six foot side yard setback as well.

Mr. Martin, the adjoining owner, advised the Board that he opposed steps coming down this side of the dwelling as he thought they should be located in a completely different area, however, if they were allowed, he would like to see the plans of the proposed steps and would like to see some sort of protection provided his property in order that persons coming down the stairs would not have to step on his property in order to gain access to the front yard.

Mr. Kelbert explained that he would be willing to construct stairs thirty inches wide if the Board would approve and he would be willing to meet with the neighbour to discuss the design of these stairs.

10. Josephine Ducharme,  
570 Austin Avenue.  
Subject: Relaxation of side yard requirements.

Mr. Roger Ducharme appeared on behalf of his mother and advised that she wishes to subdivide her property at 570 Austin Avenue in order to create a new lot having a 50 foot frontage.

Mr. Ducharme stated that his mother was going to remove the sundeck as well as a 5.5 foot portion of the dwelling in order to provide a minimum setback of 5.2 feet instead of the required six feet.

There was no objection expressed to this application.

11. Brett McGillivray,  
961 Rochester Avenue.  
Subject: Relaxation of front yard requirements.

Mr. McGillivray addressed the Board and stated that he wishes to make additions to his dwelling at 961 Rochester Avenue and he requires more living space because the existing dwelling only has the two bedrooms and he has one child and, as well, he is a teacher and requires a den for his personal use and, as well, his wife requires some room to carry out her own hobbies.

Tuesday, December 16th, 1975,  
Board of Variance, cont'd.

Mr. McGillivray stated that what he is essentially doing in the front of the dwelling is closing in the existing porch and enlarging it somewhat. As a result, the front of the dwelling would come to within 19.5 feet of the property line, thus requiring the approval of the Board.

Mr. McGillivray stated that the main expansion of the dwelling would be to the rear and he would be adding some 650 square feet which would contain a master bedroom, a front bedroom and some other additional living space.

Mr. McGillivray, in answer to a question from a member of the Board, stated that he would estimate the cost of the renovations to be in the vicinity of \$14,000.00.

There was no opposition expressed to this application.

12. Gordon Wrightman,  
1757 Thomas Avenue.  
Subject: Relaxation of side yard requirements.

Mr. Wrightman addressed the Board and advised that he wishes to construct a family room over his existing carport and, as a result, will be utilizing approximately two-thirds of the existing sundeck.

Mr. Wrightman advised that the proposed addition would not greatly affect the adjacent neighbour as it would actually be situated in such a manner as to be to the rear of the adjacent dwelling because his dwelling is situated 36 feet from the front road allowance.

Mr. Petrie inquired of Mr. Wrightman as to whether or not he had a basement in the existing dwelling and Mr. Wrightman stated that he did and that he had in fact finished off a recreation room in this area, however, the family do not make use of the room even though he has placed a colour t.v. in that area. He stated that it would be his intention, if he is allowed to construct the proposed addition, to convert the existing recreation room into a games room.

There was no objection expressed to this application.

13. Mr. R. C. Raabe,  
1854 Harbour Drive.  
Subject: Relaxation of front yard requirements.

Mr. Raabe addressed the Hearing and stated that he wished to close in the existing carport on his dwelling to provide a playroom for his children. He stated that he required this area as he does not have a basement in this dwelling. Mr. Raabe went on to explain that he then wished to construct a new carport to the front of the existing carport which would mean he would be coming to within 22.8 feet of the front property line instead of the required 25 foot front yard setback.

Tuesday, December 16th, 1975,  
Board of Variance, cont'd.

Mr. Raabe advised that he had discussed this proposal with his neighbours and none of them had any objections and had so indicated on a petition submitted to the Board.

There was no opposition expressed to this application.

14. Anthony V. Pare,  
690 Poplar Street.  
Subject: Relaxation of side yard requirements to  
allow for roof overhang on carport.

Mr. Pare addressed the Board and stated that he wishes to construct a carport having a width of 12 feet which would mean that he would only have a 4 foot side yard setback and the overhang of the roof would also extend into the 4 foot setback requirements. He stated that he requires this width carport as he has an 8 x 20 foot trailer and if he were to construct within by-law requirements he would not have space enough to back the trailer into the parking space and also would not have room to open the door on the trailer in order to gain access.

Mr. Pare explained that he has already constructed the carport however, he now wished to cover in the overhang portion of the roof which extends into the side yard setback requirement and this was the reason he was now before the Board.

There was no opposition expressed to this application.

15. Ronald R. Huyton,  
2564 Ashurst Avenue.  
Subject: Relaxation of front yard requirements.

There was no one in attendance to explain this application and the Chairman asked if there was anyone present who objected to the proposal and no objections were made known.

16. Glen Roy Mechanical Ltd.,  
709 MacIntosh Street.  
Subject: Relaxation of side yard requirements.

Mr. Glen Pierce appeared on behalf of Glen Roy Mechanical Ltd. and stated that they would like relaxation of side yard setback requirements in order to construct a cantilevered china cabinet which would extend two feet into the side yard setback requirements and would be in line with the fireplace projection already in existence. Mr. Pierce explained that the dining room in the dwelling is only 10 feet by 11.6 feet and therefore a china cabinet would be a very desirable feature within this dwelling.

Tuesday, December 16th, 1975,  
Board of Variance, cont'd.

17. Mr. R. Weber,  
2555 Passage Drive.  
Subject: Relaxation of rear yard requirements.

Mr. Weber addressed the Board and stated that he has constructed an addition to the carport and sundeck on his dwelling coming to within 14 feet of the rear property line and that this had been done prior to obtaining a permit and he is now seeking approval of the Board in order to allow this addition to remain contrary to the requirements of the rear yard setback regulations. Mr. Weber stated that he needed the additional area for storage.

In answer to a question from a member of the Board, Mr. Weber stated that this was his first house and he was unfamiliar with requirements for obtaining building permits.

There was no opposition expressed to this application.

18. Mr. A. Walry,  
712 Folsom Street.  
Subject: Relaxation of side yard requirements.

Mr. Walry addressed the Board and stated that he wished relaxation of side yard requirements in order to allow the roof overhang from a carport to extend to within 2 feet of the side yard property line. He stated that in past he had constructed houses in the District of Coquitlam and had been allowed to have the roof overhang extend 2 feet into the side yard setback requirements, however, a recent interpretation of the Zoning By-law by municipal officials had changed the setback requirements making it mandatory for a roof overhang of an open carport to come no closer than four feet to the side yard property line.

Mr. Walry acknowledged that specific note had been made on his approved plans, however he advised the Board that he does not use the approved plans for construction purposes and had taken for granted that the regulations had not changed in any way and had constructed the forms and poured the concrete.

There was no opposition expressed to this application.

### CONCLUSIONS

1. Mr. and Mrs. E. W. Belcher.

MOVED BY MR. AABJERG:  
SECONDED BY MR. HANSEN:

That the appeal of Mr. and Mrs. E. W. Belcher be approved in accordance with their submission to the Board and the existing dwelling be allowed to remain in its current location following subdivision of their property.

CARRIED

Tuesday, December 16th, 1975,  
Board of Variance, cont'd.

2. Acme Drywall Ltd.

MOVED BY MR. AABJERG  
SECONDED BY MR. HANSEN:

That the appeal of Acme Drywall Ltd. be approved in accordance with their submission to the Board and they be allowed to construct a dwelling at 2060 Concord Avenue with the face of the front steps coming to within 20 feet of the front property line.

CARRIED

3. W. Mittelsteadt.

MOVED BY MR. AABJERG  
SECONDED BY MR. HANSEN:

That the appeal of Mr. W. Mittelsteadt be approved in accordance with his submission to the Board and that he be allowed to construct a carport in the location as shown on his site plan submitted to the Board of Variance.

CARRIED

4. Mr. and Mrs. R. L. Carlson.

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG:

That the appeal of Mr. and Mrs. Carlson be approved in accordance with their submission to the Board and they be allowed to construct a room over their existing garage coming to within five feet of the side property line and, as well, they be allowed to construct a roof overhang of a maximum of two feet extending into five foot side yard setback.

CARRIED

5. Jack Cewe Ltd.

MOVED BY MR. AABJERG  
SECONDED BY MR. HANSEN:

That the appeal of Jack Cewe Limited be denied and that the Board recommend to the company that they seek an amendment to the provisions of the Zoning By-law with respect to their property in order that they may develop it in accordance with their needs.

CARRIED

Tuesday, December 16th, 1975,  
Board of Variance, Cont'd.

6. Jack R. Gregg.

This item was withdrawn.

7. D. Whitter.

MOVED BY MR. PETRIE  
SECONDED BY MR. HANSEN:

That Mr. Whitter comply with the side yard setback with respect to his proposed addition for a carport but that relaxation of front yard setback requirements be permitted to allow construction of a carport, the front face of which is not to extend past the front face of the existing dwelling on the property.

CARRIED

8. R. Engeseth.

MOVED BY MR. PETRIE  
SECONDED BY MR. HANSEN:

That Mr. Engeseth be allowed to close in his existing patio in order to provide additional living space in accordance with his submission to the Board.

CARRIED

9. KelGrey Construction Ltd.

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG:

That the appeal of KelGrey Construction Ltd. be approved and they be allowed to construct a stairway coming to within 3 feet of the east property line and recommend that the contractors consult with the immediate neighbour affected as to the design of the proposed stairway.

CARRIED

10. Josephine Ducharme.

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG:

That the appeal of Josephine Ducharme be approved provided the 5.5 foot portion of the dwelling on the west side of the structure as well as the sundeck on the west side of the structure be removed prior to the subdivision being ratified.

CARRIED



Tuesday, December 16th, 1975,  
Board of Variance, cont'd.

11. Brett McGillivray.

MOVED BY MR. AABJERG  
SECONDED BY MR. HANSEN:

That the appeal of Mr. B. McGillivray be allowed in accordance with his submission to the Board.

