

BOARD OF VARIANCE

Thursday, July 7, 1977
Board of Variance - 7:00 p.m.

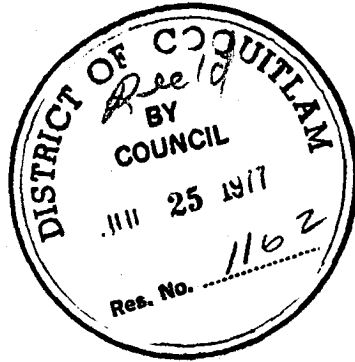
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BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, July 7, 1977 at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman
Mr. B.A. Aabjerg
Mr. R.A. Farion
Mr. B. Hansen
Mr. J. Petrie



Staff present were:

Mr. S. Jackson, Planner I
Mr. K.D. McLaren, Development Control Technician
Mr. C.E. Spooner, Building Inspector II
Mr. B. Baldigara, Deputy Municipal Clerk; who acted as Secretary to the Board.

The Chairman explained to those present that all the appeals would be heard, the Board would rule on them in camera 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 dated July 5, 1977 from Mr. C.E. Spooner, Building Inspector II, dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these minutes.

Also submitted to the Board was a brief from the Planning Department dated July 7, 1977 dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these minutes.

1. C.F. Haller
2619 Mathewson Avenue
Subject: Relaxation of maximum fence height in front yard

Miss Carmen Haller of 2619 Mathewson Avenue addressed the Board stating that when she originally constructed the chain link fence that she paid no attention to the Municipal By-laws which may have restricted the fence height as there were three other properties in the neighbourhood with five foot link fences in their front yards. She stated that she had a well treed lot but as it was triangular in shape the house had been constructed well back on the lot resulting in only a 30 foot back yard and that being mostly carport and driveway. She pointed out that most people visited her home through the back lane and into the back yard and that her front yard in actuality was used as a back yard.

Miss Haller stated that she constructed the fence in order to keep her two Doberman Pincher showdogs confined, and in her opinion a four foot fence would not be sufficient for this purpose as the dogs would in fact be trained to scale a four foot fence, as part of their training.

She further stated that most of the home activities were carried out in the front yard as the sliding glass door opened to the front yard and that the only access to the basement was through the front of the house.

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Another reason for fencing the front of the yard was that the pedestrian traffic in the back of the property would bother the dogs and that further if the only entrance to the basement was ever left open the dogs could escape and a four foot fence would not retain them.

Miss Haller pointed out another oddity about her situation in that her neighbour's house was placed much closer to Mathewson Avenue than was her house and her neighbour was allowed to build an eight foot fence from the face of his house back where as in that same area she was restricted to a four foot fence.

Miss Haller stated that in her opinion the chain link fence did not obstruct the view which was a consideration when she had previously discussed a six foot solid fence with one of her neighbours, and she further stated that her neighbours to the east and the neighbours across the street had no objections to the fence.

Mr. Thomas C. Johnston of 2615 Mathewson Avenue in Coquitlam presented the recording Secretary with a letter dated May 24, 1977 directed to Mr. Harry Edwards, By-Law Enforcement Officer, District of Coquitlam, a copy of which is attached hereto and forms a part of the minutes. This letter was in objection to the five foot chain link fence on the property at 2619 Mathewson Avenue.

After the recording Secretary read the letter to the Board Members, Miss Haller stated that she was disappointed that the Johnston's had not said something to her previously. In defense of the charges, Miss Haller stated that when the dogs went out they were always chaperoned and that as she was working during the day the dogs were mostly inside the house. She stated that in her opinion if the dogs were allowed loose in the backyard it would be worse and noisier due to the pedestrian traffic in the lane.

She stated that she had discussed the fencing with the neighbours and as the Johnston's felt a six foot cedar fence might be dangerous in that it would obstruct his view when driving onto Mathewson Avenue, Miss Haller had decided on a chain link fence.

Miss Haller added that her dogs were very friendly and in her opinion would be no problem to the neighbours.

Mr. Johnston stated that the dogs at times barked continuously sometimes through the night and into the morning. They ran on the east side of the house and on occasion when one dog was inside and one dog was outside it became very noisy.

The Chairman pointed out that if the dogs were allowed to run in the front yard and only a four foot fence was allowed the dogs would eventually be able to jump the fence and would be a greater nuisance in fact to the neighbourhood. He further pointed out that it was unfortunate that dogs did bark and it was very difficult to stop the barking. The Chairman further suggested that as this seemed a local problem the neighbours should get together and try to work it out amongst themselves.

There was no other opposition expressed towards this application.

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2. Mrs. R.G. Williamson
1400 Austin Avenue
Subject: Relaxation of maximum accessory building size

Mr. Williamson, the son of Mrs. R.G. Williamson, addressed the board stating that where he previously lived in Vancouver where he had approximately a 800 square foot garage, he found that it was not sufficient room to allow him to store and work on his antique cars and he was forced to rent a second garage for storage purposes. He explained that he was running into a similar situation in Coquitlam as they also had a restriction of 800 square feet as the maximum size of accessory buildings and as he did not want to get into the added expense of garage rental and be bothered with possibilities of theft from the rented premises, he was applying for relaxation of the maximum 800 square foot accessory building size.

He stated that there was no garage currently on the lot and that the lot itself was very large and the only traffic to the lane area has been Municipal trucks. His proposed 1250 square foot garage would allow him to place all of his antiques under cover.

Mr. Williamson stated that the proposed garage would be situated approximately 12 feet from the west property line, 6 feet from the lane and 18 feet from the east property line and that he was attempting to centre the garage behind the house which also had an 18 foot set back from the east property line.

Mr. Petrie enquired as to whether the old relics which seem to be strewn all over the property were in fact the antiques and Mr. Williamson admitted that they were and further admitted that the property was messy at this time which was another reason for construction of the accessory building. He suggested that all of the vehicles and parts would be stored in the proposed garage.

In the response to Mr. Aabjerg's question concerning hardship, Mr. Williamson stated that if he was unable to construct a garage greater than the 800 square foot maximum, he would be forced to rent another garage in order to store either parts or vehicles therein, as well as be forced to take out permits or hire a towing company whenever he wished to move one vehicle from the rental storage to his workshop and, further, in Vancouver, he had been paying as much as \$25.00 a month to store one car.

Mrs. Preugschat of 1404 Austin Avenue addressed the Board stating that she objected to the proposal on the grounds that Mr. Williamson would be storing vehicles in the garage, working on the garage and would probably be selling the antiques, thereby establishing a commercial business in effect. She also opposed the fact that the neighbourhood and residential area would be subjected to constant noise of motors running and sanding and banging of metal, possibly during all hours of the day and night, making it even more like a commercial zone.

A Mr. Uotuk of 1407 Charland Avenue addressed the Board complaining that Mr. Williamson would be getting a toe hold, now, by way of building a larger garage and objected to the fact that rather than the garage being used for personal use it would probably end up being used for a commercial use.

Mrs. Preugschat of 1404 Austin Avenue suggested that her main objection was that the hobby might turn into a commercial business in a residential area subjecting the residents to a constant noise of sanding, banging or whatever.

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Mr. Williamson suggested that he understood the residents objection to a very large structure and wanted them to appreciate that he was aware of the noise By-laws and did not intend to work during all hours of the evening. He stated that if he was restricted to a 800 square foot accessory building that he would be doing the same amount of work and therefore generating the same amount of noise. It would be a personal hardship for him to be required to rent, that was why he was applying to the Board of Variance for relaxation.

Mrs. Williamson raised objection to the residents in the area inferring that the hobby might turn into a commercial business. Her son stated that he had owned most of his vehicles for at least the past four years and that he was not out to make a lot of money by refurbishing antique vehicles and in fact suggested that if one would consider the time involved with one of these antiques it would be a money losing proposition. He stated that this was strictly a hobby with him which he enjoys very much.

There was no other opposition expressed towards this application.

3. K. & E.A. Hawthorne
1971 Kelso Court
Subject: Relaxation of front yard requirements

Mr. Hawthorne addressed the sitting stating that his address was 1971 Kelso Court and that his house faced Kelso Court but that Midvale Street was considered his legal front yard by the building department. He stated that the yard between his house and Midvale Street was the only existing yard he had and was the only location for a proposed pool. It was clarified for the Board members that the house was situated 25 feet, 8 inches from Midvale and 20 feet from Kelso Court.

Mr. Hawthorne explained in response to various questions that they wished to improve their home, the back yard was all fenced now, that the rear yard was too small to accommodate a pool and that his neighbours accepted his proposal to put a pool in the area between his house and Midvale Street.

Two letters had been received in the Clerks Office in connection with this application - the first letter received on June 30, 1977 from S.A. Stromgren of 1961 Kelso Court and the second letter received on July 5, 1977 from H.M. Ursaki of 584 Midvale Street. Both of these letters were read out by the Chairman and are attached hereto forming part of these minutes.

Mr. Hawthorne added that he must now move an existing sewer line and that he would be prepared to construct a proper fence if the old fence did not meet the requirements.

There was no opposition expressed towards this application.

4. J.A. McMeekan
522 Roxham Street
Subject: Relaxation of side yard requirements

Mr. McMeekan addressed the sitting stating that the house at 522 Roxham Street had been constructed approximately thirty years ago and at that time had not been built square on the property. Through subdivision, now, Mr. McMeekan was required to remove his storage and tool shed area and part of his carport in order to maintain a six foot set back.

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He was requesting the Board of Variance to relax the six foot side yard setback requirement to one foot on one corner of his garage. He stated that as a result of the removal of his storage area, he proposed to enclose the existing carport in order to give extra room for his family and also provide storage area. Mr. McMeekan stated that he would be putting in a hedge on the property line, that there would be no windows facing this property line and further, that the rear of the neighbour's house would be facing the hedged property line. He stated that no matter how they had attempted the subdivision in order to create the additional lot, an infringement resulted and if he was required to move six feet back from the property line, he would not be able to establish adequate storage room.

It was noted that this problem arose out of the requirement to dedicate thirty feet of property for road access and Mr. McLaren explained that there was property further to the west which was potentially subdividable and therefore the road access had to be provided which was a requirement and responsibility of the subdivider. Mr. Spooner of the Building Department reminded the Board members that the Building Department was recommending that no portion of the structure be allowed closer than two feet to the side property line unless it was constructed of noncombustible material which complied with the national building code.

In response to various questions and further discussions by the board members, Mr. McMeekan felt that a two foot setback would be acceptable, that he did not want to angle the wall which would not be aesthetically pleasing in appearance and that if he was not allowed a relaxation, he would enclose whatever portion he could of the existing carport and would have to suffer with insufficient storage area.

