

BOARD OF VARIANCE

Wednesday, August 8, 1984
Board of Variance - 7:00 p.m.

504

BOARD OF VARIANCE MINUTES

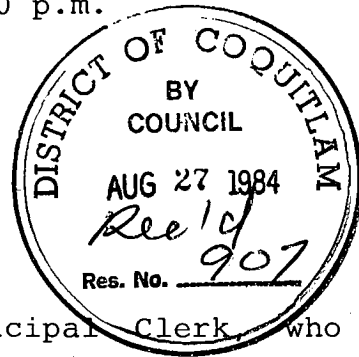
A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Wednesday, August 8, 1984 at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman
Mr. J. Bennett
Mr. R. Farion

Staff present were:

Mrs. S. Aikenhead, Deputy Municipal Clerk, who acted as Secretary to the Board.



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

REPORT FROM PLANNING DEPARTMENT

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

REPORT FROM BUILDING DEPARTMENT

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

ITEM #1 - J. Credger, 892 Westwood Street
SUBJECT: Requests relaxation of front and side yard setback requirements for non-confirming dwelling

Mrs. Murray, daughter of Mr. Credger, appeared before the Board of Variance to request relaxation of front and side yard setback requirements for this non-confirming dwelling. She stated her father wished to add on to his home by adding a sundeck at the front of the home and a deck at the side. She stated this is an older home and is situated 21'8" from the property line and by adding a 4' deck, they would be intruding into the frontyard setback to 17'8". As well, Mr. Credger wished to add on to the side of his house by adding a 5' deck. This would bring the deck to 4' from the side property line.

Mrs. Murray stated that she felt they had a hardship as this lot is a 33' wide lot and in order to have a usable deck at the side, they would have to intrude into the sideyard setback requirement.

There was no opposition expressed to this application.

ITEM #2 - J. Pagtakhan, 2578 Trillium Place
SUBJECT: Requests relaxation of rear yard setback requirements

Mr. Pagtakhan appeared before the Board of Variance to request relaxation of the rear yard setback requirements to 12' from the rear yard property line.

Mr. Pagtakhan stated that their plans were approved by the Building Department and they assumed everything was okay and went ahead and built. When final inspection was called for, it was discovered that they had built within the rear yard setback requirement.

The notes from the Building Department regarding this application were read out to Mr. Pagtakhan in which the Building Department state that while they made a .38 metre error in calculations on Mr. Pagtakhan's plan, Mr. Pagtakhan increased the error by .6 metres.

Mr. Pagtakhan explained that there was some confusion about how far into the rear yard setback he would be allowed to build his deck and he moved the house forward two feet to get another two feet on the deck after talking to the Building Department, not realizing that this additional two feet would not be allowed.

There was no opposition expressed to this application.

ITEM #3 - J. and J. Creasy, 522 Appian Way
SUBJECT: Relaxation of side yard setback requirements

Mr. Creasy stated that he wished to close in his carport for security reasons. He stated his carport is 4' from the side property line.

Mr. Creasy stated that people in his neighbourhood have had meetings with the R.C.M.P. Neighbourhood Watch and they have indicated that the area Mr. Creasy lives in is one of the highest areas for vandalism and break-ins in Coquitlam. He stated he has had direct evidence of this himself in the last few weeks as he has had the windows in his house broken by vandals.

Mr. Creasy stated that he has checked with his neighbours and they do not oppose this application.

Mr. J. White, of 518 Appian Way, a neighbour of Mr. Creasy's, stated that he was not opposed to this application and, in fact, was in favour of it.

There was no opposition expressed to this application.

ITEM #4 - D. and L. Smith, 2568 Trillium Place
SUBJECT: Relaxation of rear yard setback requirements

Mr. and Mrs. Smith appeared before the Board of Variance to request relaxation of the rear yard setback requirements to 12'.

The Smiths' stated that they had their plans submitted and passed not showing a deck at the rear of their house. As the back yard was low, they had put a basement under their house and this elevated the main floor. Rather than just having stairs coming from the rear entry to the house, they thought it would be nice to have a sundeck and had an 8' deck built. Only after completion of the deck did they find out that it did not comply with the setback requirements.

Mr. Smith stated that the Building Inspector had come out when the building was in the framing stage and he didn't say anything about the deck at that time. After receiving a complaint from a neighbour, the Building Department then told them they would have to either go to the Board of Variance or meet the setback requirements. He stated that they were within 2 3/4 feet within the allowable setback. The deck is 7'9" and they would only be allowed a 5' deck according to the Building Department. Mr. Smith stated that he felt a 5' deck would not be as usable and would not be as attractive.

On a question from the Board, Mr. Smith replied that the deck runs the full width at the rear of the house.

Mr. Bruce Holitzki, of 1352 Lansdowne Drive, appeared before the Board of Variance to register opposition to this application. Mr. Holitzky stated that he lives directly behind Mr. and Mrs. Smith and because of the topography of the land, his back yard elevation is about 5' lower than the Smith's basement floor elevation at the Holitzki rear yard property line. As this house is over three storeys high and the sundeck is built at the rear of the home on the main floor level, and it comes to within 12' of the rear property line, it creates a very imposing edifice that seems to literally hang over the Holitzkis' back yard.