CARRIED

12. Gordon Wrightman.

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG:

That the appeal of Mr. Gordon Wrightman be approved in accordance with his submission to the Board and that, as well, he be allowed the normal roof overhang of up to 2 feet into the side yard setback.

CARRIED

13. Rudy C. Raabe.

MOVED BY MR. PETRIE  
SECONDED BY MR. HANSEN:

That the appeal of Mr. Rudy C. Raabe be approved in accordance with his submission to the Board.

CARRIED

14. Anthony V. Pare.

MOVED BY MR. AABJERG  
SECONDED BY MR. PETRIE:

That the appeal of Mr. Anthony V. Pare be approved in accordance with his submission to the Board and he be allowed to construct a roof overhang on to the carport extending a maximum of 2 feet into the side yard setback requirements.

CARRIED

15. Ronald R. Huyton.

MOVED BY MR. PETRIE  
SECONDED BY MR. HANSEN:

That the appeal of Mr. Ronald R. Huyton be approved in accordance with his submission to the Board and the existing canopy on the front of the dwelling be allowed to remain.

CARRIED

Tuesday, December 16th, 1975,  
Board of Variance, cont'd.

16. Glen Roy Mechanical Ltd.

MOVED BY MR. HANSEN  
SECONDED BY MR. PETRIE:

That the appeal of Glen Roy Mechanical Ltd. be approved in accordance with their submission to the Board and they be allowed to construct a cantilevered china cabinet extending into the side yard setback requirements by no more than 2 feet.

CARRIED

17. Mr. R. Weber.

MOVED BY MR. HANSEN  
SECONDED BY MR. PETRIE:

That the appeal of Mr. R. Weber be approved in accordance with his submission to the Board and he be allowed to retain the new additions of an open carport and sundeck that he has already constructed.

CARRIED

18. A. Walry.

MOVED BY MR. PETRIE  
SECONDED BY MR. HANSEN:

That the appeal of Mr. A. Walry be approved in accordance with his submission to the Board and he be allowed to come within 2 feet of the property line with the overhang of the carport roof provided that the setback to the carport posts will be 4 feet.

CARRIED

NEW MEMBER

The Chairman welcomed to the Committee Mr. B. Hansen who was recently appointed as one of the Provincial Government members on the Board of Variance.

ADJOURNMENT

The Chairman declared the meeting adjourned at 10.45 p.m.

\_\_\_\_\_  
CHAIRMAN

**DISTRICT OF COQUITLAM**

Inter-Office Communication

TO: T. KLASSEN DEPARTMENT: SECRETARY TO THE BOARD OF VARIANCE DATE: December 16/75  
 FROM: R. W. RUSH DEPARTMENT: BUILDING INSPECTION YOUR FILE:  
 SUBJECT: December 16 Meeting OUR FILE:

Comments of the Building Inspection Department on each of the items on the agenda of the Board of Variance Meeting of December 16 are as follows:

ITEM 1 (1319 Regan Avenue) No conflict with Building Bylaw. Therefore no objection to the granting of relief from the setback requirements of the Zoning Bylaw.

ITEM 2 (2060 Concord Avenue) No conflict with Building Bylaw. No objection.

ITEM 3 (820 Dogwood Street) No conflict with Building Bylaw construction standards. Constructed without a permit. No objection to the granting of relief from the siting requirements of the Zoning Bylaw.

ITEM 4 (888 Seymour Drive) Not inspected, but would have no objection provided no part of the structure(including roof overhangs) come closer than 4 feet to the side property line.

ITEM 5 (Jack Cewe Ltd., Pipeline Road) Site not inspected, nor proposed building plans examined, but would have no objection. Construction would be expected to comply with the Building Bylaw, as a condition of a building permit.

ITEM 6 (630 Gauthier Avenue) The proposed new property line must be a minimum of 2 feet from the garage in order to comply with the National Building Code, unless the side wall has "a fire-resistance rating of at least 3/4 hour." No windows or doors are permitted in the side wall if located less than 4 feet from the side property line. It is noted that the existing garage has a window in the side wall, and also that there is a roof overhang of approximately 16 inches. The foregoing dimensions referred to, concerning the National Building Code, are to the nearest part of the building, which in this case would be to the outer edge of the eave overhang. No objection to granting of relief from the siting requirements of the Zoning Bylaw, but the foregoing Building Bylaw requirements must be complied with.

ITEM 7 (1644 Austin Avenue) For this proposed attached carport, less than 4 feet from the side property line, the construction materials and assembly require "a fire-resistance rating of at least 3/4 hour." No objection, providing construction complies with the Building Bylaw.

ITEM 8 (1000 Thomas Avenue) Being technically a corner lot, the setback from LeBleu Street is permitted to be 12½ feet, rather than 25 feet. The applicant avoided applying for a building permit, and was well along with construction before it was noticed, and he was asked to take out a building permit. Otherwise, the applicant's problem con-

cerning the Zoning Bylaw setback requirements would have been brought to his attention before construction commenced. Regardless, I would endorse approval of this application, since it is no closer to LeBleu Street than the main portion of the house. However, we would recommend that the applicant be required to remove the existing carport roof from the road allowance. It is encroaching onto the road allowance by perhaps 14 feet or so. It is creating no particular problem at this time, but could create hard feelings in the future if it has to be removed by the Municipality or B.C. Hydro or other public utility.

ITEM 9 (2567 Ashurst Avenue) Not inspected. Neither an access from the kitchen, nor more than one exit from a house, is required by the Building Bylaw. I would recommend that these steps come no closer than 4 feet to the property line. Otherwise this Department would have no objection to relaxation of the 6 feet sideyard setback requirement.

ITEM 10(570 Austin Avenue) It may be difficult for construction of this house to comply with the Building Bylaw requirements. If the 5.5 foot projecting portion of the house is removed, it could remove some required or desired rooms or facilities. The maximum permitted area of openings in the side wall has not been calculated in detail, but would probably be 9% of the wall area. Provided the house would meet the requirements of the Building Bylaw, this Department would have no objection to approval of this application.

ITEM 11(961 Rochester Avenue) This Department has no objection to this application in relation to the Building Bylaw, but would comment that this house appears to be already closer to Rochester Avenue than neighbouring houses.

ITEM 12(1757 Thomas Avenue) The Building Department would have no objection to this application, provided construction will be in accordance with the Building Bylaw.

ITEM 13(1854 Harbour Drive) Not inspected. No objection, since there appears to be no conflict with the Building Bylaw.

ITEM 14(690 Poplar Street) The building permit for this carport was approved with a 4 foot sideyard setback. The south wall was shown as being open. The roof was shown with no overhang into the 4 foot sideyard. A photocopy of the plan accompanying the building permit application is attached to this report. This Department would have ~~to recommend against this application,~~ <sup>STET</sup> unless the structure is altered to comply with the Building Bylaw ~~this Department has no objection to approval of this application, provided no part of the carport comes within 4 feet of the property line~~(the plan submitted with the building permit application clearly showed the roof to be constructed without an eave overhang into the 4 foot sideyard.

December 16 Meeting Cont'd.....

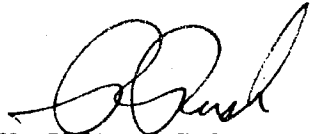
ITEM 15(2564 Ashurst Avenue)There appears to be no conflict with the Building Bylaw, and this Department therefore has no objection to approval of this relaxation of the front yard requirement of the Zoning Bylaw.

ITEM 16(709 McIntosh Street)This Department would have no objection to a china cabinet projecting to within 4 feet of the side property line.

ITEM 17(2555 Passage Drive)Construction has been virtually completed. A building permit was applied for only after a Stop Work Order was issued. If a permit had been applied for, the setback requirements of the Zoning Bylaw would have been brought to the owner's attention at that time, before construction commenced. Fortunately, there does not appear to be conflict with the Building Bylaw. This Department will decline to make any specific recommendation on approval of this application, or otherwise.

ITEM 18(712 Folsom Street) The Approved plans returned to the applicant with his building permit for this house clearly specified that the minimum sideyard clearance to the eave overhang is 4 feet. A photocopy of the applicable portion of the Approved plan is attached to this report. This Department would have to recommend against this application, unless construction can be altered to comply with the Building Bylaw construction requirements concerning fire-resistance rating.