There was much discussion concerning the value of the newly created lots, the number of lots and the subdivision costs. It was further pointed out that the property was now sold on the basis of an approved subdivision.

There was no opposition expressed towards this application.

5. Engineered Homes Limited
3185 Capston Crescent
Subject: Relaxation of side yard requirements

Mr. G. Vinale - Area Manager for Engineered Homes Ltd. addressed the sitting stating that he was applying for relaxation of the six foot side yard requirements to 4.1 feet for the carport area. Mr. Vinale explained that the building department had originally marked on the plans that no overhang would be allowed on the carport portion of the structure and at that time Engineered Homes had agreed, feeling that they could construct the roof without an overhang. During actual construction and when they had reached the roof stage, Engineered Homes realized that they could not construct an aesthetically pleasing looking house without any overhang and at that time went ahead and constructed the carport with the overhang infringing approximately two feet into the east side yard.

It was suggested by the Chairman that Engineered Homes should in future pick the plans to suit the lot and, in fact, if this had happened there would be no problem at this time.

There was no opposition expressed towards this application.

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6. S.G. & V. Burch
1700 Smith Avenue
Subject: Relaxation of side yard requirements

Mr. Burch addressed the sitting stating that he was to construct an open carport with an enclosed workshop to the rear with a sundeck over top and in order to allow himself approximately 17 feet for entrance purposes to his double carport, he requested to be allowed to come within 3 feet of the side property line. This, in fact, would give him a 20 foot carport with a 17 foot entrance. The reason for this difference being Mr. Burch's desire to preserve an existing 8 foot hedge. In response to various questions by the Board members, Mr. Burch stated that he could not construct the carport on the other side of his house as he would be forced to destroy trees and the sundeck would be off of the bedroom and, further, he would be required to move his driveway from one side of the house to the other. Mr. Burch stated that his carport would be approximately 24 feet deep and the workshop an additional 16 feet, totalling 40 feet. He added that he owned one truck and a small car which would be housed in the open carport.

There was no opposition expressed towards this application.

7. This item was stricken from the agenda upon the request of the original applicant.

8. E.B. & C. McLean
505 Schoolhouse Street
Subject: Relaxation of side yard requirements

Mr. McLean addressed the sitting stating that they were currently forced to park their vehicle on the street which was an open invitation to the children in the neighbourhood for pranks and rock throwing, etc. Mr. McLean wished to construct a 10 foot or 11 foot garage on the side of his house and as he only had a 15 foot side yard setback, he was requesting to be allowed to come to within 4 or 5 feet of the side property line.

In response to a question as to whether they could construct the garage in the rear of the property, Mrs. McLean suggested that it would not be practical to drive up the lane and park in the rear. Mr. Parker of 1522 Haversley Avenue stated that he owned the property across the lane and had no objection to the proposal and further that in his opinion a conforming addition on the end of the house would look better than a garage constructed at the rear of the property.

In response to various other questions, Mrs. McLean stated that they have had many incidents with the children in the neighbourhood where rocks have been thrown at their van and this was why they were requesting to be allowed to enclose a garage, completely, to remove the van from the children's view. At the same time this would allow them to retain as much property as possible in their backyard. Mrs. McLean further added that they did not wish to park the van on the street any longer and it was now being parked on the lawn.

There was no opposition expressed towards this application.

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9. M.J. McMillan
576 Ivy Avenue
Subject: Relaxation of rear yard requirements

Mr. McMillan addressed the sitting stating that they proposed to enclose the existing open carport and construct additional storage area with a bedroom, bathroom and utility area above. Firstly, in order to expand for a future family and secondly, because of the number of minor thefts they had been faced with in the past. He explained that the house was at a slight angle on the lot which resulted in one corner of the proposed addition being closer than the required 20 feet from the rear property line. An extension of a plot plan showed that one corner of the building would be approximately 19 feet from the rear lot line.

Mr. McMillan presented to the secretary a letter from the Rita residence at 615 Denton Street stating that they had no objections to the addition. A copy of that letter is attached hereto and forms a part of these minutes. Mr. McMillan stated that Mr. Bannerman, another neighbour, had no objections to the application.

There was no objection expressed towards this application.

10. B. Neill
315 Nelson Street
Subject: Relaxation of side yard requirements

Mr. Brian Neill and a Mr. Harry Pennington approached the table and Mr. Neill explained that they were building a duplex for their own occupancy and that they had poured the concrete 1.8 feet too close to the side of the property line. He explained that they had not done this on purpose and as this was their first building it was inexperience which resulted in their error and that it would be terribly costly to relocate the forms and possibly monetarily impossible for them to do.

Mr. Rail of 1029 Delestre Avenue expressed his objection to the application stating that Mr. Neill had been informed prior to pouring of the cement that his forms were too close to the side yard line, but that Mr. Neill had gone ahead and poured the cement anyway. Mr. Rail was of the opinion that by being closer to one side yard resulted in a larger back yard but the Chairman quickly pointed out that this was not the case and explained the positioning of the duplex on the lot.

Mr. Pennington explained that he would be living in the duplex closest to the infringed side yard line and that he would be gaining absolutely nothing by being closer to the lane.

Mr. Spooner of the Building Department explained that there had been no form inspection, a footing inspection had been carried out and notice for the owners was left requesting that they notify the building department when a legal survey was taken of the forms. It seemed that the cement was poured at the same time or shortly after the legal survey map had been taken. He further explained that the original error had arisen probably because the corner pins were set at a 2 foot offset.

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Mr. Neill explained that they had originally measured from the pins near the lane, which was set 2 feet outside the actual property line, resulting in their approximate 2 foot infringement.

Mr. LaFrance of 314 Nelson Street opposed the application stating that he had built his house many years ago and at that time was required to have a legal survey made.

Mr. Neill tried to explain that they had made a mistake which would be of no benefit to themselves mostly because the pins had been offset the 2 foot distance. Mr. Neill also suggested that the pegs had been tampered with off and on so they could only go by the placement of the pins. He noted that each side of the duplex would be a 1,000 square feet.

The Chairman was curious as to how the concrete was poured prior to an actual survey being presented to the building department and Mr. Neill explained that they had ordered a survey be taken and when they received the phone call stating that the survey was ready they had assumed that all was okay and ordered the concrete. It was not until they went down to pick up the survey that they realized that they were only 4.2 feet from the south property line and at that time the concrete was being poured.

There was no other opposition expressed towards this application.

CONCLUSIONS

1. C.F. Haller

MOVED BY MR. PETRIE
SECONDED BY MR. AABJERG

That Miss C. Haller be allowed to construct a five foot fence in her front yard in accordance with her submission to the Board.

CARRIED UNANIMOUSLY

2. R.G. Williamson

MOVED BY MR. HANSON
SECONDED BY MR. FARION

That Mrs. R.G. Williamson be allowed to construct an accessory building containing a maximum of 1,000 square feet.

CARRIED UNANIMOUSLY

3. K. & E.A. Hawthorne

MOVED BY MR. AABJERG
SECONDED BY MR. FARION

That the appeal of Mr. & Mrs. Hawthorne be allowed in accordance with their submission to the Board and that they be permitted to construct a swimming pool six feet from the property line along Midvale Street.

CARRIED UNANIMOUSLY

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4. J.A. McMeekan

MOVED BY MR. HANSON
SECONDED BY MR. AABJERG

That Mr. McMeekan be allowed to enclose his existing carport at 522 Roxham Street with the condition that no portion of the garage be sited less than 2 feet from the side property line.

CARRIED UNANIMOUSLY

5. Engineered Homes Limited

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

That the appeal of Engineered Homes Ltd be allowed in accordance with their submission to the Board.

CARRIED UNANIMOUSLY

6. S.G. & V. Burch

MOVED BY MR. HANSON
SECONDED BY MR. AABJERG

That the appeal of Mr. & Mrs. Burch be allowed in accordance with their submission to the Board.

CARRIED UNANIMOUSLY

7. Deleted

8. E.B. & G. McLean

MOVED BY MR. PETRIE
SECONDED BY MR. HANSON

That Mr. & Mrs. Mc Lean be allowed to construct an enclosed garage to within 4 feet of the side property line.

CARRIED UNANIMOUSLY

9. M.J. McMillan

MOVED BY MR. AABJERG
SECONDED BY MR. HANSON

That the application of Mr. & Mrs. McMillan be allowed in accordance with their submission to the Board.

CARRIED UNANIMOUSLY

10. B. Neill

MOVED BY MR. AABJERG
SECONDED BY MR. PETRIE

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

CARRIED UNANIMOUSLY

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RECOGNITION

The Chairman welcomed to the Board of Variance, Mr. Ken McLaren, Development Control Technician, who would be the representative from the Planning Department to future Board of Variance sittings, replacing Mr. Sol Jackson in this capacity.

The Chairman announced that Mr. Baldigara, Deputy Clerk, had resigned his position with the District of Coquitlam and was relocating to the City of Castlegar to assume the position of City Clerk, Deputy Treasurer, and would no longer be attending the Board of Variance sittings on behalf of the District of Coquitlam.

The Chairman also thanked Mr. Sol Jackson for his respected contributions to the Board of Variance sittings in the past.

ADJOURNMENT

MOVED BY MR. HANSON
SECONDED BY MR. AABJERG

That the Board of Variance sitting be adjourned. 9:50 p.m.

CARRIED UNANIMOUSLY

Jay R. Crews CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: BARRY BALDIGARA

DEPARTMENT: SECRETARY TO BOARD
OF VARIANCE

DATE: JULY 5, 1977

FROM: C.E. SPOONER

DEPARTMENT: BUILDING

YOUR FILE:

SUBJECT: Comments Re: Appeals to July 7 Meeting

OUR FILE:

- Item #1 (2619 Matthewson Ave.)
No comment as the building By-law does not appear to be involved.
- Item #2 (1400 Austin Ave.)
No comment as the building By-law does not appear to be involved.
- Item #3 (1971 Kelso Court)
No comment as the Building By-law does not appear to be involved.
- Item #4 (522 Roxham)
The Building Dept. would recommend that the eaves be limited to a minimum of 2'0" from property line.
- Item #5 (3185 Capstan Crescent)
No comment as the building By-law does not appear to be involved.
- Item #6 (1700 Smith Ave.)
No comment as the building By-law does not appear to be involved.
- Item #7 (1001 Austin Ave.)
No comment as the building By-law does not appear to be involved.
- Item #8 (505 Schoolhouse)
No comment as the building By-law does not appear to be involved.
- Item #9 (576 Ivy Ave.)
No comment as the building By-law does not appear to be involved.
- Item #10 (315 Nelson St.)
No comment as the building By-law does not appear to be involved.