Mr. Holitzki stated that they get a view in their back yard of this huge overbearing home and this deck has not helped the situation. However, Mr. Holitzki stated that he did not want Mr. and Mrs. Smith to have to tear down the deck, but perhaps a buffer zone or landscape screen of some sort could be planted at their rear property line to alleviate the situation.

There was no further opposition expressed to this application.

ITEM #5 - J. and J. McCrindle, 1615 Charland Avenue
SUBJECT: Relaxation of side yard setback requirements

Mr. J. McCrindle appeared before the Board of Variance to request relaxation of the sideyard setback requirements to allow him to build 4.8' from the side property line.

Mr. McCrindle stated that he wishes to close in his carport for security reasons. He stated they are a one car family and they travel a great deal and when their car is gone it's pretty obvious that no one is at home.

In the last three months, Mr. McCrindle stated that he has had two headlights broken on his car as well as his son having gas siphoned from the car when he was staying there.

There was no opposition expressed to this application.

ITEM #6 - A. Funaro, 1176 Eagle Ridge Drive
SUBJECT: Relaxation of rear yard setback requirements

Mr. Funaro appeared before the Board of Variance to request relaxation of the rear yard setback requirements to 11' from the rear property line.

Mr. Funaro stated that he wished to construct a sundeck at the back of his home 14' deep by 22' wide. He stated his rear yard was not usable because the ground is always wet due to poor drainage and this sundeck would become virtually the yard area for the children to play in. Mr. Funaro stated that this deck would be 3' above ground level. He further informed the hearing that at the rear of his property is the B.C. Hydro right-of-way and there would be no neighbours to complain about the deck being too close to their property.

There was no opposition expressed to this application.

ITEM #7 - J. Cockriell, 576 Hillcrest Street
SUBJECT: Relaxation of side yard setback requirements for accessory buildings

Mr. Cockriell appeared before the Board of Variance to request relaxation of the side yard setback requirements for accessory buildings to allow him to construct a garage 1' from the side property line.

Mr. Cockriell stated that he had purchased this property a year ago and has renovated the house and would now like to tear down the old garage that is situated at the rear of the property 4' from the rear property line and 1' from the side property line. After the old garage is torn down, Mr. Cockriell stated he wished to construct a new garage on the existing slab.

He stated he felt there would be a financial hardship if he had to move the cement slab over to allow for a 4' side yard setback.

Mr. Cockriell tabled with the Board letters in favour of this application from Mr. and Mrs. Rogerson, Mr. and Mrs. Lee and Mr. and Mrs. Watson.

There was no opposition expressed to this application.

ITEM #8 - Sandell Developments Ltd., Sharpe Street and Dewdney Trunk Road. SUBJECT: Relaxation of fence height requirements

Mr. R. Heffelfinger, of Roper and Associates, appeared before the Board of Variance on behalf of Sandell Developments Ltd. to request relaxation of the fence height requirements to allow them to build a 6' high fence along the perimeter of the subdivision being developed at Sharpe Street and Dewdney Trunk Road. Mr. Heffelfinger submitted a plan to the Board of Variance showing the location of the fence. The fence would be along the Sharpe Street side of the property and it would be approximately 22' from Sharpe Street with a berm gradually sloping up from the sidewalk adjacent to Sharpe Street. The top of the berm would be 8' higher than the sidewalk elevation and 22' in from Sharpe Street and at this point, a 6' high fence would be constructed.

There was no opposition expressed to this application.

CONCLUSIONS

ITEM #1 - J. Credger

MOVED BY MR. BENNETT
SECONDED BY MR. FARION:

That this appeal be allowed with side yard setback relaxed to 4' and addition at rear of non-conforming dwelling allowed as per plan submitted to Board of Variance, but the front yard setback relaxation be denied.

CARRIED UNANIMOUSLY

ITEM #2 - J. Pagtakhan

MOVED BY MR. FARION
SECONDED BY MR. BENNETT:

That this appeal be allowed as per application, that is, rear yard setback relaxed to 12'.

CARRIED UNANIMOUSLY

ITEM #3 - J. and J. Creasy

MOVED BY MR. BENNETT
SECONDED BY MR. FARION:

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

CARRIED UNANIMOUSLY

ITEM #4 - D. and L. Smith

MOVED BY MR. BENNETT
SECONDED BY MR. FARION:

That this appeal be allowed as per application, that is, rear yard setback relaxed to 12'.

CARRIED UNANIMOUSLY

The Board of Variance members requested that the Chief Building Inspector write the contractor of the home at 2568 Trillium Place and inform him that the Board of Variance was dismayed to discover that the sundeck that was constructed at this property was constructed without previous advice or plans to the Building Department and that this construction company make themselves aware of the building and setback regulations when constructing homes in Coquitlam.

ITEM #5 - J. and J. McCrindle

MOVED BY MR. FARION
SECONDED BY MR. BENNETT:

That this appeal be allowed as per application, that is, side yard setback relaxed to 4.8'.