Respectfully submitted,



R. W. RUSH, P.ENG.,  
CHIEF BUILDING INSPECTOR

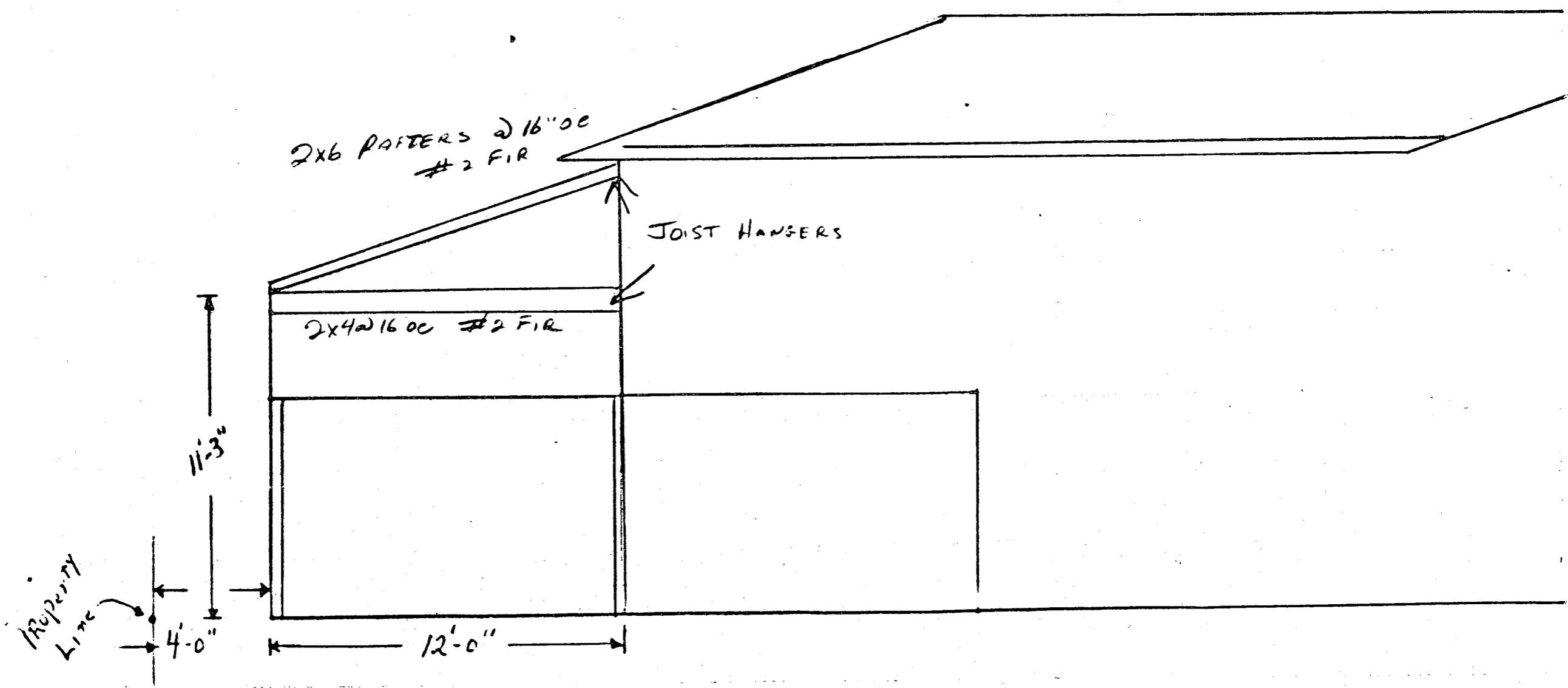
RWR:wpm

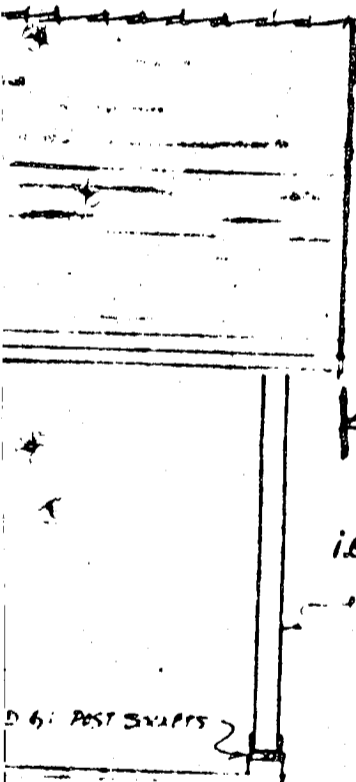
encls.

East Elevation

Scale -  $\frac{1}{4}'' = 1'-0''$

690 Poplar St

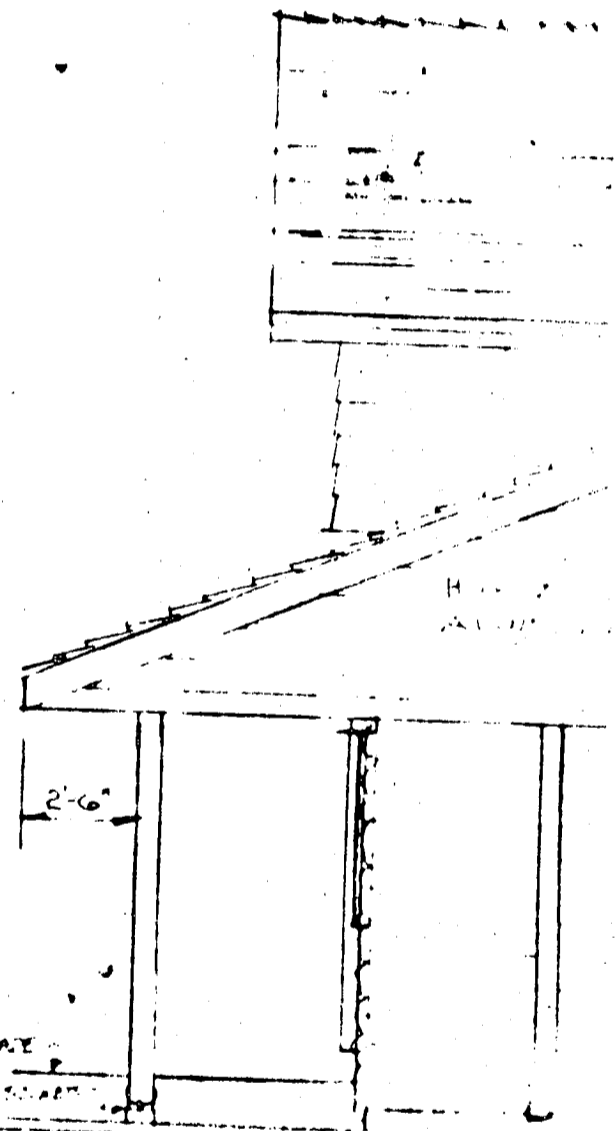




4 FT MIN.  
TO SIDE  
PROPERTY  
LINE.

i.e. IF SITE PLAN SHOWS 4 FT.  
PROPOSED TO CARPORT POSTS, THEN  
NO OVERHANG PERMITTED

0 61 POST SWAPS



2'-6"

4 FT MIN.

0 61 POST SWAPS

712 FOLSOM

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE - DECEMBER 16, 1975

ITEM #1

This application appears to be a local issue, and the Planning Department has no objection to the appeal. I note that the 20 foot rear yard setback would be of more concern if there were no lane between the properties, but in this instance the 13.5 foot rear yard setback will be adjacent to a 20 foot lane, making a total of 33.5 feet to the rear property line of the properties proposed to be created by subdivision on Grover Avenue.

ITEM #2

In view of the sewer easement running through this particular property, the normal interpretation by the Planning Department for the 25 foot front yard setback appears to set an undue restriction on the buildable site of this particular parcel. The Planning Department would have no objection to an appeal being granted whereby the front setback is taken only from that portion of Concord Avenue which is in a straight line and does not include the cul-de-sac portion of the street. I note that a similar appeal was successfully made to the Board at its September 10, 1975 Hearing for Lot 114 to the north, except that that appeal was to relax the requirement on the cul-de-sac portion to 6 feet, whereas this appeal is for a relaxation to 20 feet from the required 25.

In summary, the Planning Department has no objection to this appeal.

ITEM #3

This application appears to be a localized issue. I note that there appears to be only two lots on the north side of Lea Avenue west of Dogwood Street, and the Planning Department has no objection to the appeal.

ITEM #4

This application appears to be a localized issue, and the Planning Department has no objection to this relaxation of 1 foot in the side yard setback.

ITEM #5

Mr. George Fennings of Jack Cewe Ltd. discussed this appeal with me and it appears the main reason for the application is to permit a maximum maneuvering area on the site, and secondarily to construct the building close to the



Planning Department Brief to Board of Variance - Dec. 16, 1975 con't

ITEM #5 con't

property line to act as a fence for security reasons. This accessory building for a resource use in an A-3 Agricultural Zone requires a 50 foot rear yard setback, according to Section 503(2)(b)(ii), and would leave a maneuvering aisle 83 feet wide at its narrowest point. According to Mr. Fennings, the trucks and trailers they use are 65 feet long and they would prefer 120 feet of maneuvering area at its narrowest point. Mr. Fennings also stated that the long term plans for this site include the construction of two more storage sheds along the east property line. The Planning Department is of the opinion that if the applicant is going to appeal in the future for a relaxation of the rear yard setback for two more buildings, in addition to the present appeal, the by-law requirement should be reviewed and the applicant might wish to attempt to revise this provision in the Zoning By-law. Under the circumstances of this particular appeal, however, the Planning Department questions the hardship involved for the applicant, and therefore cannot support this appeal.

ITEM #6

The Planning Department is presently preparing housekeeping amendments to the Zoning By-law, and one of the proposed amendments would remove the four foot side yard setback required for accessory residential buildings such as garages. In view of the proposed amendment, the Planning Department has no objection to the appeal.

ITEM #7

This application appears to be a localized issue, and the Planning Department has no objection to the appeal.

ITEM #8

According to the plans submitted by the applicant, it appears that a portion of the chimney is approximately 2' 8" from the property line on LeBleu Street. The carport itself appears to be located over the property line on LeBleu Street right-of-way. If the carport were removed from the dedicated road allowance, the Planning Department would not object to the addition proposed since it would not worsen the existing situation with regard to the setback from LeBleu Street.

Planning Department Brief to Board of Variance - Dec. 16, 1975 con't

ITEM #9

The application to the Board should have included Section 403(3)(b), which permits a relaxation of the side yard setback requirement by 2 feet for steps. Therefore, the appeal is to relax a required side yard setback of 4 feet to 3 feet. This application appears to be a localized issue, and the Planning Department has no objection to the appeal.

ITEM #10

If the application to the Board includes the removal of the sundeck and the 5.5 foot portion of the main building, the Planning Department agrees with the Subdivision Committee, and has no objection to the relaxation from the normally required 6 foot side yard setback.

ITEM #11

This application appears to be a localized issue, and the Planning Department has no objection to the appeal.

ITEM #12

This application appears to be a localized issue, and the Planning Department has no objection to the appeal for this relaxation of side yard requirements from 6 feet to 5 feet.

ITEM #13

This application appears to be a localized issue, and the Planning Department has no objection to the appeal.

ITEM #14

I note that the applicants' submission includes a page marked Exhibit A, dated October 17, 1975, with the notation that "there will be no patio above carport". This application appears to be a localized issue, and the Planning Department has no objection to the appeal.

ITEM #15

This application appears to be a localized issue, and the Planning Department has no objection to the appeal to permit this 1' 7" relaxation of the 21 foot front yard setback.