Respectfully submitted,



C.E. Spooner
Building Dept.

CES/cp

PLANNING DEPARTMENT BRIEF TO THE BOARD OF VARIANCE - JULY 7, 1977

ITEMS #1 TO #3

(2619 Matthewson Avenue, 1400 Austin Avenue & 1971 Kelso Court)

These items would appear to be local issues.

ITEM #4

(522 Roxham Avenue)

I would point out on this appeal that the subdivision sketch attached to the agenda is 8-2938E, whereas the subdivision preliminary approval letter which is also attached to the agenda, relates to 8-2938F. I am attaching a copy of sketch 8-2938F to this Brief in order that the Board can relate to the actual configuration of lot lines which was given preliminary approval by the Subdivision Committee. In relation to the actual reduction in the sideyard requirements, the Planning Department would see this as a local issue.

ITEMS #5 & #6

(3185 Capstan Crescent & 1700 Smith Avenue)

These items would appear to be local issues.

ITEM #7

(1001 Austin Avenue)

This item has been withdrawn from the agenda.

ITEMS #8 TO #10

(505 Schoolhouse, 576 Ivy Avenue & 315 Nelson Street)

These items would appear to be local issues.

Respectfully submitted,



K.D. McLaren
Development Control Technician

KDM/pj

Encl.

2615 Mathewson Avenue
Coquitlam, B. C.
V3K 5S4

May 24, 1977

Mr. Harry Edwards
By-Law Enforcement Office
District of Coquitlam
1111 Brunette Avenue
Coquitlam, B. C.
V3K 1E8

Dear Mr. Edwards:

I am writing to you to have my objections to the fence at 2619 Mathewson Avenue, Coquitlam, B. C. on record.

You may remember the conversation I had with you regarding this fence. My understanding of the By-Law is that fences constructed at the front of a residence must not be greater than four feet in height. I also believe that the owner of the property was advised of this requirement during the early stages of construction of the fence.

The owner apparently feels that a fence greater than four feet high is necessary because she has large dogs which she intends to allow to run in the yard. This would seem to be a reasonable reason for the fence but the purpose of the fence is part of my objection.

At present, we are unable to enter or leave the property without objectionable barking. The problem would be magnified if the dogs were directly beside my residence and allowed to course back and forth in their barking. Arguments stating that noise By-Laws exist to protect us from such a problem may be true but are not practical and they are almost unenforceable.

If she is allowed to continue construction of this fence at the present height, she would then be able to allow the dogs to be free in the front yard and this would subsequently become a kennel.

Arguments to the effect that she has need for the fence, and that other existing fences in the area do not conform to the By-Law hold little value if the By-Law exists. I see little reason for relaxation to the By-Law under the present

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Mr. Barry Edwards
May 24, 1977
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circumstances; in fact, I see a great need for more stringent By-Laws when it affects other peoples property. This area needs a more aggressive noise By-Law and more enforcement.

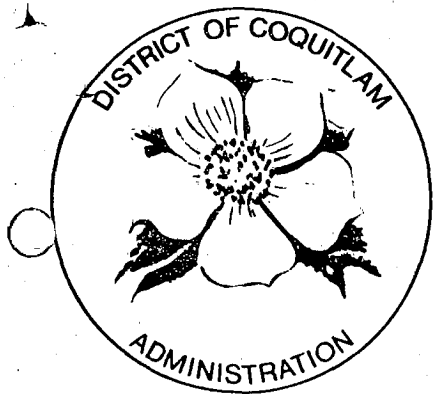
I thank you for consideration of my feelings on this problem and that this letter would act as a written objection to relaxation of the By-Law.

Yours truly,

Thomas C. Johnston

TCJ/cm

cc - Mayor J. L. Tonn



DISTRICT OF COQUITLAM

1111 BRUNETTE AVENUE, COQUITLAM, B.C. PHONE 526-3611

V3K 1E8

June 22, 1977

MAYOR J.L. TONN



Dear Sir/Madam:

This is to advise that the Board of Variance will meet on Thursday, July 7, 1977 at 7:00 p.m. in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. to hear certain applications for the alleviation of hardship under our zoning regulations.

Property in question is at 1971 Kelso Court, requesting relaxation of front yard requirements.

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

*STROMBREN
1961 Kelso Ct.*

Yours truly,

B. Baldigara
Deputy Municipal Clerk

Please accept this note as my acceptance of the plan put forth by the owners of the property at 1971 Kelso Court
Yours truly
SA Stora 1961 Kelso Ct

584 Midvale Street,
Coquitlam, B. C.

July 4, 1977.

District of Coquitlam,
1111 Brunette Avenue,
Coquitlam, B. C.
V3K 1E8

Attention: Mr. B. Baldigara,
Deputy Municipal Clerk

Gentlemen:

Re: Board of Variance Meeting July 7, 1977,
Your notice of June 22, 1977 concerning
1971 Kelso Court

I wish to inform the Board that I will not be present
at the July 7 meeting.

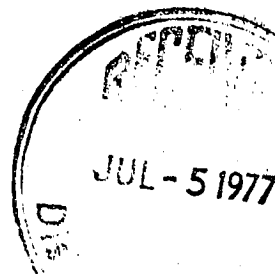
I am aware of the contents of the zoning regulation
and I have every confidence that the Board will render
an equitable ruling.

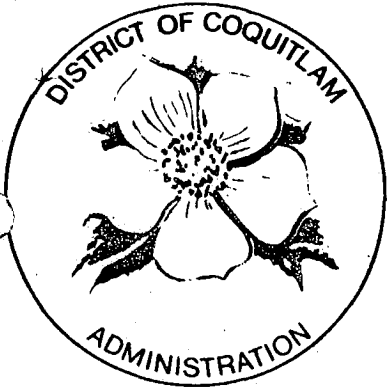
Yours respectfully,

H. M. Ursaki

H. M. Ursaki.

HMU/hh





DISTRICT OF COQUITLAM

1111 BRUNETTE AVENUE, COQUITLAM, B.C. PHONE 526-3611

V3K 1E8

MAYOR J.L. TONN

June 29, 1977

Dear Sir/Madam:

This is to advise that the Board of Variance will meet on Thursday, July 7, 1977 at 7:00 p.m. in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. to hear certain applications for the alleviation of hardship under our zoning regulations.

Property in question is at 576 Ivy Avenue, requesting relaxation of rear yard requirements.

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

Yours truly,

We have absolutely no objections to the additions to the residence at 576 Ivy Ave.

[Signature]
B. Baldigara
Deputy Municipal Clerk

July 5/77 *Dir. to Ethel*
615 Denton St.

Wednesday, September 7, 1977
Board of Variance - 7:00 p.m.

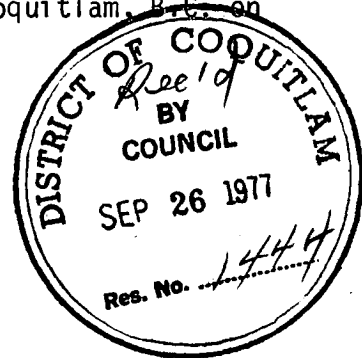
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BOARD OF VARIANCE MINUTES

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 7, 1977 at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman
Mr. B.A. Aabjerg
Mr. B. Hansen
Mr. R. Farion



Staff present were:

Mr. T. Klassen, Municipal Clerk who acted as the Secretary to the Board
Mr. K. McLaren, Development Control Technician
Mr. R. Rush, Chief Building Inspector

The Chairman explained to those present that all the appeals would be heard and the Board would rule on them later and 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 dated September 7, 1977 from Mr. R.W. Rush, Chief Building Inspector, dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these Minutes.

Also submitted to the Board was a brief from the Planning Department dated September 7, 1977 dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these Minutes.

1. P.A. Lauener
650 Dansey Avenue
Subject: Relaxation of front yard requirements.

A Mr. Bonnettemaker addressed the hearing on behalf of Mr. Lauener and advised that Mr. Lauener was extensively renovating the outside front appearance of his existing dwelling, as well as doing major improvements with respect to the interior layout. He advised that part of the renovation was to extend the front entrance in order to allow more room in this area and in order to do this it would mean extending the building to come within the 21 feet of the front property line.

There was no opposition expressed towards this application.

2. J.H. and J.D. Cuming
1951 Cape Horn Avenue
Subject: Relaxation of front yard requirements.

Mr. Cuming addressed the Board and advised that he wishes to make an addition on to the end of his house to provide a dining room as well as an enlargement to the existing kitchen.

He went on to state that the proposed addition would come to within 21 feet of the front property line and this arises chiefly because Cape Horn Avenue was constructed after the original dwelling was built.

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Mr. Cuming advised that the existing dwelling does not have a dining room and the area for addition is the most logical location.

There was no opposition expressed towards this application.

3. M. and S.M. Rudyk
3158 Dunkirk Avenue
Subject: Relaxation of rear yard requirements.

Mr. Townsend of Daon Corporation addressed the hearing on behalf of Mr. Rudyk and advised that his Company was proposing a subdivision of property owned by Mr. Rudyk and the new lot lines would mean that a lean to attached to Mr. Rudyk's house at the rear would be within 14.85 feet of the new proposed rear property line.

Mr. Townsend went on to state that Mr. Rudyk wishes to maintain the lean to as it provides him with storage space and advised that it was finished in such a matter as to be compatible with the existing house.

There was no opposition expressed towards this application.

4. R. and P. Gardner
2804 Norman Avenue
Subject: Relaxation of front and rear yard requirements.

Mr. Gardner addressed the hearing and advised that sometime ago he and his wife had located a plan of the dwelling which they wish to construct and had subsequently then attempted to find a lot on which to place their proposed home.

He advised that on the day he was to complete the documentation on the lot he wished to purchase he found out about the restrictions with respect to setbacks and this could have meant a loss to him of his deposit and he therefore proceeded with the purchase of the lot feeling that if he could not build his house on the property he would have a chance to recoup any losses by subsequent sale of the property.

Mr. Gardner went on to state that were the Municipal regulations to be fully enforced a house having a width of only 25 feet could be located on this particular property thus making it very difficult to find a suitable plan.

There was no opposition expressed towards this application.

5. Reich Construction Ltd.
860 Ranch Park Way
Subject: Relaxation of front yard requirements.

Mr. Grant Reich addressed the hearing and advised that the home which they had under construction was being built in accordance with the plans submitted to the Building Department however at the time of frame inspection it was found that the ensuite in the house which is cantilevered into the front yard encroached upon the front yard set back requirements approximately 12 inches.