CARRIED UNANIMOUSLY

ITEM #6 - A. Funaro

MOVED BY MR. FARION
SECONDED BY MR. BENNETT:

That this appeal be allowed as per application, that is, rear yard setback relaxed to 11'.

CARRIED UNANIMOUSLY

ITEM #7 - J. Cockriell

MOVED BY MR. FARION
SECONDED BY MR. BENNETT:

That this appeal be denied.

CARRIED UNANIMOUSLY

ITEM #8 - Sandell Developments Ltd.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT:

That this appeal be allowed as per plan submitted to the Board of Variance August 8, 1984, that is, fence height requirements relaxed to 6'.

CARRIED UNANIMOUSLY

ADJOURNMENT

The Board of Variance meeting was declared adjourned at 8:10 p.m.


Chairman

DISTRICT OF COQUITLAM

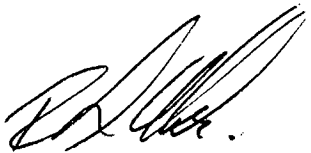
Inter-Office Communication

TO: SANDRA AIKENHEAD DEPARTMENT: ADMINISTRATION DATE: 84-08-08
FROM: RICHARD WHITE DEPARTMENT: BUILDING YOUR FILE:
SUBJECT: BUILDING DEPARTMENT COMMENTS TO THE BOARD OF VARIANCE OUR FILE:
MEETING AUGUST 8, 1984.

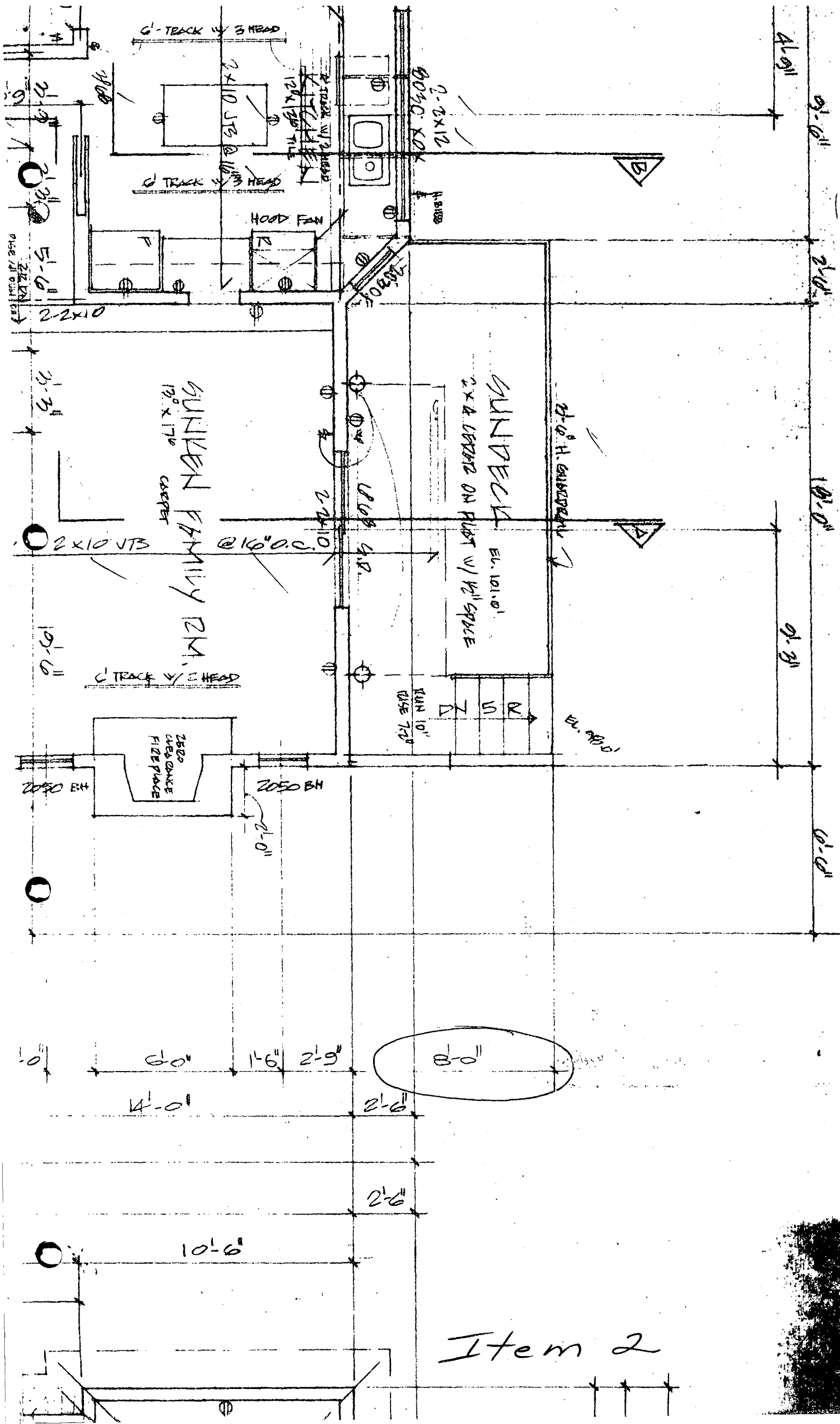
Item 1 The Building Division has no objections to this appeal since it would appear to be a local issue.