Planning Department Brief to Board of Variance - Dec. 16, 1975 con't

ITEM #16

This application appears to be a localized issue, and the Planning Department has no objection to the appeal.

ITEM #17

This application appears to be a localized issue, and the Planning Department has no objection to the appeal.

ITEM #18

This application appears to be a localized issue, and the Planning Department has no objection to the appeal.

SJ/ci

Respectfully submitted,



S. Jackson  
Community Planner

Wednesday, September 10th, 1975,  
Board of Variance - 7.00 p.m.

BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Wednesday, September 10th, 1975 at 7.15 p.m.

Members of the Board present were Mr. G. Crews, Acting Chairman, Mr. B. A. Aabjerg and Mr. James Petrie. Also attending the meeting were Mr. Sol Jackson, Current Planner, and Mr. F. L. Pobst, Municipal Clerk, who acted as Secretary.

Mr. Crews explained the regulations after introducing Members of the Board and staff, indicating that all appeals would first be heard and that the Board would rule on them after and all applicants would be informed by letter from the Municipal Clerk's office, who may be contacted tomorrow regarding the decision of the Board on their respective applications.

The Chairman passed suitable remarks of the late Mr. R. C. Parsons, who was Chairman of this Board of Variance for many years.

The Acting Chairman then introduced Mr. William Armstrong, who was recently appointed to the Board by the Municipal Council.

1. H. A. Roberts Group Ltd.,  
2059 Concord Avenue.  
Subject: Relaxation of front yard requirements.

The agent, Mr. Robert E. Boileau, presented the subject of hardship, requesting the Board consider the building of a residence to within six feet of the cul de sac, treating it the same as a side yard with the house facing Concord Avenue. It was pointed out that the H. A. Roberts Group knew at the time of subdivision of this problem.

Mr. S. Jackson stated that there is a buildable site and that on file September 14th, 1973 was a letter to the H. A. Roberts Group stating that there is 7,000 square feet for a building site on the lots on the cul de sac and although the cul de sac was later enlarged, there remains a sufficient building site.

Mr. Boileau pointed out that building of a residence of approximately 1,000 square feet or 1,100 square feet would work against the value of the remaining houses on the street and he would point out that the present request would not create a problem.

Mr. Battryn, 1966 Hillside Street, stated that he was in favour of this application and his lot 79 was going to have the same problem when he decided to build.

Presentations by R. W. Rush, Building Inspector, and S. Jackson, Current Planner, indicated no objections to this application.

Wednesday, September 10th, 1975,  
Board of Variance, cont'd.

2. Robert Boucher,  
959 Alderson Avenue,  
Subject: Relaxation of front yard requirements.

Mr. Boucher was informed of the area of the house as 924 square feet and he was asked the height of the basement above the road level and the Board was informed that this would be approximately 8 feet.

A neighbour, Mr. Salisbury, stated that he had no objections and believed it would enhance the area.

Questions were raised in regard to a building across the street and the circumstances surrounding the life of a building permit was given Mr. Salisbury.

The Building Department and Planning Department, in their briefs, stated that they had no objections to this application.

3. Mr. John P. Yallits,  
2211 Haversley Avenue.  
Subject: Relaxation of side yard requirements.

Mr. Yallits application was to close in the sundeck so as to weather-proof the area which he has been put to the expense of approximately \$200 per year to maintain the open carport roofing.

A letter was presented to the meeting from a neighbour who was in agreement with the application. At the reading of the Building Department's brief, Mr. Yallits appeared quite concerned that the records in the Building Department indicated that he had not obtained an occupancy certificate since Building Permit No. 7719 on November 29th, 1968. The Current Planner stated in his brief that there were no objections to this appeal. Mr. Yallits stated that there were windows to be installed facing a road to match the windows of the house.

4. Bruce Ritchie,  
1001 Dansey Avenue.  
Subject: Relaxation of side yard requirements.

This item was withdrawn because the applicant had since sold the property and had informed the District by telephone early last week.

Wednesday, September 10th, 1975,  
Board of Variance, cont'd.

5. Mr. J. Findler,  
575 Denton Street.  
Subject: Relaxation of side yard requirements.

Mr. Findler requested relaxation of side yard requirements because of hardship experienced in securing the necessary approvals for a pool and deck.

The application was corrected to read "At present it is 5 feet and does not comply", rather than 3 feet. Pictures of the pool before and after were presented, along with plans stating that he was desirous of coming within 5 feet at one point and not less than 10 feet at another point.

No objections were expressed by the Current Planner or the Building Inspector in regard to this application.

6. S. J. Dunster,  
844 Runnymede Avenue.  
Subject: Relaxation of side yard requirements.

Mr. Dunster explained the closing in of the gable over the carport and that his neighbours were in agreement and presented a letter to substantiate Mr. S. Ward, 848 Runnymede Avenue, owner of property next to the non-conforming side yard clearance of 5'6" who stated that he had no objections to the application. The Planner and Building Inspector in their brief stated that they had no objections to the appeal.

7. R. Turchak,  
2885 Norman Avenue.  
Subject: Relaxation of Front yard requirements.

The applicant requested an extension to within three or four feet within the side yard and rear yard setback.

The Chief Building Inspector stated that there were no objections to the application while the Current Planner stated that this is a difficult site and had no objections to the relaxation of the exterior side lot line requirement providing the natural growth in the area was retained in a large measure to offset the reduced setback.

8. E. Bauer,  
1420 Pipeline Road.  
Subject: Relaxation of front yard setback.

Mr. E. Bauer requested relaxation of front yard setback for the building of a house to replace a building destroyed by fire, more than 75% of its value and non-conforming as to the 37 foot setback requirement.

Wednesday, September 10th, 1975,  
Board of Variance, cont'd.

The Deputy Municipal Clerk circulated to the adjoining neighbours the details of the appeal and the hardship of removing foundations to meet the 37 foot setback.

There appeared to be no objections of a serious nature to the proposal and the matter was considered by telephone as an emergency matter and approval secured giving the neighbours plenty of time to express an opinion or oppose.

### CONCLUSIONS

#### 1. H. A. Roberts Ltd.

MOVED BY MR. ARMSTRONG  
SECONDED BY MR. AABJERG:

That the appeal of H. A. Roberts Group Ltd. for relaxation of front yard requirements be granted.

CARRIED

Objections were registered by J. Petrie.

#### 2. R. Boucher.

MOVED BY MR. AABJERG  
SECONDED BY MR. PETRIE:

That the appeal of Mr. R. Boucher for relaxation of front yard requirements at 959 Alderson Avenue be approved.

CARRIED

#### 3. J. P. Yallits.

MOVED BY MR. AABJERG  
SECONDED BY MR. ARMSTRONG:

That subject to the securing of an occupancy permit from the Building Department, the application for relaxation of side yard requirements be approved.

CARRIED

The Chairman asked the Secretary to advise the Building Inspector of the apparent concern of the applicant, the fact that an occupancy permit had not been issued for his building.

#### 4. Bruce Ritchie.

Mr. Ritchie notified the Board that he had disposed of the property and would not be continuing his request.

Wednesday, September 10th, 1975,  
Board of Variance, cont'd.

5. J. Findler.

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG:

That the application of Mr. Findler for a relaxation of side yard requirements be approved for 5 feet and 10 feet setback for the swimming pool as shown on the plan presented.

CARRIED

6. S. J. Dunster.

MOVED BY MR. AABJERG  
SECONDED BY MR. ARMSTRONG:

That the application of S. J. Dunster for relaxation of side yard requirements be approved.

CARRIED

7. R. Turchak.

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG:

That the application of R. Turchak for relaxation of front yard requirements be approved, providing the encroachment on to the side yard and rear yard setback does not exceed 5 feet for the posts.

CARRIED

With the passing of Chairman R. C. Parsons a motion was moved -

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG:

That the Acting Chairman, Gary Crews, be elected Chairman for the Board of Variance.

CARRIED

8. E. Bauer.

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG:

That approval be given to Mr. E. Bauer for relaxation of 37' front yard setback requirements to permit the use of foundation placed at 25 feet and the application be approved.

CARRIED



Wednesday, September 10th, 1975,  
Board of Variance, Cont'd.

Tabled and forming part of the Minutes is the report of the  
Community Planner and Chief Building Inspector under date  
of September 10th, 1975.

ADJOURNMENT

MOVED BY MR. AABJERG  
SECONDED BY MR. PETRIE:

That the Board of Variance Meeting adjourn. 10.25 p.m.

CARRIED

 CHAIRMAN

Sol Jackson

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: F. L. POBST DEPARTMENT: SECRETARY TO THE BOARD OF VARIANCE DATE: September 10/75

FROM: R. W. RUSH DEPARTMENT: BUILDING INSPECTION YOUR FILE:

SUBJECT: September 10 Meeting OUR FILE:

Comments of the Building Inspection Department on each of the items on the agenda of this evenings meeting of the Board of Variance are as follows:

Item #1...(2059 Concord Avenue)

No objection to granting of the applicants request for relaxation of the front yard setback requirements of the Zoning Bylaw.

Item #2...(959 Alderson Avenue)

No objection.

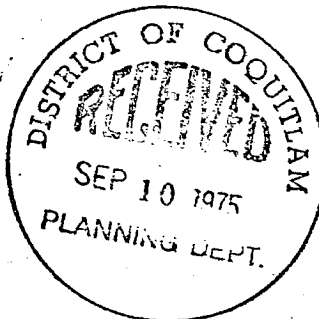
Item #3...(2211 Haversley Avenue)

Would recommend that the applicant complete construction of the existing house, and obtain an Occupancy Certificate, prior to embarking on additional expenditures for the proposed new work. Building Permit#7719 was issued to Mr. Yallits on November 29, 1968 for construction of his house at this address. The last inspection of construction was carried out on December 22, 1969, at which time some work remained to complete.

Would the Board consider tabling this present appeal until an Occupancy Certificate is obtained?