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Mr. E.J. Devitt of 867 Ranch Park Way advised that he had no opposition to the proposed relaxation of front yard setback requirements.

Mr. Wong of 3109 Starlight Way also addressed the hearing and stated that he had no objection to the proposed encroachment.

There was no opposition expressed towards this application.

6. R.S. and J.E. Fleck
705 Folsom Street
Subject: Relaxation of side yard requirements.

Mr. Fleck addressed the Board and stated that he wishes to construct a bay window projecting into the side yard setback by some 18 inches. The bay window would have glass only on the diagonal slopes at each end with no window facing the side property line. He went on to state that he wishes to do this in order to provide more living space in the dining area as it is only going to be 9 feet 6 inches wide at the present time.

Mr. J.T. Aussant of 703 Folsom Street had written to the Board of Variance stating that he had no objection to the proposal providing that the window openings in the bay would only be made on the diagonal slopes at each end and would not be facing his back yard.

There was no opposition expressed towards this application.

7. L.A. Landgraff
3580 Victoria Drive
Subject: Relaxation of side yard requirements.

Mr. Landgraff addressed the hearing and stated that he wished to construct a 24 foot x 24 foot garage for his own personal use and he wished to construct this to within 8-1/2 feet of the side property line instead of the required 12-1/2 feet. He advised that by building in this location it would be much more convenient for his use and as well he would not have to change his present driveways in order to make them accessible to the garage.

Mr. J.G. Verkerk of 3575 Victoria Drive addressed the hearing that he had no objection to the proposed relaxation.

There was no opposition expressed towards this application.

8. D.R. and N.L. Menzies
1430 Dayton Street
Subject: Relaxation of side yard requirements.

Mr. Menzies addressed the Board and stated that he wished to fasten his sundeck railing to the fascia board of the sundeck rather than cutting holes in the sundeck to anchor the guard rail because he was afraid that by cutting such holes he could have leaking in the finish on the sundeck.

Mr. Menzies advised further that he was proposing to use four by four posts for the supporting uprights with two by two lumber being used for the balance of the uprights.

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He advised that his original proposal showed the guard rail being attached even with the fascia board and he was requesting relaxation of this which would mean an extension of some 9 inches into the side yard setback requirements.

There was no opposition expressed towards this application.

9. G.A. and M.E.A. Kadatz
88 Mundy Street
Subject: Relaxation of front yard requirements.

Mr. Kadatz addressed the Board and advised that he wishes to do a face-lift on the front of his house by replacing the siding with a cedar stained siding as well as placing overhead trellis work covering the front sidewalk. The front trellis work would come to within 22 feet of the front yard setback thus requiring approval of the Board of Variance.

There was no opposition expressed towards this application.

10. G.A. Burns
698 Blue Mountain Street
Subject: Relaxation of front and side yard requirements.

Mr. Burns addressed the Hearing and advised that he wishes to raise his existing house in order to prevent flooding of the basement and he wished to do this using the existing foundation, however the house at the present time did not meet the side yard or front yard set back requirements thus requiring the approval of the Board of Variance.

Mr. Burns also advised that he wished to construct a carport onto the south side of his dwelling and he wished to keep this in line with the existing front face of the dwelling in order to better match the roof line.

Mr. Burns was advised should his plan be approved he will have to change some of the window openings on the north side of the property because of building regulations.

There was no opposition expressed towards this application.

CONCLUSIONS

1. P.A. Lauener

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That the appeal of Mr. P.A. Lauener be allowed in accordance with his submission to the Board.

CARRIED

Wednesday, September 7, 1977
Board of Variance - 7:00 p.m.

2. J.H. and J.D. Cuming

MOVED BY MR. HANSEN
SECONDED BY MR. AABJERG

That the appeal of J.H. and J.D. Cuming be allowed in accordance with their submission to the Board.

CARRIED

3. M. and S.M. Rudyk

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That the appeal of M. and S.M. Rudyk be allowed in accordance with their submission to the Board.

CARRIED

4. R. and P. Gardner

MOVED BY MR. HANSEN
SECONDED BY MR. FARION

That the appeal of R. and P. Gardner be allowed in accordance with their submission to the Board.

CARRIED

5. Reich Construction Ltd.

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That the appeal of Reich Construction Ltd be allowed in accordance with their submission to the Board.

CARRIED

6. R.S. and J.E. Fleck

MOVED BY MR. FARION
SECONDED BY MR. AABJERG

That the appeal of R.S. and J.E. Fleck be allowed in accordance with their submission to the Board.

CARRIED

7. L.A. Landgraff

MOVED BY MR. HANSEN
SECONDED BY MR. AABJERG

That the appeal of L.A. Landgraff be allowed in accordance with his submission to the Board.

CARRIED

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8. D.R. and N.L. Menzies

MOVED BY MR. HANSEN
SECONDED BY MR. FARION

That the appeal of D.R. and N.L. Menzies be allowed
in accordance with their submission to the Board.

CARRIED.

9. G.A. and M.E.A. Kadatz

MOVED BY MR. FARION
SECONDED BY MR. AABJERG

That the appeal of G.A. and M.E.A. Kadatz be allowed
in accordance with their submission to the Board.

CARRIED

10. G A. Burns

MOVED BY MR. HANSEN
SECONDED BY MR. AABJERG


That the appeal of G.A. Burns be allowed in accordance
with his submission to the Board and further that he also
be allowed to construct the carport onto the south side
of his dwelling with the front face of the carport to
be in line with the front face of the existing dwelling.

CARRIED

ADJOURNMENT

The Chairman declared the meeting adjourned.

8:40 p.m.


CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: T. Klassen DEPARTMENT: Administration DATE: Sept/7/77
Acting Secretary-Board of Variance

FROM: R.W. Rush DEPARTMENT: Building YOUR FILE:

SUBJECT: COMMENTS RE - APPEALS TO SEPTEMBER 7, 1977 OUR FILE:
MEETING


ITEMS 1 TO 9 INCLUSIVE

No comment, as the Building Bylaw does not appear to be involved.

ITEM 10

There is no problem concerning the Building Bylaw provided the proposed basement windows are re-located to be no closer than 4' to the north property line.

RWR/bb


R.W. Rush, P. Eng.,
Chief Building Inspector

PLANNING DEPARTMENT BRIEF TO THE BOARD OF VARIANCE MEETING OF SEPTEMBER 7, 1977

ITEMS #1 & #2 - 650 DANSEY AVENUE AND 1951 CAPE HORN AVENUE

These items would appear to be local issues.

ITEM #3 - 3158 DUNKIRK AVENUE

This site is one of three lots involved in a subdivision at the south-west corner of Nestor Street and Dunkirk Avenue. The Subdivision Committee, at their meeting of August 16, 1977, found the application acceptable subject to, amongst other things, Board of Variance approval of the approximately 11.7 foot rear yard setback for the home at 3158 Dunkirk Avenue. The property is also involved in an application for rezoning to RS-4 One-Family Residential dwellings on approximately 4,000 sq. ft. lots. The rezoning was the subject of a Public Hearing on July 25, 1977, and Council will be reviewing the minutes of that Public Hearing at their meeting of September 12, 1977. The Planning Department would support this application in relation to the configuration of the subdivision proposed.

ITEM #4 -2804 NORMAN AVENUE

This particular lot configuration was given approval by the Subdivision Committee after careful consideration of many factors. Among these factors was:

- a) The area to work with to create a conventional subdivision.
- b) An existing house on the west half of Lot 7, east of the subject parcel.
- c) An east-west road through the parcel not yielding a feasible lotting arrangement.
- d) The location of the sanitary sewer running up the panhandle of Lot 314 to the south.

Our position on the setback requirements for the subject lot is consistent with other panhandle lots that have been created in the Municipality. This setback requirement bears out the intent to give as much private rear yard area to surrounding lots as possible. I.E. Lot 311 and Lot 312 as well as Lot 314.

Although I realize it may be a hardship to be restricted to a 25 foot wide single family dwelling, I would suggest that the applicant was aware of the setback requirements before purchasing the property, and perhaps an architecturally designed single family dwelling may leave setbacks more compatible with the rear yards of surrounding properties.

PLANNING DEPARTMENT BRIEF TO THE BOARD OF VARIANCE MEETING OF SEPTEMBER 7/77 CONT'D

ITEMS #5 TO 10

860 RANCH PARK WAY, 708 FOLSOM STREET, 3580 VICTORIA DRIVE, 1430 DAYTON STREET, 88 MUNDY STREET, 698 BLUE MOUNTAIN STREET.

These items would appear to be local issues.

Respectfully submitted,



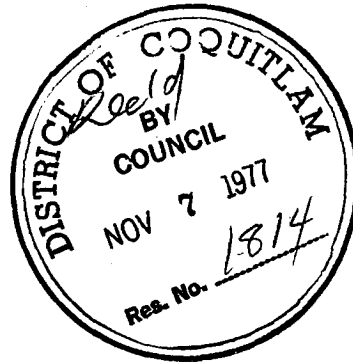
K. D. McLaren
Development Control Technician

BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B. C. on Thursday, October 20th, 1977 at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman
Mr. B. A. Aabjerg
Mr. B. Hansen
Mr. J. Petrie
Mr. R. Farion



Staff present were:

Mr. C. E. Spooner, Building Inspector II
Mr. K. McLaren, Development Control Technician
Mr. T. Klassen, Municipal Clerk; who acted as
Secretary to the meeting

The Chairman explained to those present that all the appeals would be heard, the Board would rule on them in-camera 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 the meeting were comments dated October 18th, 1977 from Mr. C. E. Spooner, Building Inspector II dealing with each of the applications for the Board, a copy of which is attached hereto and forms a part of these minutes.

Also submitted to the Board were comments dated October 20th, 1977 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.

1. R.G. and J.L. Adams
927 Foster Avenue
Subject: Relaxation of height requirements

There was no one present to represent Mr. Adams with respect to this request which was to exceed the allowable height requirements for accessory buildings.

There was no opposition expressed to this application.

2. L.G. and B. Sigurdson
826 Atkins Street
Subject: Relaxation of side yard requirements

Mr. Sigurdson addressed the Hearing and stated that he wishes to construct a utility shed maintaining a 21" side yard setback. He advised the Board that he will be constructing the utility shed on building blocks in order that it could, at some time in the future, possibly be moved.

Mr. Sigurdson further advised the Board that he has spoken to all of his neighbours and they have no objection to the proposal.

The Board were also advised that the utility shed was required to allow him to store toys and such items which are presently being stored in the carport and the front yard.

There was no opposition expressed to this application.