Item 2 Plans submitted to Board of Variance show a 2.4 meters (8") sundeck. The Bylaw allows for a 1.3 meters reduction of the rear-yard setback. In this case then we would normally allow 6.00 M minus 1.3 M equals 4.7 meters setback. What was actual approved was 6.72 M (actual rear yard) minus 2.4 M (deck) or 4.32 Meters. However the owners changed the deck to 3.0 meters, which allows only 6.72M minus 3.0 M (.98 meters encroachment). Therefore what the applicant is saying is somewhat accurate, that we did make an error of .38 meters, however the owner has increased this "error" by .6 meters (2 feet).

Item 3-8 The Building Division has no objections to these appeals since it would appear to be local issues.



Richard White
Chief Building Inspector



SUNNY FAMILY RM.
13'0" x 17'0" carpet

SUNDECK
EL. 101.0'
2x2 LBRGR ON FLRT W/ 1/2" SPACE

2520
CABINETS
FIRE PLACE

Item 2

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE - AUGUST 9, 1984

ITEMS #1 TO #7

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

ITEM #8

The Planning Department has no objection as this appeal would also be a local issue.

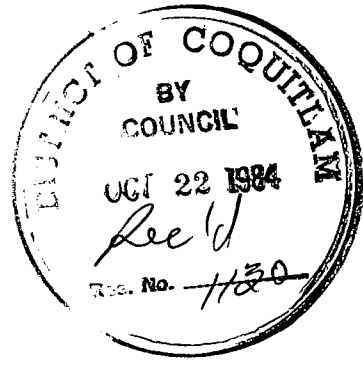
KM/ci

Respectfully submitted,

Neil Maxwell for

Ken McLaren
Development Control Technician

Wednesday, October 3, 1984
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, October 3, 1984 at 7:00 p.m.

Members present were:

- Mr. G. Crêws, Chairman
- Mr. R. Farion
- Mr. J. Petrie

Staff present were:

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

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

REPORT FROM THE PLANNING DEPARTMENT

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

REPORT FROM THE BUILDING DEPARTMENT

Submitted to the Board for this meeting were comments from the Building Department dealing with the applications before the Board, a copy of which is attached hereto and forms a part of these minutes.

ITEM #1 - P. Dainius
419 Marmont Street
Subject: Relaxation of rear yard setback requirements.

Mr. Dainius was not in attendance at the meeting and this matter was tabled.

Mrs. MacDonald of 1108 Dansey Avenue a neighbour of Mr. Dainius was in attendance and stated that she was not in opposition to this application.

ITEM #2 - P. Honkonen
3025 Starlight Way
Subject: Relaxation of side yard setback requirements.

Mr. Honkonen appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to construct a shelter attached to his carport and this shelter would come to 4 inches from the side property line.

Wednesday, October 3, 1984
Board of Variance - 7:00 p.m.

Mr. Honkonen stated that he has already completed this shelter which he built to protect his 17' boat from the weather. A building inspector subsequently came around to his home and left a note telling him he would require a building permit. This was when he found out he would be required to appear before the Board of Variance.

On a question from the Board, Mr. Honkonen stated that he did not think it would be feasible to place this shelter in his back yard because of the steepness of the lot at the rear of his home.

Mr. Brereton of 3021 Starlight Way appeared before the Hearing and stated that he was in opposition to this application. He stated that he has had a noise increase of about 50% since this structure was built because Mr. Honkonen has cut down some of the shrubberies between the two homes. He also stated that Mr. Honkonen should be aware of the By-laws and permit regulations for the District as he is a builder in the District of Coquitlam.

Mr. Honkonen informed the Hearing, on a question from the Board, that his boat shelter is approximately 6' away from Mr. Brereton's home. Mr. Honkonen further informed the Hearing that last winter he had a tarpaulin over his boat and he felt that this was unsightly and he thought that the neighbours would approve of him constructing this shelter as he felt it did improve the appearance of the home and property.

There was no further opposition expressed to this application.

ITEM #3 - T. Berrow
667 Colinet Street
Subject: Relaxation of side yard setback
requirements.

Mr. Berrow appeared before the Hearing to state that he wishes to continue the roof line of his home over his sundeck, he stated that the footings on the sundeck side of his home are 4.6 feet from the side property line and to continue with a two foot overhang on this side of the house as the rest of the house does would bring the roof line to two feet or so from the property line.

Mr. Berrow stated that he wished to cover his sundeck as he felt it would be an asset to the home. The sundeck at present is not that useable as it is too hot in the summer and too cold in the winter and rainy weather. He stated his children cannot play on it in the winter or rainy weather and by continuing the roof to cover the sundeck would make the deck more useable.

Mr. Berrow, on a question from the Board, stated that the home next door is approximately 11 feet from that side property line.

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

Continued...

Wednesday, October 3, 1984
Board of Variance - 7:00 p.m.