Item #4...(1001 Dansey Avenue)

No objection. From a telephone call from Mr. Ritchie on another matter earlier this week, I had understood that he has sold this house. Hence if he does not appear at this evenings meeting, that would probably be the reason why.



September 10 Meeting.....

Item #5...(575 Denton Street)

No objection.

Item #6...(844 Runnymede Avenue)

No objection.

Item #7...(2885 Norman Avenue)

No objection.

Respectfully Submitted,



R. W. RUSH, P.ENG.,  
CHIEF BUILDING INSPECTOR

RWR:wpm

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE - SEPTEMBER 10, 1975

ITEM #1

Under the circumstances of this particular parcel, with an easement running through the back third of the lot, the normal interpretation by the Planning Department for the 25 foot front yard setback appears to set an undue restriction on the buildable site. The Planning Department would have no objection to an appeal being granted whereby the front setback is taken only from that portion of Concord Avenue which is in a straight line and does not include the cul-de-sac portion of the street.

ITEM #2

This application appears to be a localized issue, and the Planning Department has no objection to the appeal.

ITEM #3

This application appears to be a localized issue, and the Planning Department has no objection to the appeal.

ITEM #4

On September 10, 1975, there was a lawn sign indicating that this property was sold. It appears that a cement structure has been installed approximately 3 feet from the east property line. This structure runs northerly from an area near the north-east corner of the house. In addition, Lot 15 to the east appears to have some forms in also, approximately 3 feet from the west property line of Lot 15. The Planning Department would like further information about the above matters before making a recommendation on this appeal.

ITEM #5

I believe the section of the Zoning By-law, on which the appeal should be made would be Section 603(4)(c)(iii) since the appeal is to site a swimming pool, which is a structure for accessory residential use rather than for a residential structure. The requirement at any rate, according to the Zoning By-law, is for 12½ feet from an exterior lot line. Since there appears to be no setback "line" along Appian Way, the Planning Department has no objection to this appeal.

ITEM #6

This application appears to be a localized issue, and the Planning Department has no objection to the appeal.

ITEM #7

This parcel appears to have some very fine natural growth, which can be used as a screen for a residential building which will be located on the property. The Planning Department recognizes that this is a very difficult site, due to the shape and location of the parcel, and has no objection to an appeal to relax the exterior side lot line requirement somewhat if the natural growth in the area was retained in large measure to offset the reduced setback.

*Respectfully submitted,*

*S. Jackson*

**S. JACKSON, COMMUNITY PLANNER**

Tuesday, December 16th, 1975,  
Board of Variance - 7.00 p.m.

501

BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers, Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, December 16th, 1975 at 7.00 p.m.

Members present were Mr. G. Crews, Chairman; Mr. B. A. Aabjerg, Mr. James Petrie and Mr. B. Hansen. Also attending the meeting were Mr. T. Klassen, Municipal Clerk, who acted as Secretary to the Board.

Mr. Crews explained to those present that all of the appeals would be heard and the Board would rule on them after and all applicants would be informed by letter from the Municipal Clerk's office of the decision of the Board.

Submitted to the Board for this meeting were comments from Mr. R. W. Rush, Building Inspector, dealing with each application and a copy of those comments dated December 15th, 1975 is attached hereto and forms a part of these Minutes. Also submitted was a brief from the Planning Department dated December 16th, 1975 dealing with each one of the items before the Board this evening and a copy of that report is attached hereto and forms a part of these Minutes.

1. Mr and Mrs. E. W. Belcher,  
1319 Regan Avenue.  
Subject: Relaxation of rear yard requirements.

Mr. Belcher addressed the Board and stated that he wishes to subdivide his property at 1319 Regan Avenue and that when the subdivision is completed his existing dwelling will have only a 13.5 foot rear yard setback instead of the required 20 foot rear yard setback.

Mr. Belcher further advised the Board that he cannot afford to move the existing house to comply with the setback requirements and that the two new lots which would be created by the subdivision would in fact represent his life savings to be used for his retirement.

In answer to a question from Mr. Aabjerg, Mr. Belcher stated that the original dwelling was built in 1954.

There was no opposition expressed to this application.

2. Acme Drywall Ltd.,  
2060 Concord Avenue.  
Subject: Relaxation of front yard requirements.

Mr. Dennis Villeneuve spoke on behalf of Acme Drywall Ltd. and advised that the company had purchased the lot at 2060 Concord Avenue and because of various easements across this property on both the front and side yards as well as the cul de sac on which the property fronts, it is very difficult to site a dwelling maintaining the required front yard setback and he was therefore requesting relaxation in order that the face of the front steps leading to the dwelling could be sited to within 20 feet of the front yard property line.

Tuesday, December 16th, 1975,  
Board of Variance, cont'd.

Mr. R. Boileau, speaking on behalf of H. A. Roberts Ltd., the developers of the subdivision, advised that when the property was originally subdivided it was impossible to enlarge this lot because the owners of the property to the rear did not want to sell any portion of their property in order to allow a larger lot.

There was no opposition expressed to this application.

3. Mr. W. Mittelsteadt,  
820 Dogwood Street.  
Subject: Relaxation of side yard requirements.

Mr. Mittelsteadt addressed the Board and stated that he wished to have approval for the carport addition which he had already built on to his non-conforming dwelling which only had a 9.5 side yard setback instead of the required 12.5 feet. Mr. Mittelsteadt explained that to add this carport on to any other portion of the dwelling would not enhance its appearance.

Mr. Mittelsteadt advised that he had hired a carpenter to build the carport and had requested that he obtain the necessary permits however he did not learn until later that the permit had not been obtained.

Mr. Petrie inquired as to whether the existing garage had been incorporated as a part of the living space of the existing dwelling and Mr. Mittelsteadt stated that this had not been done but that the existing garage was being used as a storage room.

There was no objection expressed to this application.

4. Mr. and Mrs. R. L. Carlson,  
888 Seymour Drive.  
Subject: Relaxation of side yard requirements.

Mr. Carlson addressed the Board and advised that he wished to put a family room over an existing garage as he had four children and needs the extra room. He advised that the existing garage at the back corner only has a five foot rear yard setback instead of the required six feet and he also advised that the overhang of the existing roof line would not change with the proposed addition.

In answer to a question from Mr. Aabjerg, Mr. Carlson advised that he had acquired a permit to enclose the carport on his dwelling as a result of an appeal to the Board of Variance on November 19th, 1971.

There was no objection expressed to this application.

Tuesday, December 16th, 1975,  
Board of Variance, cont'd.

5. Jack Cewe Limited,  
North end of Pipeline Road.  
Subject: Relaxation of rear yard requirements.

Mr. George Fenning addressed the Board on behalf of Jack Cewe Ltd. and stated that they wished to expand their equipment facility on Pipeline Road by building a storage shelter measuring 200 feet by 32 feet and in order to utilize fully their property, they wish to be able to site this structure 12 feet from the easterly property line instead of the required 50 feet. He went on to state that the shelter would be used to store and protect equipment during winter months.

In answer to a question from Mr. Crews, Mr. Fenning stated that were they to meet the setback requirements, there would not be enough room to maneuver equipment within the yard.

In answer to another question from Mr. Crews, Mr. Fenning stated that if they were turned down on this application, they would have to find some other solution.

Mr. Fenning stated that at present they can store their equipment right next to the property line but cannot build a roof over it and the structure that they are proposing is basically wide open with a roof and sides being protected only by a wire fencing.

Mr. Crews inquired of Mr. Fennings as to whether or not the company had held discussions with the Planning Department with respect to obtaining rezoning of this property in order to allow them to make the necessary additions and alterations to their structures situated on the property and was advised that no such discussions had been undertaken up to this point.

Mr. Aabjerg inquired as to how many additions had been placed on this property and was advised that this was at least the third or fourth time that the company had come before the Board of Variance seeking such additions and further, Mr. Fennings advised that this addition should last them for at least two or three years.

In answer to a question from Mr. Crews, Mr. Fennings advised that the life expectancy of the Jack Cewe pit is approximately 50 years.

There were no objections expressed to this application.

6. Mr. Jack R. Gregg,  
630 Gauthier Avenue.  
Subject: Relaxation of side yard requirements.

The Secretary advised the Board that this application was withdrawn by Mr. Gregg by telephone at 4.10 p.m. on December 16th, 1975.

Tuesday, December 16th, 1975,  
Board of Variance, cont'd.

7. D. Whitter,  
1644 Austin Avenue.  
Subject: Relaxation of side yard requirements.

Mr. Whitter addressed the Board and stated that he wishes to add a double carport to the side of his existing non-conforming dwelling which does not at the present time have the required 37 foot setback and, as well, he was requesting permission to build to within two feet, one inch of the east property line with the overhang of the roof coming to within seven inches of the property line.

Mr. Whitter advised that he requires this carport as he has no lane in which to gain access to the rear of his property in order to construct a garage in that location and, as well, Austin Avenue is proposed to be widened in this area which will leave him no parking space on Austin Avenue and he presently has two cars which require storage.

Mr. Crews inquired as to how old the existing dwelling is and Mr. Whitter advised that he did not know but he had originally purchased the property in 1965.

There was no objection expressed to this application.

8. R. Engeseth,  
1000 Thomas Avenue.  
Subject: Relaxation of side yard requirements.

Mr. Engeseth addressed the Board and stated that he wishes to close in his existing patio in order to give enclosed access to the basement so that he can construct additional living space in the basement as at present he has only a one bedroom dwelling and he has two children. Mr. Engeseth stated that the floor and roof of the addition were existing and he only wished to close in this area in order to provide additional living space.

Mr. Engeseth also requested approval to upgrade and enclose the existing carport which at present sits on municipal road allowance property and was originally constructed prior to his purchase five years ago. With respect to this carport, he stated that he realized it was constructed on municipal road allowance and he was prepared in the future to take it down were he so instructed. It was explained to Mr. Engeseth that the Board of Variance had no authority to allow construction or alteration of any structure that was placed on municipal property.

There was no objection expressed to this application.