3. R.S. and J.E. Fleck
705 Folsom Street
Subject: Relaxation of side yard requirements

Mr. Fleck addressed the Hearing and stated that he wishes to make the bathroom larger in the house that he presently has under construction and in order to do this he wishes to cantilever into the side yard, an area 21" by 5'. He advised the Board that this extension of the house at the side yard is very well hidden by existing trees and he has talked to his neighbours and they have no objection to the proposal.

4. J. and I. Nowotny
2338 Sumpter Drive
Subject: Relaxation of front yard requirements

Mr. Nowotny addressed the Board and stated that he wishes to construct a carport on to the front of his dwelling coming to within 6 feet of the property line. He stated that he wishes to do this in order to construct an additional bedroom in the basement which would have more natural light in order that his sons would not have to have artificial light even during the daytime.

Mr. Nowotny stated that his present dwelling has 3 bedrooms upstairs, however these are required as he has his mother living with them.

There was no opposition expressed to this application.

5. District of Coquitlam
Subject: Approval of easements pursuant to
Municipalities Enabling and Validating Act.

Mr. H. Castellou, Municipal Solicitor, appeared before the Board together with Mr. B. Sutherland, Engineering Clerk Negotiator, to request of the Board, approval of various easements for municipal utilities pursuant to Section 133 10D of the Municipalities Enabling and Validating Act.

Mr. Castellou advised the Board that the Municipality required the easements as utilities had already been placed on the property some time ago and the Municipality finds it necessary to register these easements as access could be required to repair possible malfunctions.

Mr. Castellou also advised the Board that the Municipality was seeking overall access on some properties in order that repairs could be more easily carried out with less damage to surrounding properties.

Mr. J. W. Ochsendorf, of 527 Sunset Avenue, addressed the Board and stated that he has no objection to the easement for the utility itself, however he does object to the overall access being requested by the Municipality. He advised that access to the easement is

obtainable from Delestre Avenue and from the Trans-Canada Highway and there is no reason to cross his property to maintain the sewer line.

Mr. D. Smith of 650 Alderson advised that he is not opposed to the easement for the utility, however, he does object to the manner in which it is being handled. He advised the Board that he felt the Municipality should be negotiating with him for the easement and not just seeking approval of the Board of Variance.

Mr. Smith also advised the Board that he is concerned that overall access will affect the future use of his property and that the Municipality could have control over the siting of any future building on this property.

There was no other opposition expressed to easements being sought by the Municipality.

The Board did, however, proceed to study each easement request of the Municipality in order that they could be fully informed prior to making a decision.

6. J. and N. Thibault
2371 Como Lake Avenue
Subject: Relaxation of front yard requirements

Mr. Thibault addressed the Hearing to advise that he wishes to close in his existing carport for a garage and that the space is required in order to allow him to work on his hobby of restoring cars. The enclosed space will also be used for other family activity such as ping-pong.

Mr. Thibault stated that he will be building a carport at the back of his dwelling for storage of the automobile that he uses regularly.

There was no opposition expressed to this application.

7. E.W. and L.E. Mara
2021 Palliser Avenue
Subject: Relaxation of rear yard requirements

Mr. Mara addressed the Board and stated that he wishes to construct a second carport on to his dwelling to provide protection for a second car which is required as both he and his wife work. The proposed carport would be constructed maintaining a 10 foot rear yard setback and would measure 20 feet by 12 feet and be set back 3 feet from the existing dwelling. Mr. Mara further advised the Board that he had originally planned this carport when he built his house some nine years ago, however regulations have changed since that time and he now requires approval of the Board.

Mr. Mara advised the Board that the proposed carport would also provide protection from the elements for his kitchen entrance.

There was no opposition expressed to this application.

8. J. and M. L. Garenkooper
3680 Victoria Drive
Subject: Relaxation of rear yard requirements

Mr. Garenkooper addressed the Board and stated that he wishes to construct a building for box stalls and storage measuring some 20 feet by 30 feet. He wishes to construct this building to within 10 feet of his rear property line. He advised that this is the only location in which such a building could be constructed on his property as such buildings must be 50 feet from a dwelling and at least 100 feet from his well. Mr. Garenkooper advised that most of his property consists of very deep slopes having grades as high as 75 degrees.

The Chairman enquired of Mr. Garenkooper if he has a horse at present and was informed that he does not, however he wishes to obtain one.

There were no objections expressed to this application.

9. A. Horvath
1770 Rideau Avenue
Subject: Relaxation of side yard requirements

Mr. Horvath advised the Board that he wishes to close in his existing carport for a storage area and workshop which will allow him room in the basement to construct an extra bedroom.

Members of the Board questioned Mr. Horvath as to where he would be parking his car and he advised at the present time he would be parking it in the driveway. Questions were also asked of Mr. Horvath as to whether or not he could construct the workshop area in his backyard and he stated that he felt this was not feasible as it would use up some of his back yard area in which he has shrubs planted.

There was no opposition expressed to this application.

10. D. and S.M. Whittome
565 Kemsley Avenue
Subject: Relaxation of side yard requirements

Mr. Whittome addressed the Board and stated that he wishes to build a detached garage in the northwest corner of his property maintaining a 4 foot side yard setback instead of the required 12½ feet.

The Board were advised that this is the most logical location for this structure as there is already an existing driveway down that side of the property which would lead directly to the garage and further, it would not restrict the use of the back yard for other purposes.

There was no opposition expressed to this application.

11. Wildwood Mobilehome Park Ltd.

Bay #57

Subject: Relaxation of side and rear yard requirements
and site coverage requirements

Mr. Peter Allinger addressed the Board on behalf of Wildwood Mobilehome Park Ltd. and advised that a double wide trailer measuring 24 by 48 feet had been moved on to Bay #57, which meant that the 10 foot side yard setback requirement and the 10 foot rear yard requirement could not be met. He advised however, that the 10 foot front yard requirement was being met.

It was pointed out to Mr. Allinger that the site coverage was also being exceeded and would require Board of Variance approval.

A Mr. Leeder, the resident at Bay #59 addressed the Hearing and stated that he had no objection to the siting of this mobile home.

Mr. Eastwood, the resident at Bay 80 addressed the Board and advised that he has no desire to impose a hardship on the mobile home park or on the Thiessens, however, by allowing all permissible additions to this mobile home, site coverage could exceed 56%. He advised that as a result of such site coverage, the overall effect in the park is one of compression. He advised that he was not necessarily opposed to approval of this application, however, felt that future applications should not be considered.

Mr. Hickey, the resident of Bay #87, addressed the Hearing and stated that he was appearing on behalf of the Wildwood Mobilehome Park Homeowners' Association and advised that the Association is concerned with their future in the park and is very concerned with the site coverage and setback being requested which could result in dense living conditions.

In answer to a question from a member of the Board, Mr. Allinger stated that the overall density in the park is $8\frac{1}{2}$ units per acre.

In answer to a question from Mr. Petrie, Mr. Allinger advised that there are approximately 135 double wide units in the park at the present time.

Mr. Crews enquired as to whether the rental of the space was set in accordance with the size of the unit being placed thereon and Mr. Allinger replied that it is the trailer pad which is rented and the size of the unit does not in any way affect the amount of rental.

Mr. Crews also enquired of Mr. Allinger whether his company had sold the mobile home to the Thiessens and was advised that they had not.

12. Wildwood Mobilehome Park Ltd.
Bay #250
Subject: Relaxation of setback requirements

Mr. Allinger advised the Board that this was an application to relax the front yard requirements to allow the tenant to construct an awning maintaining one foot front yard setback, a two foot side yard setback and a 9 foot rear yard setback. The Board were advised that the owning would allow the covering of a small sundeck and provide covered parking for a car.

There was no opposition expressed to this application.

13. Wildwood Mobilehome Park Ltd.
Bay #106
Subject: Relaxation of front yard requirements

Mr. Allinger advised the Board that this was an application to allow an addition to an awning maintaining a five foot front yard setback and the owners wish to place this addition on to the awning to cover the front stairs to protect them from the elements.

There was no opposition expressed to this application.

14. William Bradley
615 North Road
Subject: Relaxation of site coverage requirements

Mrs. E. MacIntyre, the lessee of the property at 615 North Road, addressed the Hearing and stated that they wished to move a portable building on to the property measuring 24 feet by 50 feet which would be used for purposes of a day care centre. She advised that the building was formerly used as a schoolroom and would require some alterations to make it suitable for use as a day care centre.

The Board noted that the original application to the Municipal Council for rezoning of this property to allow such use had been turned down, however, it was explained that at the time, Council were not aware that Mrs. MacIntyre had a three year lease on the property and therefore, development of the property and the extension of Whiting Way could not take place until such time as negotiations had taken place with Mrs. MacIntyre for surrender of her lease, which would mean the temporary building would have to be removed.

Mrs. MacIntyre advised the Board that the operational hours for a day care centre would be from 7:00 a.m. to 6:00 p.m. and the size of building being proposed would allow 20 children.

The Board were advised that under Zoning By-Law provisions only 500 sq. ft. of the building could be used as a home occupation and even if the Board were to allow the placement of the structure, only 500 feet of it could be used for day care.

Mr. Dunn, 606 Rutland Court, enquired as to the location of the proposed building and upon being informed that it would be placed in line with Whiting Way, expressed concern as it would be situated very close to the back of his property. He felt that this could impose a hardship on him and his family as cars would be coming in very early in the morning to drop off their children, and, as well, there would be the noise from children playing in the yard during the daytime. He advised that, were the temporary building to be situated closer to her house, he would not object as strenuously. Mrs. MacIntyre advised that she would be prepared to look at other siting arrangements.

Mr. Jackson of 608 Rutland Court advised that he has a swimming pool in his back yard and he is concerned that children from the day care centre could climb the fence and gain access to his property and, possibly, fall into the pool. He therefore advised that he was opposed to the proposal as submitted by Mrs. MacIntyre.

CONCLUSIONS

1. R.G. and J.L. Adams

Moved by Mr. Hansen
Seconded by Mr. Farion:

That the appeal of R.G. and J.L. Adams be allowed in accordance with their submission to the Board.

CARRIED UNANIMOUSLY

2. L.G. and B. Sigurdson

Moved by Mr. Hansen
Seconded by Mr. Petrie:

That Mr. Sigurdson be allowed to construct his utility shed coming to within 2 feet of the side property line providing, however, that no roof overhang be allowed into the 2 foot side yard setback.

CARRIED UNANIMOUSLY

3. R.S. and J.E. Fleck

Moved by Mr. Farion
Seconded by Mr. Petrie:

That the appeal of R.S. and J.E. Fleck be allowed in accordance with their submission to the Board.