There was no opposition expressed to this application.

ITEM #4 - H. and T. Caddy
704 Ebert Avenue
Subject: Relaxation of non-conforming siting
regulations.

Mr. Caddy appeared before the Board of Variance to request relaxation of the siting requirements in the Zoning By-Law to allow him to build a master bedroom addition at the rear of his home. He stated that under the by-law if he builds this addition in the location he wishes it will be one foot, 6 inches from his existing garage, which will automatically make the garage non-conforming under our Zoning By-Law.

Mr. Caddy informed the Hearing that he presently has two bedrooms in his home and this addition will be enlarging the small 9' x 10' bedroom and converting it into the master bedroom.

The secretary informed the Hearing that Mr. Parade of 705 Ivy Avenue, had telephoned to advise that he was in favour of this application.

There was no opposition expressed to this application.

ITEM #5 - S. J. Wheeler
729 Breslay Street
Subject: Relaxation of site coverage requirements
for accessory parking structure.

Mrs. Wheeler appeared before the Board of Variance to request relaxation of the site coverage requirements to allow them to construct a carport at the rear of their property. Mrs. Wheeler stated that they presently have a garage at the rear of their property but since their lane has been paved it has raised the level of the lane so high that they are unable to get their truck and camper into the garage and her car bottoms out every time she tries to enter the garage and there is very little parking on the street in their areas and they have open ditches. She stated they wished to build a carport at lane level which would allow them to get both vehicles off the road.

On a question from the Board, Mrs. Wheeler stated that the proposed carport would be 21' x 22' and she also confirmed that they would not be using the garage for car repairs, except for small repairs required once in a while on their own vehicles.

There was no opposition expressed to this application.

IT

CONCLUSIONS

ITEM #2 - P. Honkonen.

MOVED BY MR. FARION
SECONDED BY MR. PETRIE

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

CARRIED UNANIMOUSLY

Continued...

Wednesday, October 3, 1984
Board of Variance - 7:00 p.m.

ITEM #3 - T. Berrow.

MOVED BY MR. FARION
SECONDED BY MR. PETRIE

That this appeal be allowed as per application,
That is, side yard setback relaxed to 2'6".

CARRIED UNANIMOUSLY

ITEM #4 - H. and T. Caddy.

MOVED BY MR. FARION
SECONDED BY MR. PETRIE

That this appeal be allowed as per application.

CARRIED UNANIMOUSLY

ITEM #5 - S. Wheeler.

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

That this appeal be allowed as per application,
that is, accessory buildings may be built to
92.6 square meters.

CARRIED UNANIMOUSLY

INCREASING PENALTY PROVISIONS FOR BUILDING WITHOUT BUILDING PERMITS

The Chairman suggested that the Board consider sending a memorandum to the Municipal Council requesting that they increase the penalty provisions under the Building By-Law to a minimum of \$100.00 for persons who build without a Building Permit.

MOVED BY MR. FARION
SECONDED BY MR. PETRIE

That Council consider increasing the penalty provisions in the Building By-Law to a minimum of \$100.00 for persons who build without a Building Permit; and further that, if Council approves same, that the residents of Coquitlam be notified of this action by way of an article in the next Coquitlam Newsletter.

CARRIED UNANIMOUSLY

A Short discussion ensued as to how the Board could go about dealing with situations where delay of a week or two until the Board of Variance meeting is held could cause financial hardship for an applicant. It was suggested that perhaps the Board could delegate power to the Chief Building Inspector in cases where the infractions were of a very minor nature such as a few inches. The Board considered this suggestions but doubted the legality of their being able to delegate their power to any one else.

Wednesday, October 3, 1984
Board of Variance - 7:00 p.m.

It was then suggested that the Secretary take a telephone survey of other municipalities in the lower mainland to see how they handle emergency cases.

The Board set a meeting date of October 17th at 7:00 p.m. to deal with the Eagle Management Ltd. application regarding 514 Webster Avenue and any other applications that may come before them.

ADJOURNMENT

The Board of Variance meeting adjourned at 8:25 p.m.

C H A I R M A N

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: SANDRA AIKENHEAD

DEPARTMENT: ADMINISTRATION

DATE: 84-10-03

FROM: RICHARD WHITE

DEPARTMENT: BUILDING

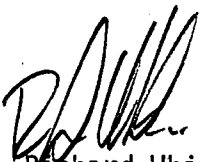
YOUR FILE:

SUBJECT: BUILDING DEPARTMENT COMMENTS TO THE BOARD OF VARIANCE
MEETING October 3, 1984.

OUR FILE:

Item 1 The Building Division does not recommend the setback to be less than 2 feet.

Items 2-7⁵ The Building Division has no objections to these appeals since it would appear to be local issues.



Richard White
Chief Building inspector

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING

WEDNESDAY, OCTOBER 3, 1984

ITEMS #1 TO #5

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

Respectfully submitted,



Ken McLaren
Development Control Technician

KM/ci

BOARD OF VARIANCE MEETING - OCT. 3/84.