9. KelGrey Construction Ltd.,  
2567 Ashurst Avenue.  
Subject: Relaxation of side yard requirements.

Mr. Kelbert addressed the Board on behalf of KelGrey Construction and advised the Board that his company had constructed a new dwelling at 2567 Ashurst Avenue and had erected stairs on the side of the dwelling which projected into the side yard setback requirements.



Tuesday, December 16th, 1975,  
Board of Variance, cont'd.

As a result of a complaint from a neighbour, the Building Department had required that the steps be removed.

Mr. Kelbert went on to explain that as a result of there not being a direct access to the top floor of the dwelling, they have found it almost impossible to obtain a mortgage for the dwelling.

Mr. Aabjerg inquired as to how many steps there would be to ground level and was advised that there would be twelve. And to a further question from Mr. Aabjerg, Mr. Kelbert advised that the house on the adjoining lot only had a six foot side yard setback as well.

Mr. Martin, the adjoining owner, advised the Board that he opposed steps coming down this side of the dwelling as he thought they should be located in a completely different area, however, if they were allowed, he would like to see the plans of the proposed steps and would like to see some sort of protection provided his property in order that persons coming down the stairs would not have to step on his property in order to gain access to the front yard.

Mr. Kelbert explained that he would be willing to construct stairs thirty inches wide if the Board would approve and he would be willing to meet with the neighbour to discuss the design of these stairs.

10. Josephine Ducharme,  
570 Austin Avenue.  
Subject: Relaxation of side yard requirements.

Mr. Roger Ducharme appeared on behalf of his mother and advised that she wishes to subdivide her property at 570 Austin Avenue in order to create a new lot having a 50 foot frontage.

Mr. Ducharme stated that his mother was going to remove the sundeck as well as a 5.5 foot portion of the dwelling in order to provide a minimum setback of 5.2 feet instead of the required six feet.

There was no objection expressed to this application.

11. Brett McGillivray,  
961 Rochester Avenue.  
Subject: Relaxation of front yard requirements.

Mr. McGillivray addressed the Board and stated that he wishes to make additions to his dwelling at 961 Rochester Avenue and he requires more living space because the existing dwelling only has the two bedrooms and he has one child and, as well, he is a teacher and requires a den for his personal use and, as well, his wife requires some room to carry out her own hobbies.

Tuesday, December 16th, 1975,  
Board of Variance, cont'd.

Mr. McGillivray stated that what he is essentially doing in the front of the dwelling is closing in the existing porch and enlarging it somewhat. As a result, the front of the dwelling would come to within 19.5 feet of the property line, thus requiring the approval of the Board.

Mr. McGillivray stated that the main expansion of the dwelling would be to the rear and he would be adding some 650 square feet which would contain a master bedroom, a front bedroom and some other additional living space.

Mr. McGillivray, in answer to a question from a member of the Board, stated that he would estimate the cost of the renovations to be in the vicinity of \$14,000.00.

There was no opposition expressed to this application.

12. Gordon Wrightman,  
1757 Thomas Avenue.  
Subject: Relaxation of side yard requirements.

Mr. Wrightman addressed the Board and advised that he wishes to construct a family room over his existing carport and, as a result, will be utilizing approximately two-thirds of the existing sundeck.

Mr. Wrightman advised that the proposed addition would not greatly affect the adjacent neighbour as it would actually be situated in such a manner as to be to the rear of the adjacent dwelling because his dwelling is situated 36 feet from the front road allowance.

Mr. Petrie inquired of Mr. Wrightman as to whether or not he had a basement in the existing dwelling and Mr. Wrightman stated that he did and that he had in fact finished off a recreation room in this area, however, the family do not make use of the room even though he has placed a colour t.v. in that area. He stated that it would be his intention, if he is allowed to construct the proposed addition, to convert the existing recreation room into a games room.

There was no objection expressed to this application.

13. Mr. R. C. Raabe,  
1854 Harbour Drive.  
Subject: Relaxation of front yard requirements.

Mr. Raabe addressed the Hearing and stated that he wished to close in the existing carport on his dwelling to provide a playroom for his children. He stated that he required this area as he does not have a basement in this dwelling. Mr. Raabe went on to explain that he then wished to construct a new carport to the front of the existing carport which would mean he would be coming to within 22.8 feet of the front property line instead of the required 25 foot front yard setback.

Tuesday, December 16th, 1975,  
Board of Variance, cont'd.

Mr. Raabe advised that he had discussed this proposal with his neighbours and none of them had any objections and had so indicated on a petition submitted to the Board.

There was no opposition expressed to this application.

14. Anthony V. Pare,  
690 Poplar Street.  
Subject: Relaxation of side yard requirements to  
allow for roof overhang on carport.

Mr. Pare addressed the Board and stated that he wishes to construct a carport having a width of 12 feet which would mean that he would only have a 4 foot side yard setback and the overhang of the roof would also extend into the 4 foot set back requirements. He stated that he requires this width carport as he has an 8 x 20 foot trailer and if he were to construct within by-law requirements he would not have space enough to back the trailer into the parking space and also would not have room to open the door on the trailer in order to gain access.

Mr. Pare explained that he has already constructed the carport however, he now wished to cover in the overhang portion of the roof which extends into the side yard setback requirement and this was the reason he was now before the Board.

There was no opposition expressed to this application.

15. Ronald R. Huyton,  
2564 Ashurst Avenue.  
Subject: Relaxation of front yard requirements.

There was no one in attendance to explain this application and the Chairman asked if there was anyone present who objected to the proposal and no objections were made known.

16. Glen Roy Mechanical Ltd.,  
709 MacIntosh Street.  
Subject: Relaxation of side yard requirements.

Mr. Glen Pierce appeared on behalf of Glen Roy Mechanical Ltd. and stated that they would like relaxation of side yard setback requirements in order to construct a cantilevered china cabinet which would extend two feet into the side yard setback requirements and would be in line with the fireplace projection already in existence. Mr. Pierce explained that the dining room in the dwelling is only 10 feet by 11.6 feet and therefore a china cabinet would be a very desirable feature within this dwelling.

Tuesday, December 16th, 1975,  
Board of Variance, cont'd.

17. Mr. R. Weber,  
2555 Passage Drive.  
Subject: Relaxation of rear yard requirements.

Mr. Weber addressed the Board and stated that he has constructed an addition to the carport and sundeck on his dwelling coming to within 14 feet of the rear property line and that this had been done prior to obtaining a permit and he is now seeking approval of the Board in order to allow this addition to remain contrary to the requirements of the rear yard setback regulations. Mr. Weber stated that he needed the additional area for storage.

In answer to a question from a member of the Board, Mr. Weber stated that this was his first house and he was unfamiliar with requirements for obtaining building permits.

There was no opposition expressed to this application.

18. Mr. A. Walry,  
712 Folsom Street.  
Subject: Relaxation of side yard requirements.

Mr. Walry addressed the Board and stated that he wished relaxation of side yard requirements in order to allow the roof overhang from a carport to extend to within 2 feet of the side yard property line. He stated that in past he had constructed houses in the District of Coquitlam and had been allowed to have the roof overhang extend 2 feet into the side yard setback requirements, however, a recent interpretation of the Zoning By-law by municipal officials had changed the setback requirements making it mandatory for a roof overhang of an open carport to come no closer than four feet to the side yard property line.

Mr. Walry acknowledged that specific note had been made on his approved plans, however he advised the Board that he does not use the approved plans for construction purposes and had taken for granted that the regulations had not changed in any way and had constructed the forms and poured the concrete.

There was no opposition expressed to this application.

### CONCLUSIONS

1. Mr. and Mrs. E. W. Belcher.

MOVED BY MR. AABJERG:  
SECONDED BY MR. HANSEN:

That the appeal of Mr. and Mrs. E. W. Belcher be approved in accordance with their submission to the Board and the existing dwelling be allowed to remain in its current location following subdivision of their property.

CARRIED

Tuesday, December 16th, 1975,  
Board of Variance, cont'd.

2. Acme Drywall Ltd.

MOVED BY MR. AABJERG  
SECONDED BY MR. HANSEN:

That the appeal of Acme Drywall Ltd. be approved in accordance with their submission to the Board and they be allowed to construct a dwelling at 2060 Concord Avenue with the face of the front steps coming to within 20 feet of the front property line.

CARRIED

3. W. Mittelsteadt.

MOVED BY MR. AABJERG  
SECONDED BY MR. HANSEN:

That the appeal of Mr. W. Mittelsteadt be approved in accordance with his submission to the Board and that he be allowed to construct a carport in the location as shown on his site plan submitted to the Board of Variance.

CARRIED

4. Mr. and Mrs. R. L. Carlson.

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG:

That the appeal of Mr. and Mrs. Carlson be approved in accordance with their submission to the Board and they be allowed to construct a room over their existing garage coming to within five feet of the side property line and, as well, they be allowed to construct a roof overhang of a maximum of two feet extending into five foot side yard setback.

CARRIED

5. Jack Cewe Ltd.

MOVED BY MR. AABJERG  
SECONDED BY MR. HANSEN:

That the appeal of Jack Cewe Limited be denied and that the Board recommend to the company that they seek an amendment to the provisions of the Zoning By-law with respect to their property in order that they may develop it in accordance with their needs.

CARRIED

Tuesday, December 16th, 1975,  
Board of Variance, Cont'd.

6. Jack R. Gregg.

This item was withdrawn.

7. D. Whitter.

MOVED BY MR. PETRIE  
SECONDED BY MR. HANSEN:

That Mr. Whitter comply with the side yard setback with respect to his proposed addition for a carport but that relaxation of front yard setback requirements be permitted to allow construction of a carport, the front face of which is not to extend past the front face of the existing dwelling on the property.

CARRIED

8. R. Engeseth.

MOVED BY MR. PETRIE  
SECONDED BY MR. HANSEN:

That Mr. Engeseth be allowed to close in his existing patio in order to provide additional living space in accordance with his submission to the Board.