CARRIED UNANIMOUSLY

4. J. and I. Nowotny

Moved by Mr. Hansen
Seconded by Mr. Aabjerg:

That the appeal of J. and I. Nowotny be denied.

CARRIED UNANIMOUSLY

5. District of Coquitlam

Moved by Mr. Petrie
Seconded by Mr. Aabjerg:

That the Board of Variance finds it necessary for the District of Coquitlam determining and defining those portions of the lands in red outlined on the attached plans that require an adjudication by the Board of Variance as lands within the District of Coquitlam on, over, or under which public utilities shall pass and the Board finds no undue hardship is caused to the owners concerned AND FURTHER the Board of Variance finds that the portions of lands outlined in green on the attached plans that require an adjudication by the Board shall be required for access to and from the lands outlined in red on the attached plans in order to allow the repair and maintenance of the public utilities which are located in red on the said plans and the Board further finds no undue hardship is caused to the owners concerned.

CARRIED UNANIMOUSLY

6. J. and N. Thibault

Moved by Mr. Petrie
Seconded by Mr. Therrien:

That the appeal of J. and N. Thibault be allowed in accordance with their submission to the Board.

CARRIED UNANIMOUSLY

7. E.W. and L.E. Mara

Moved by Mr. Aabjerg
Seconded by Mr. Hansen:

That the appeal of E.W. and L.E. Mara be allowed in accordance with their submission to the Board.

CARRIED UNANIMOUSLY

8. J. and M.L. Garenkooper

Moved by Mr. Aabjerg
Seconded by Mr. Petrie:

That the appeal of J. and M.L. Garenkooper be allowed in accordance with their submission to the Board.

CARRIED UNANIMOUSLY

9. A. Horvath

Moved by Mr. Petrie
Seconded by Mr. Aabjerg:

That the appeal of Mr. Horvath be denied.

CARRIED UNANIMOUSLY

10. D. and S.M. Whittome

Moved by Mr. Petrie
Seconded by Mr. Aabjerg:

That the appeal of D. and S.M. Whittome be allowed in accordance with their submission to the Board.

CARRIED UNANIMOUSLY

11. Wildwood Mobilehome Park Ltd. - Bay #57

Moved by Mr. Aabjerg
Seconded by Mr. Hansen:

That the appeal of Wildwood Mobilehome Park Ltd. be denied.

CARRIED

Mr. Petrie registered his opposition.

12. Wildwood Mobilehome Park Ltd. - Bay #250

Moved by Mr. Farion
Seconded by Mr. Aabjerg:

That the appeal of Wildwood Mobilehome Park Ltd. with respect to Bay #250 be allowed in accordance with their submission to the Board.

CARRIED UNANIMOUSLY

13. Wildwood Mobilehome Park Ltd. - Bay #106

Moved by Mr. Aabjerg
Seconded by Mr. Farion:

That the appeal of Wildwood Mobilehome Park Ltd. with respect to Bay #106 be allowed in accordance with their submission to the Board.

CARRIED UNANIMOUSLY

14. William Bradley

Moved by Mr. Petrie
Seconded by Mr. Farion:

That the appeal of Mr. William Bradley be allowed in accordance
with his submission to the Board.

CARRIED UNANIMOUSLY

Adjournment

The Chairman declared the meeting adjourned. 12:10 a.m.

Gay R. Crews CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication

T. KLASSEN,
Secretary - Board of Variance

DEPARTMENT: ADMINISTRATION

DATE: Oct. 18/77

FROM: C. E. SPOONER

DEPARTMENT: BUILDING

YOUR FILE:

SUBJECT: Comments Re - Appeals to October 20 Meeting

OUR FILE:

ITEM NO. 1 (927 Foster Avenue)

No comment as the Building Bylaw does not appear to be involved.

ITEM NO. 2 (826 Atkins Street)

If the application is approved by the Board, the Building Department would appreciate it if the minimum set-back of any portion of the structure be limited to 2'0" from property line.

ITEMS NO. 3 to 10 Inclusive

No comment as the Building Bylaw does not appear to be involved.

ITEM NO. 11 (Space #59 - 201 Cayer Street)

As mobile home sites are divided by boundary lines(not property lines). The spatial separation of buildings may be calculated using an imaginary property line mid way between buildings.

The above mobile home has 36 sq.ft. of existing opening facing the boundary line. The building code requires a minimum of 9'0" between buildings if the 36 sq.ft. of openings are to remain.

.....2/

Comments Re - Appeals Cont'd.....

ITEMS NO. 12 to 14 Inclusive

No comment as the Building Bylaw does not appear to be involved.

Respectfully Submitted,



C. E. SPOONER,
BUILDING DEPARTMENT

CES/wpm

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF OCTOBER 20, 1977

ITEMS #1 & 2

(927 Foster Avenue and 826 Atkins Street).

These items would appear to be local issues.

ITEM #3

(705 Folsom Street).

For the Board's information, this property was the subject of an appeal to the Board of Variance Meeting of September 7, 1977. At that time, a relaxation of sideyard requirements was approved by the Board.

ITEM #4

(2338 Sumpter Drive).

This item would appear to be a local issue.

ITEM #5

(District of Coquitlam).

The Planning Department can see no concern of a planning nature with the easements proposed.

ITEM #6

(2371 Como Lake Avenue).

This item appears to be a local issue.

ITEM #7

(2021 Palliser Avenue).

The Board of Variance Agenda lists this as a relaxation of sideyard requirements, whereas it would appear to me to be an appeal for relaxation of a rear yard requirement. This item would appear to be a local issue.

ITEM #8

(3680 Victoria Drive).

Due to the steep nature of the area, as described by the applicant, David Road would never be constructed on its present alignment. It may be, however, that in the long term when smaller lot residential subdivision of this property is possible, a road could be brought in from the south to serve the rear of the applicant's property. This is far enough into the future that the construction of the proposed box stalls would have no bearing whatsoever on the future subdivision situation. The Planning Department, therefore, has no objection to this appeal.

ITEMS #9 TO 13 INCLUSIVE

(1770 Rideau Avenue, 565 Kemsley Avenue & Bays 57, 250, 106 at 201 Cayer Street).

The Planning Department would have no comment in relation to these appeals.

ITEM #14

(615 North Road).

For background information to the Board on this matter, I can advise as follows:

An application for rezoning of the subject property to P-4 to permit a Day Care Centre for twenty children was declined by Council at their meeting of June 6, 1977.

On September 20, 1977 the scheme was again reactivated by the applicant's letter to Council, asking permission to carry on business at the location for at least 3 years as a home occupation under existing zoning.

Furthermore, on September 22, 1977 the District of Coquitlam received a letter from Simon Fraser Health Unit, supporting the proposal on the basis of need in the area. Council at their meeting of Tuesday, October 11, 1977 reviewed both the applicant's letter and the letter from the Simon Fraser Health Unit, and a recommendation from their Health and Welfare Committee. At that time, Council passed the following resolution:

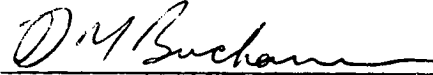
"That Mrs. MacIntyre make application to the Building Department for a temporary permit to place a suitable building on the property at 615 North Road for purposes of operating a Day Care Centre, with the understanding that she comply with the home occupation regulations as contained in the Zoning By-law."

The Zoning By-law states that a home occupation should occupy less than 20% of the floor area on the site, not to exceed 500 square feet. The Planning Department notes that although the applicant would be restricted by licensing to the maximum of 500 square feet under the home occupation use, a building of 1,200 square feet

ITEM #4, CONT'D

in area is being proposed. We understand that this is due to the fact that the applicant already is in possession of the proposed structure.

In view of Council's resolution on this matter, the Planning Department expresses no objection to a relaxation of lot coverage by the Board.



D. M. Buchanan
D. M. Buchanan
Planning Director

KDM/1k

Thursday, November 17, 1977,
Board of Variance - 7 p.m.

507

BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, November 17, 1977 at 7 p.m.

Members present were:

Mr. G. Crews, Chairman
Mr. B. A. Aabjerg
Mr. B. Hansen
Mr. R. Farion
Mr. J. Petrie



Staff present were:

Mr. K. McLaren, Development Control Technician
Mr. C. E. Spooner, Building Inspector 2
Mr. T. Klassen, Municipal Clerk, who acted as Secretary to the Board.

The Chairman explained to those present that all of the appeals would be heard, the Board would rule on them in camera 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 dated November 16, 1977 from Mr. C. E. Spooner, Building Inspector 2, dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these minutes.

Also submitted to the Board was a brief from the Planning Department dated November 17, 1977 dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these Minutes.

1. R. W. O'Hara,
551 Chapman Avenue.
Subject: Relaxation of site coverage requirements for
accessory structure.

Mr. O'Hara addressed the Board and stated that he had constructed a three bay garage to the rear of his dwelling containing 900 square feet whereas the allowable site coverage is 800 square feet for accessory building. He advised that the garage is constructed of concrete and is dug into a bank and is practically completely out of site with the exception of the front of the structure.

Mr. O'Hara went on to advise that he is in the marine business and had a fair amount of problems with theft from motors on boats that he owns and it was for this reason that the building was constructed in order to store two boats and a car. He advised the Board that he felt that he could construct an accessory building containing an area not exceeding 10% site coverage but did not know there was a maximum of 800 square feet allowed.

Thursday, November 17, 1977,
Board of Variance, cont'd.

Mr. O'Hara also advised the Board that he will shortly be moving to Port Moody where he presently is constructing new facilities for his business and will thus be able to possibly remove one or two of the boats that he is storing at his home.

A members of the Board questioned Mr. O'Hara as to why he had not obtained a permit prior to commencing construction and he advised that he had some problems with the Municipality in initially attempting to obtain the permit and had therefore the attitude that the Municipality could come after him if they wished to obtain a permit.

Mrs. Peters of 531 Ailsa Avenue, Port Moody, B.C. stated that she had no objection to the present structure as built, however, she would have some concern that Mr. O'Hara not be allowed to construct another building on top of the existing structure. Mrs. Peters was advised that the maximum height for accessory buildings above ground level is 15' in any case.

Mr. Pierre of 549 Chapman Avenue stated that he has from time to time objected to the noise which comes from Mr. O'Hara starting up the boats he presently is storing and also felt that Mr. O'Hara was using his home property in a manner such to make it appear as if it was a commercial property.

Mr. Aabjerg requested that Mr. O'Hara state what his actual hardship was in respect to this building and was advised that he required the extra 100 square feet above the allowable site coverage in order to store his boats which are 26' long and this then allows him some room to be able to move around the boats himself within the building. He advised that the trailers holding the boats are over 8' wide and therefore he has had to place two 9' doors as well as one 8' door in order to be able to fit the boats into the garage and therefore the width of 30' is also required. Mr. O'Hara advised that he will not be putting in a light or heat into the building.