DEAR BOARD MEMBERS :

MY APPLICATION TO THE BOARD OF VARIANCE CONCERNS THE COVERING OF A SUNDECK WITH A PERMANANT ROOF ADDITION, AND THE AMOUNT OF OVERHANG NEEDED ON THE ROOF TO MAKE IT UNIFORM WITH THE REST OF THE HOME. THE PROBLEM HAS ARISEN, THAT THE FOOTINGS FOR THE SUNDECK ARE 4.6 FT. FROM THE SIDE PROPERTY LINE ; WITHIN THE 4FT MINIMUM RULE, BUT WITH A 2FT. OVERHANG TO BALANCE THE REST OF THE HOME, THIS WOULD ONLY LEAVE 2.6 FT. TO THE PROPERTY LINE.

MY REASONS FOR WANTING TO MAKE THE ADDITION ARE :

- ①. A PERMANANT ADDITION AND RE-ROOF OF THE WHOLE HOUSE WOULD LOOK MUCH NICER THAN ANY OF THE ALUMINUM OR FIBERGLASS SUNDECK ROOFS' BEING MADE.
- ②. HAVING LIVED IN THE HOME FOR 5 YEARS, I HAVE FOUND THE CURRENT DECK TO HAVE LIMITED USAGE. IT IS EITHER TOO HOT IN THE SUMMER OR TOO WET IN WINTER.
- ③. HAVING TWO SMALL CHILDREN, A COVERED DECK WOULD PROVIDE A YEAR ROUND PLAY AREA.
- ④. VALUE. A PROPER ADDITION WOULD INCREASE THE VALUE AND THE LOOKS OF THE HOME.

THE HARDSHIP IN THIS SITUATION WOULD BE; THE LOOKS OF THE HOME WOULD BE DAMAGED WITHOUT A PROPER OVERHANG, AND ALSO, WITHOUT A REASONABLE OVERHANG, RAIN OR SNOW COULD BLOW INTO THE SUNDECK, ~~NEGATING~~ THE EFFECTIVENESS OF THE ROOF.
REDUCING

SOME OF THE THINGS WHICH I BELIEVE ARE IN MY FAVOR ARE:

- ① THE HOME ON THE SIDE IN QUESTION IS APPROX. 11 FT. FROM THE PROPERTY LINE WHICH KEEPS ANY OVERCROWDED LOOK FROM OCCURRING.
- ② WE HAVE LANE ACCESS SO THAT ACCESS FROM THE FRONT IS NOT NECESSARY.

WITH THESE EXPLANATIONS I WOULD THEREFORE LIKE TO MAKE AN APPLICATION THAT AT LEAST A 2 FT. OVERHANG BE ALLOWED IN THIS CASE.

I WILL ALSO INCLUDE A LIST OF RESIDENTS AFFECTED BY THIS CONSTRUCTION WHO HAVE NO OBJECTION TO MY PLANS.

RESPECTFULLY YOURS

Thomas W. Berrow

Mrs & Mr. Spiteah
672 COLINET ST.
COQUITLAM

OK for plans & reasons as
shown and explained.

Mr + Mrs. Richard C. W. Perry

Mathew Taylor Margaret Taylor
664 COLINET ST 664 Colinet St.
COQUITLAM. Coquitlam.

Wendy Taylor
664 Colinet St. Coq. B.C.

Leo Giff
664 HOLTWOOD ST. Coquitlam B.C.

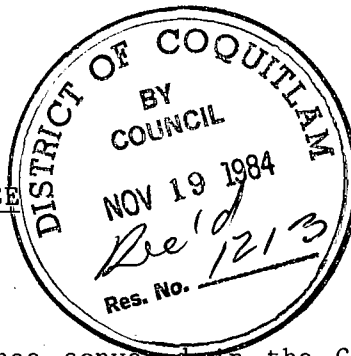
A. D. Pennykid
660 MacIntosh St.
Coq.

Amelia & Ricky Barichello
668 Colinet St.
Coq.

Tuesday, October 30, 1984
Board of Variance - 7:00 p.m.

BOARD OF VARIANCE

MINUTES



A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, October 30, 1984 at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman
Mrs. K. Adams
Mr. J. Bennett
Mr. R. Farion
Mr. J. Petrie

Staff present were:

Mrs. S. Aikenhead, Deputy Municipal Clerk, who acted as Secretary to the Board.

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

REPORT FROM THE PLANNING DEPARTMENT

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

ITEM #1 - P. Dainius
419 Marmont Street
Subject: Relaxation of Rear Yard Setback Requirements.

Mr. Dainius was not in attendance at the meeting to present his case.

Mrs. Carmel Peart of 1107 Madore Avenue, stated she was Mr. Dainius neighbour and felt they were the neighbours most affected by this application as they look directly onto the shed. She stated they did not complain about the shed and she wished to speak in support of Mr. Dainius application.

Mrs. Peart stated that she understood someone had complained about the shed, however, she felt that if Mr. Dainius replaced some of the scraps of wood he had placed on the shed at the later stages of construction and used similar siding he had started out with, the shed would improve in appearance greatly. She stated she had no objections to this shed.