CARRIED

9. KelGrey Construction Ltd.

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG:

That the appeal of KelGrey Construction Ltd. be approved and they be allowed to construct a stairway coming to within 3 feet of the east property line and recommend that the contractors consult with the immediate neighbour affected as to the design of the proposed stairway.

CARRIED

10. Josephine Ducharme.

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG:

That the appeal of Josephine Ducharme be approved provided the 5.5 foot portion of the dwelling on the west side of the structure as well as the sundeck on the west side of the structure be removed prior to the subdivision being ratified.

CARRIED

Tuesday, December 16th, 1975,  
Board of Variance, cont'd.

11. Brett McGillivray.

MOVED BY MR. AABJERG  
SECONDED BY MR. HANSEN:

That the appeal of Mr. B. McGillivray be allowed in accordance with his submission to the Board.

CARRIED

12. Gordon Wrightman.

MOVED BY MR. PETRIE  
SECONDED BY MR. AABJERG:

That the appeal of Mr. Gordon Wrightman be approved in accordance with his submission to the Board and that, as well, he be allowed the normal roof overhang of up to 2 feet into the side yard setback.

CARRIED

13. Rudy C. Raabe.

MOVED BY MR. PETRIE  
SECONDED BY MR. HANSEN:

That the appeal of Mr. Rudy C. Raabe be approved in accordance with his submission to the Board.

CARRIED

14. Anthony V. Pare.

MOVED BY MR. AABJERG  
SECONDED BY MR. PETRIE:

That the appeal of Mr. Anthony V. Pare be approved in accordance with his submission to the Board and he be allowed to construct a roof overhang on to the carport extending a maximum of 2 feet into the side yard setback requirements.

CARRIED

15. Ronald R. Huyton.

MOVED BY MR. PETRIE  
SECONDED BY MR. HANSEN:

That the appeal of Mr. Ronald R. Huyton be approved in accordance with his submission to the Board and the existing canopy on the front of the dwelling be allowed to remain.

CARRIED

Tuesday, December 16th, 1975,  
Board of Variance, cont'd.

16. Glen Roy Mechanical Ltd.

MOVED BY MR. HANSEN  
SECONDED BY MR. PETRIE:

That the appeal of Glen Roy Mechanical Ltd. be approved in accordance with their submission to the Board and they be allowed to construct a cantilevered china cabinet extending into the side yard setback requirements by no more than 2 feet.

CARRIED

17. Mr. R. Weber.

MOVED BY MR. HANSEN  
SECONDED BY MR. PETRIE:

That the appeal of Mr. R. Weber be approved in accordance with his submission to the Board and he be allowed to retain the new additions of an open carport and sundeck that he has already constructed.

CARRIED

18. A. Walry.

MOVED BY MR. PETRIE  
SECONDED BY MR. HANSEN:

That the appeal of Mr. A. Walry be approved in accordance with his submission to the Board and he be allowed to come within 2 feet of the property line with the overhang of the carport roof provided that the setback to the carport posts will be 4 feet.

CARRIED

NEW MEMBER

The Chairman welcomed to the Committee Mr. B. Hansen who was recently appointed as one of the Provincial Government members on the Board of Variance.

ADJOURNMENT

The Chairman declared the meeting adjourned at 10.45 p.m.

 CHAIRMAN



**DISTRICT OF COQUITLAM**

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Inter-Office Communication

TO: T. KLASSEN DEPARTMENT: SECRETARY TO THE BOARD OF VARIANCE DATE: December 16/75  
FROM: R. W. RUSH DEPARTMENT: BUILDING INSPECTION YOUR FILE:  
SUBJECT: December 16 Meeting OUR FILE:

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Comments of the Building Inspection Department on each of the items on the agenda of the Board of Variance Meeting of December 16 are as follows:

- ITEM 1 (1319 Regan Avenue) No conflict with Building Bylaw. Therefore no objection to the granting of relief from the setback requirements of the Zoning Bylaw.
- ITEM 2 (2060 Concord Avenue) No conflict with Building Bylaw. No objection.
- ITEM 3 (820 Dogwood Street) No conflict with Building Bylaw construction standards. Constructed without a permit. No objection to the granting of relief from the siting requirements of the Zoning Bylaw.
- ITEM 4 (888 Seymour Drive) Not inspected, but would have no objection provided no part of the structure (including roof overhangs) come ~~to~~ closer than 4 feet to the side property line.
- ITEM 5 (Jack Cewe Ltd., Pipeline Road) Site not inspected, nor proposed building plans examined, but would have no objection. Construction would be expected to comply with the Building Bylaw, as a condition of a building permit.
- ITEM 6 (630 Gauthier Avenue) The proposed new property line must be a minimum of 2 feet from the garage in order to comply with the National Building Code, unless the side wall has "a fire-resistance rating of at least 3/4 hour." No windows or doors are permitted in the side wall if located less than 4 feet from the side property line. It is noted that the existing garage has a window in the side wall, and also that there is a roof overhang of approximately 16 inches. The foregoing dimensions referred to, concerning the National Building Code, are to the nearest part of the building, which in this case would be to the outer edge of the eave overhang. No objection to granting of relief from the siting requirements of the Zoning Bylaw, but the foregoing Building Bylaw requirements must be complied with.
- ITEM 7 (1644 Austin Avenue) For this proposed attached carport, less than 4 feet from the side property line, the construction materials and assembly require "a fire-resistance rating of at least 3/4 hour." No objection, providing construction complies with the Building Bylaw.
- ITEM 8 (1000 Thomas Avenue) Being technically a corner lot, the setback from LeBleu Street is permitted to be 12½ feet, rather than 25 feet. The applicant avoided applying for a building permit, and was well along with construction before it was noticed, and he was asked to take out a building permit. Otherwise, the applicant's problem con-

*Committed*

December 16 Meeting Cont'd.....

cerning the Zoning Bylaw setback requirements would have been brought to his attention before construction commenced. Regardless, I would endorse approval of this application, since it is no closer to LeBleu Street than the main portion of the house. However, we would recommend that the applicant be required to remove the existing carport roof from the road allowance. It is encroaching onto the road allowance by perhaps 14 feet or so. It is creating no particular problem at this time, but could create hard feelings in the future if it has to be removed by the Municipality or B.C. Hydro or other public utility.

ITEM 9 (2567 Ashurst Avenue) Not inspected. Neither an access from the kitchen, nor more than one exit from a house, is required by the Building Bylaw. I would recommend that these steps come no closer than 4 feet to the property line. Otherwise this Department would have no objection to relaxation of the 6 feet sideyard setback requirement.

ITEM 10(570 Austin Avenue) It may be difficult for construction of this house to comply with the Building Bylaw requirements. If the 5.5 foot projecting portion of the house is removed, it could remove some required or desired rooms or facilities. The maximum permitted area of openings in the side wall has not been calculated in detail, but would probably be 9% of the wall area. Provided the house would meet the requirements of the Building Bylaw, this Department would have no objection to approval of this application.

ITEM 11(961 Rochester Avenue) This Department has no objection to this application in relation to the Building Bylaw, but would comment that this house appears to be already closer to Rochester Avenue than neighbouring houses.

ITEM 12(1757 Thomas Avenue) The Building Department would have no objection to this application, provided construction will be in accordance with the Building Bylaw.

ITEM 13(1854 Harbour Drive) Not inspected. No objection, since there appears to be no conflict with the Building Bylaw.

ITEM 14(690 Poplar Street) The building permit for this carport was approved with a 4 foot sideyard setback. The south wall was shown as being open. The roof was shown with no overhang into the 4 foot sideyard. A photocopy of the plan accompanying the building permit application is attached to this report. This Department would have ~~to recommend against this application,~~ <sup>4-STEP</sup> unless the structure is altered to comply with the Building Bylaw ~~this Department has no objection to approval of this application, provided no part of the carport comes within 4 feet of the property line~~(the plan submitted with the building permit application clearly showed the roof to be constructed without an eave overhang into the 4 foot sideyard.

December 16 Meeting Cont'd.....


ITEM 15(2564 Ashurst Avenue)There appears to be no conflict with the Building Bylaw, and this Department therefore has no objection to approval of this relaxation of the front yard requirement of the Zoning Bylaw.

ITEM 16(709 McIntosh Street)This Department would have no objection to a china cabinet projecting to within 4 feet of the side property line.

ITEM 17(2555 Passage Drive)Construction has been virtually completed. A building permit was applied for only after a Stop Work Order was issued. If a permit had been applied for, the setback requirements of the Zoning Bylaw would have been brought to the owner's attention at that time, before construction commenced. Fortunately, there does not appear to be conflict with the Building Bylaw. This Department will decline to make any specific recommendation on approval of this application, or otherwise.

ITEM 18(712 Folsom Street) The Approved plans returned to the applicant with his building permit for this house clearly specified that the minimum sideyard clearance to the eave overhang is 4 feet. A photocopy of the applicable portion of the Approved plan is attached to this report. This Department would have to recommend against this application, unless construction can be altered to comply with the Building Bylaw. Construction requirements concerning fire-resistance rating.

Respectfully submitted,



R. W. RUSH, P.ENG.,  
CHIEF BUILDING INSPECTOR

RWR:wpm

encls.