2. A. Lauridsen,
619 Harrison Avenue.
Subject: Relaxation of side yard setback requirements.

Mr. Lauridsen addressed the Board and stated that he wishes to make an addition to his dwelling over top of his existing carport coming to within 4' of the side property line. This addition would contain an additional bedroom and would also allow enlargement of the existing dining room.

Mr. Lauridsen advised that he requires the additional living space as he has three children and wishes to provide each of them with a separate bedroom.

Thursday, November 17, 1977,
Board of Variance, cont'd.

In answer to a question from a member of the Board, Mr. Lauridsen advised that at present his basement contains a den, a sewing room and a play area for the children and while he had broached the subject of one of the children using a portion of the basement for a bedroom, none of his children wished to occupy the basement as sleeping quarters.

Mr. Lauridsen also stated that he will be closing in his existing carport for use as a garage and was therefore requesting that the Board approve that matter as well.

There were no objections expressed to this application.

3. Crestview Development Ltd.,
1001 Austin Avenue.
Subject: Relaxation of landscaped area requirements.

Mr. Douglas Hogarth appeared on behalf of Crestview Developments Ltd. and advised the Board that the construction of the development at 1001 Austin Avenue is in the final stages of completion, however, some problems have arisen with respect to the provision of a landscape strip along Ridgeway Avenue in that it would cost the developer an additional \$70,000 to provide the parking space required if the Municipality were to insist upon the full 10' landscape strip being developed. The Board was informed that in order to provide the necessary landscape strip as well as the parking, the developers were proposing to elevate the landscaping and provide parking underneath.

Mr. Hogarth stated that the developers were proposing that they be allowed to develop the 8' strip of municipal property between their property line and the existing sidewalk for landscaping in lieu of the 10' landscaping strip required on their property at the present time and that his clients were willing to enter into any kind of agreement for the development and maintenance of the landscape strip on municipal property.

Mr. Aabjerg inquired as to whether the development would have sufficient parking if relaxation of the landscape strip was not allowed and was advised that for all the uses which they wish to accommodate within the development, there would not be sufficient parking space.

There was no objection expressed to this application.

4. Mr. D. Demers,
1034 Cottonwood Avenue.
Subject: Relaxation of maximum 800 square feet for
accessory structures.

Mr. Demers addressed the Board and stated that he wishes to erect a temporary building in order to construct a 34' sailboat and in order to do this he requires approval of the Board as he has a carport which now contains some 500 square feet and this, together with the proposed temporary building for boat construction, would mean that he would be some 350 square feet over the allowable site coverage.

Thursday, November 17, 1977,
Board of Variance, cont'd.

The Board was advised that the hull of the proposed boat had been finished and had been moved on to the property and if the Board does not approve the temporary building, Mr. Demers stated that he would either have to sell the hull and lose a great deal of man hours already put into its construction or sell his home and move to a different location.

Mr. Demers advised that he had talked to two of his closest neighbours to the east and to the south of his property and they had no objection to the proposed temporary structure.

In answer to a question from a member of the Board, the applicant stated that he will require the temporary structure for two years and if the boat is not finished at that time he will place it in the water in any case.

Mr. F. W. Smallwood of 672 Porter Street requested information as to the size of the structure and was advised that it would be 15' high measuring 16' by 36' and would be constructed out of plywood. Mr. Smallwood also requested assurance that the building would indeed be removed in two years as he felt that it could be an eyesore within the neighbourhood, were such a temporary structure allowed to stand for a much longer period of time.

There was no objection expressed to this application.

5. District of Coquitlam,
2150 Como Lake Avenue. (No. 5 Fire Hall)
Subject: Relaxation of rear yard setback requirements.

Mr. G. D. Wylie, Architect, appeared on behalf of the Municipality and submitted a written brief dated November 17, 1977, a copy of which is attached hereto and forms a part of these Minutes. Mr. Wylie briefly outlined the reasons for the proposal to build to within 13' of the rear yard property line and provided the Board with a drawing showing the interior layout of the proposed addition.

There was no objection expressed to this application.

6. Mr. A. Boileau,
Bay #1, 201 Cayer Street.
Subject: Relaxation of front yard setback and rear yard setback requirements.

Mr. Phillip Allinger and Mr. A. Boileau addressed the Board and advised that Mr. Boileau had recently purchased a trailer which is 2' longer and 2' wider than the trailer he presently has situated on Bay #1, however, the new trailer would not comply with the setback requirements of 10' from both the rear yard and front yard setback and would instead have a 5' rear yard setback and a 9' front yard setback.

Thursday, November 17, 1977,
Board of Variance, cont'd.

Mr. Allinger stated that he had recently had discussions with Mr. Rush, Chief Building Inspector, and had been advised that a new by-law will shortly be submitted to Council with suggested setbacks of 6'.

The resident at Bay #5 stated that he had no objection to the proposal to place a larger home on the lot, however, he did request that it not be placed any closer to Bay #3 than the present home and Mr. Allinger advised that the home would not be placed any closer to the home on Bay #3 than the existing mobile home.

There was no objection expressed to this application.

CONCLUSIONS

1. R. W. O'Hara.

MOVED BY MR. HANSEN
SECONDED BY MR. FARION:

That the appeal of Mr. R. W. O'Hara be approved in accordance with his submission to the Board.

CARRIED

Mr. Aabjerg registered his opposition.

2. A. Lauridsen.

MOVED BY MR. AABJERG
SECONDED BY MR. FARION:

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

CARRIED UNANIMOUSLY

3. Crestview Developments Ltd.

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN:

That the appeal of Crestview Developments Ltd. be allowed in accordance with their submission to the Board including:

1. Deletion of the 10' wide landscape strip only where shown on the plan submitted by the applicant.
2. Landscaping of the approximate 8' wide area between the back of the sidewalk and the applicant's property line for the entire width of the property to the satisfaction of the District of Coquitlam Design Committee.
3. A letter from the owner of the property undertaking to:
 - (a) Maintain the landscaping to be installed on the municipal road allowance.

Thursday, November 17, 1977,
Board of Variance, cont'd.

- (b) Transfer this obligation to any future owners of the property should it be sold.

CARRIED UNANIMOUSLY

4. Mr. D. Demers.

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN:

That the appeal of Mr. D. Demers be allowed in accordance with his submission to the Board.

CARRIED UNANIMOUSLY

5. District of Coquitlam.

MOVED BY MR. FARION
SECONDED BY MR. PETRIE:

That the appeal of the District of Coquitlam be allowed in accordance with their submission to the Board.

CARRIED UNANIMOUSLY

6. Mr. A. Boileau.

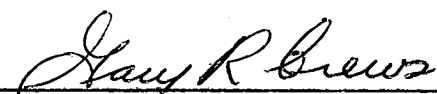
MOVED BY MR. PETRIE
SECONDED BY MR. FARION:

That the appeal of Mr. A. Boileau be allowed in accordance with his submission to the Board.

CARRIED UNANIMOUSLY

ADJOURNMENT

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


Gay R. Brews
CHAIRMAN.

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: T. KLASSEN, DEPARTMENT: ADMINISTRATION DATE: November 16/77
Secretary - Board of Variance

FROM: C. E. SPOONER DEPARTMENT: BUILDING YOUR FILE:

SUBJECT: Comments Re: Appeals to November 17 Meeting OUR FILE:

ITEMS NO. 1 to 6

No comment as the Building Bylaw does not appear to be involved.

Respectfully Submitted,



C. E. SPOONER,
BUILDING DEPARTMENT

CES/wpm

cc Planning Department

PLANNING DEPARTMENT BRIEF TO THE BOARD OF VARIANCE MEETING OF NOVEMBER 17/77

ITEMS #1 & #2 - 551 CHAPMAN AVENUE & 619 HARRISON AVENUE

These items would appear to be local issues.

ITEM #3

This application involves the relaxation of a siting requirement on the north side of the development. The Zoning By-law requires a 10 foot wide landscape strip to be provided adjacent to land zoned for residential purposes where that land is expected to remain in that zoning category for the foreseeable future. In this particular case, the property line which requires the ten foot wide landscape strip is on a 66 foot wide street right-of-way, being Ridgeway Avenue. Furthermore, there is an area which could be landscaped between the back of the sidewalk and the property line which is approximately eight feet. As well, there is a difference in grade between the grade on Ridgeway Avenue and the grade at the property line on the westerly portion of this site, diminishing towards the easterly portion of the site where the accesses are located. The Planning Department has discussed this proposal with the applicants and have no objection to this relaxation.

ITEM #4 - 1044 COTTONWOOD AVENUE

This matter would be a local issue.

ITEM #5 - 2150 COMO LAKE AVENUE - #5 FIREHALL

The Planning Department initiated this application to the Board of Variance. The setback to the proposed addition is the same as the existing setback from the present firehall facility. The existing 33 foot dedicated road, which is not constructed to the west of the property, is not proposed to be constructed in the future. The Planning Department has no objection to this relaxation.

ITEM #6 - BAY 1, 201 CAYER STREET

This application would appear to be a local issue.

KM/ci

Respectfully submitted,


K. McLaren

Development Control Technician

November 17, 1977

District of Coquitlam
1111 Brunette Avenue
Coquitlam, B.C.

ATTENTION: Board of Variance

REFERENCE: Appeal of Rear Yard
Firehall #5

Dear Sirs:

We hereby appeal for relaxation of the rear yard requirement from 20' required, to 13' actual, for the addition to the above project on the basis of hardship against the project and the Municipality in having to follow a 20' rear yard setback.

As the present building is in fact built with a 13' rear yard a hardship exists in trying to place an addition to this building keeping to a 20' setback, when the project is so small that only a direct line expansion will provide the equitable related interior spaces required of the addition. The small rooms of the existing building, dictates the logical expansion of the building. The space created by the addition as shown on the drawings, allows proper flow of the firemen from their sleeping quarters to the apparatus room, washrooms, and dayrooms. Further, the Emergency Generator Room is able to be placed off the Utility area.

If a 20' setback for the addition were enforced, the space for the required sleeping areas would have to be placed in the direction of the side property line or the front property line. As it is not possible to just add two or three feet to the side property line to achieve the required sleeping quarters, the building line at the side yard would become critical from both the by-law point of view for side yards (6'-0" min.) and the National Building Code requirements for windows. We would in fact be limited to very small windows on the West elevation.

If the required space were to be added toward the front yard, the Day room would have to be cut to a minimal size with minimal light which would create an adverse atmosphere for those firemen living within the facilities.