It was explained to Mrs. Peart that Mr. Dainius application would not be dealt with until Mr. Dainius made an appearance before the Board and if he chooses not to appear the Board, the Board will order his shed removed.

There was no opposition expressed to this application.

Continued...

Tuesday, October 30, 1984
Board of Variance - 7:00 p.m.

ITEM #2 - L. and E. Ayre
240 Montgomery Street
Subject: Relaxation of Side Yard Setback Requirements.

Mr. and Mrs. Ayre appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow them to build to one foot from the south property line and further to close in their carport on the north side of their home. Mr. Ayre stated this carport was three feet from the north property line.

Mr. Ayre stated they are in the midst of reconstruction of their home and had been to the Board earlier this year to receive relaxation of the side yard setback requirements. He stated that they had planned to put in a fire place and the Building Department had made no mention that they would require further relaxation of the side yard setback requirements to accommodate this fire place.

Mr. Ayre stated it was not until his neighbour to the south complained, that the Building Department informed him he would have to return to the Board of Variance for further relaxation of this structure.

Mr. Ayre stated that this has caused them a great deal of problems and financial difficulties as they had to stop construction of the fire place when the Building Inspector informed them they would have to go back to the Board. He stated their contractor has now left the country and he is going to have to find someone else to do the fire place. Mr. Ayre stated they had considered putting in a zero clearance fire place but it intruded into the living room so far it was not viable.

Mr. Ayre stated that he had purchased this home from Mr. Fitzgerald, the neighbour to the south. When they purchased it was just a shack and an eyesore and they have put a great deal of money into this home trying to improve the appearance and he feels that when its finished it will really be an asset to the neighbourhood.

A letter from Mr. D. Fitzgerald of 236 Montgomery Street, was read out to the Hearing at this time. This letter was in opposition to this application. A copy of that letter is attached hereto and forms a part of these minutes.

There was no further opposition expressed to this application.

ITEM #3 - Westview Construction
1385 Gabriola Drive
Subject: Relaxation of Side Yard Setback Requirements.

The applicant in regard to this application was not in attendance at the meeting. The request was for relaxation of the side yard setback requirements to 1.21 meters from the side yard property line to allow for a cantilevered portion of the kitchen. The error in positioning the dwelling came about as a result of a survey mistake.

Mrs. Cooper of R.R.1. Pathan Avenue, appeared before the in regard to this application. She asked for an explanation as to what the problem was, this matter was explained to her.

There was no opposition expressed to this application.

Continued...

Tuesday, October 30, 1984
Board of Variance - 7:00 p.m.

CONCLUSIONS

ITEM #1 - P. Dainius.

MOVED BY MR. BENNETT
SECONDED BY MR. FARION

That this appeal be tabled until the next meeting and further that a letter be hand delivered to Mr. Dainius explaining to him that he must be in attendance at the next meeting if he wishes to retain this building.

CARRIED UNANIMOUSLY

ITEM #2 - L. and E. Ayre.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, side yard setback on the south relaxed to one foot from the side property line, for the length of the fire place only and side yard setback on the north be relaxed to 3 feet from the north property line.

CARRIED UNANIMOUSLY

ITEM #3 - Westview Construction.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be approved as per application, that is, side yard setback relaxed to 1.21 meters from the side property line.

CARRIED

Mr. Petrie registered opposition on the grounds that he felt they should not be dealing with an application as the applicant was not present to appeal his case.

Mrs. Kathleen Adams -
New Member of the Board of Variance

At this time the Chairman took the opportunity to welcome the new Provincial Appointee to the Board of Variance, Mrs. Kathleen Adams.

REPORT OF SECRETARY TO THE BOARD
- METHODS OF OPERATION - BOARDS OF VARIANCE -
LOWER MAINLAND MUNICIPALITIES

After discussion of this report, the Board received it and no further action was taken. The general consensus of the members was that the Board continue meeting when there are enough applications to justify a meeting.

Continued...

Tuesday, October 30, 1984
Board of Variance - 7:00 p.m.

ADJOURNMENT

MOVED BY MRS. ADAMS
SECONDED BY MR. BENNETT

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

CARRIED UNANIMOUSLY

C H A I R M A N

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING

TUESDAY, OCTOBER 30, 1984

ITEMS #1 TO #3

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

Respectfully submitted,

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

Ken McLaren
Development Control Technician

KM/dm

ITEM #2

FROM Don Fitzgerald ; 236 Montgomery St., Coquitlam. B.C.	DEPARTMENT
Board of Variance 1111 Brunette St., Coquitlam, B.C. CC- Building Department	DATE October 26/84
	SUBJECT Hardship -

MESSAGE

Board of Variance - October 30/84

We object to any fireplace or further structure on the side yard clearance and find it both distasteful and totally unnecessary; particularly when the encroachment hardship has resulted from a new construction.

Both the contractor and the Building Department agree , a side set-back is no problem with a new construction.

The new homes both at 244 (which has the same lot size as 240) and ours were set back with an open carport in the front; to allow for 240 ; which is located at an angle to the lot.

This angled appearance has been aggravated by the new addition; which doesnot add to either home.