East Elevation

Scale -  $\frac{1}{4}'' = 1'-0''$

690 Poplar St

2x6 RAFTERS @ 16" OC  
#2 FIR

JOIST HANGERS

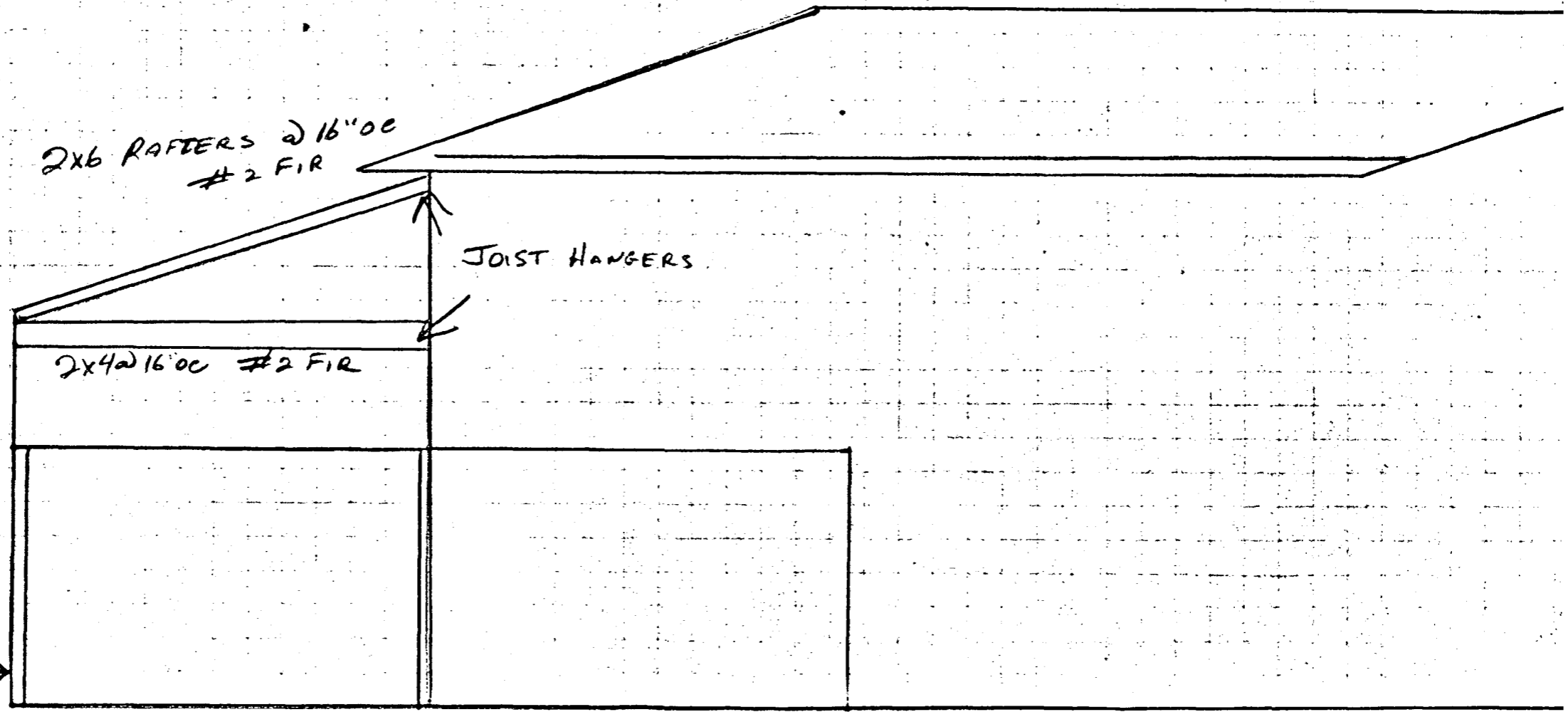
2x4 @ 16" OC #2 FIR

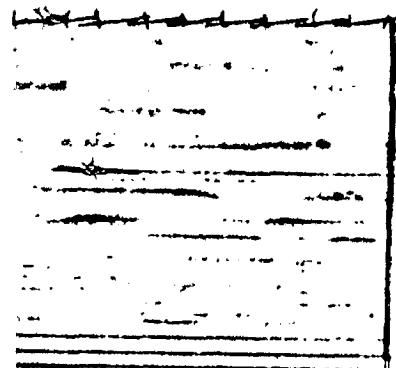
11'-3"

4'-0"

12'-0"

Property  
Line

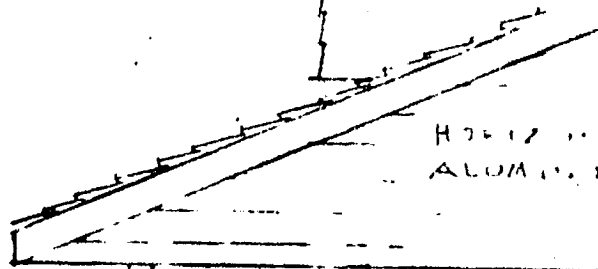
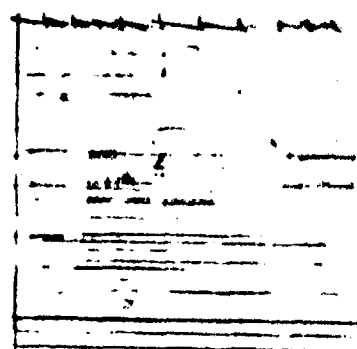




4 FT MIN.  
TO SIDE  
PROPERTY  
LINE.

i.e. IF SITE PLAN SHOWS 4 FT.  
PROPOSED TO CARPORT POSTS, THEN  
6x6 POST NO OVERHANG PERMITTED

CHILD 6/1 POST BRACKETS



HORIZONTAL  
ALUMINUM

2'-6"

CHILD 6/1 POST BRACKETS

CHILD 6/1 POST BRACKETS

712 FOLSOM

V COURSE

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE - DECEMBER 16, 1975

ITEM #1

This application appears to be a local issue, and the Planning Department has no objection to the appeal. I note that the 20 foot rear yard setback would be of more concern if there were no lane between the properties, but in this instance the 13.5 foot rear yard setback will be adjacent to a 20 foot lane, making a total of 33.5 feet to the rear property line of the properties proposed to be created by subdivision on Grover Avenue.

ITEM #2

In view of the sewer easement running through this particular property, the normal interpretation by the Planning Department for the 25 foot front yard setback appears to set an undue restriction on the buildable site of this particular parcel. The Planning Department would have no objection to an appeal being granted whereby the front setback is taken only from that portion of Concord Avenue which is in a straight line and does not include the cul-de-sac portion of the street. I note that a similar appeal was successfully made to the Board at its September 10, 1975 Hearing for Lot 114 to the north, except that that appeal was to relax the requirement on the cul-de-sac portion to 6 feet, whereas this appeal is for a relaxation to 20 feet from the required 25.

In summary, the Planning Department has no objection to this appeal.

ITEM #3

This application appears to be a localized issue. I note that there appears to be only two lots on the north side of Lea Avenue west of Dogwood Street, and the Planning Department has no objection to the appeal.

ITEM #4

This application appears to be a localized issue, and the Planning Department has no objection to this relaxation of 1 foot in the side yard setback.

ITEM #5

Mr. George Fennings of Jack Cewe Ltd. discussed this appeal with me and it appears the main reason for the application is to permit a maximum maneuvering area on the site, and secondarily to construct the building close to the

Planning Department Brief to Board of Variance - Dec. 16, 1975 con't

ITEM #5 con't

property line to act as a fence for security reasons. This accessory building for a resource use in an A-3 Agricultural Zone requires a 50 foot rear yard setback, according to Section 503(2)(b)(ii), and would leave a maneuvering aisle 83 feet wide at its narrowest point. According to Mr. Fennings, the trucks and trailers they use are 65 feet long and they would prefer 120 feet of maneuvering area at its narrowest point. Mr. Fennings also stated that the long term plans for this site include the construction of two more storage sheds along the east property line. The Planning Department is of the opinion that if the applicant is going to appeal in the future for a relaxation of the rear yard setback for two more buildings, in addition to the present appeal, the by-law requirement should be reviewed and the applicant might wish to attempt to revise this provision in the Zoning By-law. Under the circumstances of this particular appeal, however, the Planning Department questions the hardship involved for the applicant, and therefore cannot support this appeal.

ITEM #6

The Planning Department is presently preparing housekeeping amendments to the Zoning By-law, and one of the proposed amendments would remove the four foot side yard setback required for accessory residential buildings such as garages. In view of the proposed amendment, the Planning Department has no objection to the appeal.

ITEM #7

This application appears to be a localized issue, and the Planning Department has no objection to the appeal.

ITEM #8

According to the plans submitted by the applicant, it appears that a portion of the chimney is approximately 2' 8" from the property line on LeBleu Street. The carport itself appears to be located over the property line on LeBleu Street right-of-way. If the carport were removed from the dedicated road allowance, the Planning Department would not object to the addition proposed since it would not worsen the existing situation with regard to the setback from LeBleu Street.

Planning Department Brief to Board of Variance - Dec. 16, 1975 con't

ITEM #9

The application to the Board should have included Section 403(3)(b), which permits a relaxation of the side yard setback requirement by 2 feet for steps. Therefore, the appeal is to relax a required side yard setback of 4 feet to 3 feet. This application appears to be a localized issue, and the Planning Department has no objection to the appeal.

ITEM #10

If the application to the Board includes the removal of the sundeck and the 5.5 foot portion of the main building, the Planning Department agrees with the Subdivision Committee, and has no objection to the relaxation from the normally required 6 foot side yard setback.

ITEM #11

This application appears to be a localized issue, and the Planning Department has no objection to the appeal.

ITEM #12

This application appears to be a localized issue, and the Planning Department has no objection to the appeal for this relaxation of side yard requirements from 6 feet to 5 feet.

ITEM #13

This application appears to be a localized issue, and the Planning Department has no objection to the appeal.

ITEM #14

I note that the applicants' submission includes a page marked Exhibit A, dated October 17, 1975, with the notation that "there will be no patio above carport". This application appears to be a localized issue, and the Planning Department has no objection to the appeal.

ITEM #15

This application appears to be a localized issue, and the Planning Department has no objection to the appeal to permit this 1' 7" relaxation of the 21 foot front yard setback.



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ITEM #16

This application appears to be a localized issue, and the Planning Department has no objection to the appeal.

ITEM #17

This application appears to be a localized issue, and the Planning Department has no objection to the appeal.

ITEM #18

This application appears to be a localized issue, and the Planning Department has no objection to the appeal.

SJ/ci

Respectfully submitted,



S. Jackson  
Community Planner