The original variance granted to me, was allowed on the old house with an open carport only to the north and an approximate 5 foot clearance to the south.

Why was this changed? - Why create a possible fire hazard with an unnecessary encroachment.

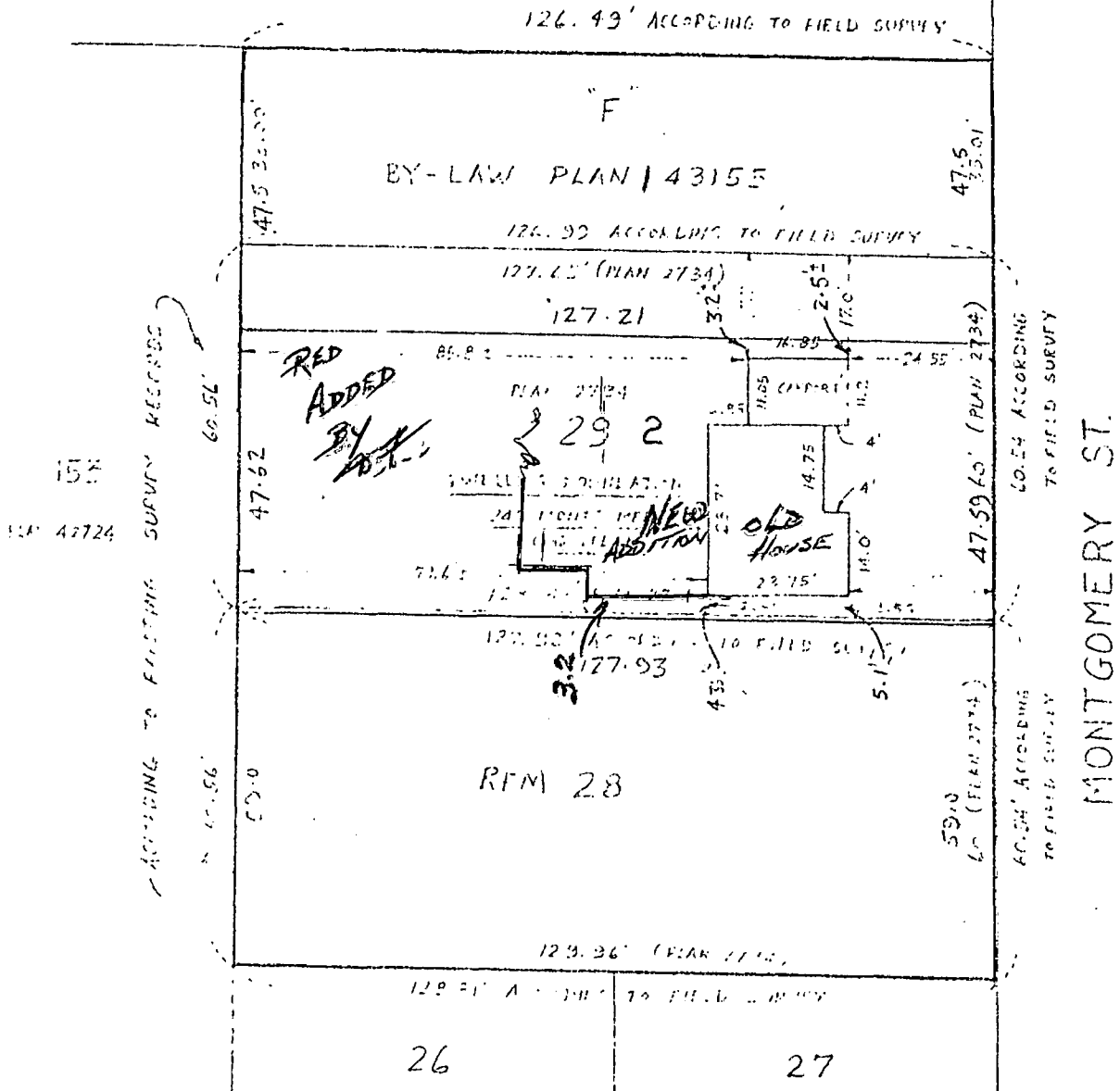
Don Fitzgerald
Don Fitzgerald

USE LOWER PORTION FOR REPLY

REPLY FROM

DATE

BOARD OF VARIANCE / OCT 30/8A



BARRY ALLAN & ASSOCIATES
 British Columbia Land Surveyors
 940 Brunette Avenue
 Coquitlam, B.C. V3K 1C9
 Tel. 525-6621

Certified Correct:

Barry Allan
 B.C.L.S.

DON FITZGERALD

**PLAN SHOWING LOCATION
 OF IMPROVEMENTS ON**

LOT 29 OF BLOCKS 7 AND 8
 OF D.L. 64, GP. 1, PLAN 2734,
 N.W.D.

SCALE 1 INCH = 20 FEET

DATE JAN 25, 1977

THIS PLAN TO BE
 USED FOR MUNICIPAL
 AND/OR MORTGAGE
 PURPOSES ONLY

OUR FILE 3117

HEARING 24/30 MAR 14 / MAR 17