As there is an existing 5'-0" high concrete block privacy wall to the front and side of the property which on the present proposal creates good usable space (12 feet on the side and 16 feet on the front of the Day Room), it would be a detriment to the project if these areas were to be decreased.

continued....

G. D. WYLIE
ARCHITECT

B. ARCH., M. R. A. I. C.

Page Two.....

Further, we submit that because of the project's location, in that it backs on to a large playground area of the adjacent school, there will be no ill effects to the neighbouring property in granting the requested relaxation.

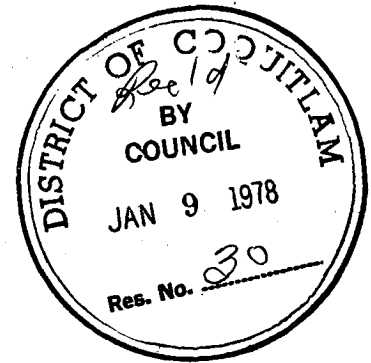
Yours sincerely,



G.D. WYLIE
ARCHITECT

GDW/mc
Encs.

Thursday, December 15, 1977
Board of Variance - 7:00 p.m.



BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Committee Room of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, December 15, 1977 at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman
Mr. B.A. Aabjerg
Mr. B. Hansen
Mr. J. Petrie
Mr. R. Farion

Staff present were:

Mr. C.E. Spooner, Building Inspector II
Mr. T. Klassen, Municipal Clerk; who acted as
Secretary to the Board

The Chairman explained to those present that all the appeals would be heard, and the Board would rule on them later 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 dated December 14, 1977 from Mr. C.E. Spooner, Building Inspector II dealing with each of the applications for the Board, a copy of which is attached hereto and forms a part of these minutes.

Also submitted to the Board were comments dated December 14, 1977 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.

1. J.C. and V. Thebault
978 Saddle Street
Subject: Relaxation of lot coverage and maximum
height requirements

Mr. Thebault addressed the Board and advised that he wishes to construct a 44 ft. boat in his rear yard and to do this he wishes to erect a temporary shelter measuring 24 feet by 51.5 feet having a maximum height of 18 feet at the peak of the roof. He advised that he expected construction of the boat to take two years.

Mr. Thebault went on to explain that he has an agreement from one of his neighbors to use a portion of his property to remove the boat upon its completion and should this not materialize in the future he could as well employ the services of a crane to lift the boat out of its location in his back yard.

Mr. Dave Bifford of 991 Ogden Street advised that he was not opposed to the structure however he had mentioned to Mr. Thebault that in his opinion Mr. Thebault's property should be fenced in order to exclude children from the area of construction and thus prevent possible injuries.

Mr. Thebault agreed that he would have to fence his yard in order to provide such protection.

Mr. Steve Barta of 974 Saddle advised that he had no objection to the proposal.

There was no opposition expressed to this application.

2. Gosko Developments Ltd
848 Sharpe Street
Subject: Relaxation of front and side yard requirements.

Mr. Gosko addressed the Board and stated that he wishes to subdivide property at 848 Sharpe Street and once the subdivision is complete the existing dwelling on the property will not meet the front and side yard setback requirements on the newly created lot on which the house is situated. He advised the Board that the house is in rather poor shape at the present time but is rented out and it will take some time to give proper notice and have the home vacated. He went on to advise that the house will eventually be torn down and he was seeking approval from the Board for the house to remain for two years.

Mr. Gosko went on to explain that should the particular lot be sold for construction of a new dwelling it will be sold with the understanding that the developer will remove the existing house upon completion of the new dwelling. He stated that the house is situated in such a manner that a new house could be constructed without having to remove the old house immediately.

There was no opposition expressed to this application.

3. Gosko Developments Ltd.
826 Sharpe Street
Subject: Relaxation of front yard requirements.

Mr. Gosko in addressing the Board advised that he wishes to subdivide property situated at 826 Sharpe Street and upon completion of the subdivision the existing dwelling on the property will not conform to front yard setback requirements and he was therefore appealing to the Board to allow this house to remain until such time as the particular lot in which it is situated could be sold for the construction of a new dwelling.

He stated that he would request two years in order to remove the dwelling as it is presently rented and the removal of tenants could take some time. Mr. Gosko also advised that should the property be sold it will be done with the understanding that the old house is to be removed upon completion of a new dwelling.

There was no opposition expressed to this application.

4. J.G. and M.W. Haddock
1306 Ross Avenue
Subject: Relaxation of side yard requirements.

Mr. Haddock addressed the Board and advised that he wishes to cover in his existing sundeck and make it into a type of sunroom. He advised that he has replaced the floor on the sundeck twice and each time it has rotted out and he was therefore wishing to provide some weather protection to this area. The Board was advised that Mr. Haddock wished to come to within two feet six inches of the side property line with the roof overhang with the wall of the structure coming to within four feet six inches of the side property line.

In answer to a question from a member of the Board Mr. Haddock advised that the only access to this area would come from an existing walkway from the back of the house and there would be no direct connection into the house itself from this room.

There was no opposition expressed to this application.

5. F. McCoach
1287 Pipeline Road
Subject: Relaxation of maximum height requirements.

Mr. McCoach's son addressed the Board on behalf of his father and advised that the garage in question had been approved by the Board of Variance at the meeting of April 20, 1977 however, the contractor when building the structure had used trusses and as a result a higher pitched roof resulted from that contemplated initially which would mean that the structure would now be seventeen feet four inches high from the finished grade around the building, this would be two feet four inches above the maximum height allowable under the zoning by-law.

In answer to a question from the Board Mr. McCoach's son advised the building will be used to house a welding rig having a gross vehicle weight of 10,000 lbs. as well as storage of a boat and parking of a car.

There was no opposition expressed to this application.

6. G. and C. Robinson
1390 Madore Avenue
Subject: Relaxation of site coverage requirements.

Mr. Robinson addressed the Board and advised that he wishes to construct a garage measuring 27 feet by 38 feet at the rear of his property to house a 28 foot car trailer as well as for storage. He advised that he requires the room as he presently has a non-basement dwelling and is using one of the existing bedrooms for storage.

Mr. Robinson advised that at present he is storing his car trailer at a friends house, however he would like to store it on his own property as well as provide room for the servicing of a vehicle which he uses for racing. He advised the Board that the vehicle which he will be servicing will not be fired at this location because it is too loud. He also advised that enclosed storage is required because of vandalism which occurs in his neighbourhood as a result of children coming up through the ravine to the back of his property. The garage would contain two bays for parking the vehicle as well as storage and workshop area.

The Secretary read to the Board a letter from Mr. & Mrs. McLean of 1378 Dansey Avenue, dated December 13th, 1977 registering opposition to the proposal submitted by Mr. Robinson.

Mr. O'Brien of 1394 Madore Avenue also expressed his opposition to the proposal stating that he had purchased in this area because of the ravine and he felt that such a large building would depreciate property in the area as well as the noise from a person working on cars in the neighbourhood could create a problem.

Mr. Robinson advised that if he was forced to construct a garage containing only 800 sq. ft. as is allowed under the present Municipal By-law, he would have to locate it in a different manner which would mean that his neighbours would be looking at a 40 ft. wall instead of a 27 ft. wall, and he further advised that he was doing his best to make the garage as least noticeable as possible by building it low having a maximum height of 12 ft. at the peak of the roof.

Several neighbours in the area expressed their opposition to the proposals saying that they were concerned about the noise factor as well as the possible depreciation of the value of their own homes with such a large building being constructed in one of the back yards.

CONCLUSIONS

1. J.C. and V. Thebault

Moved by Mr. Aabjerg
Seconded by Mr. Farion

That the appeal of J.C. and V. Thebault be allowed in accordance with their submission to the Board.

CARRIED UNANIMOUSLY

2. Gosko Developments Ltd.

Moved by Mr. Aabjerg
Seconded by Mr. Hansen

That the appeal of Gosko Developments Ltd., be allowed in accordance with their submission to the Board subject to the dwelling being removed within six months from January 1, 1978 or until the property is sold to a new owner whichever comes first.

CARRIED UNANIMOUSLY

3. Gosko Developments Ltd.

Moved by Mr. Aajerg
Seconded by Mr. Hansen

That the appeal of Gosko Developments Ltd. be allowed in accordance with their submission to the Board subject to the dwelling being removed within six months from January 1, 1978 or until the property is sold to a new owner whichever comes first.

CARRIED UNANIMOUSLY

4. J.G. and M.W. Haddock

Moved by Mr. Petrie
Seconded by Mr. Farions

That the appeal of J.G. and M.W. Haddock be allowed in accordance with their submission to the Board subject to the overhang of the roof not coming closer than 2 ft. 6 inches of the side property line.

CARRIED UNANIMOUSLY

5. F. McCoach

Moved by Mr. Petrie
Seconded by Mr. Hansen

That the appeal of F. McCoach be allowed in accordance with his submission to the Board subject to the height of the accessory building not to exceed 17 ft. 4 inches above finished ground level.

CARRIED UNANIMOUSLY

The Board of Variance suggested that the By-law enforcement officer take note of evidence received at this evenings meeting with respect to the parking of a dump truck having a gross vehicle weight of 20,000 lbs. which would appear to be contrary to Zoning by-law provision 8.

6. G. and C. Robinson

Moved by Mr. Farion
Seconded by Mr. Petrie

That the appeal of G. and C. Robinson be allowed in accordance with their submission to the Board.

CARRIED

Mr. Hansen registered his opposition to this motion.

Adjournment

The Chairman declared the meeting adjourned. 8:30 p.m.

 CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: T. KLASSEN DEPARTMENT: ADMINISTRATION DATE: December 14/77
SECRETARY - BOARD OF VARIANCE
FROM: C.E. SPOONER DEPARTMENT: BUILDING YOUR FILE:
SUBJECT: Comments Re Board of Variance Appeals December 15/77 OUR FILE:

ITEM NO. 1 (978 Saddle Street)

No comment as the Building Code does not appear to be involved.

ITEM NO. 2 & 3 (848 Sharpe Street & 826 Sharpe Street)

No comment as the Building Code does not appear to be involved.

ITEM NO. 4 (1306 Ross Avenue)

The Building Department has no objections, except if approved, the allowable window openings on the east side would be limited to 7% of the wall area (27sq.ft.)

This limitation may not be acceptable to the applicant for his intended use as a sunroom.

ITEM NO. 5 (1287 Pipeline Road)

No comment as the Building Code does not appear to be involved.

ITEM NO. 6 (1390 Madore Avenue)

No comment as the Building Code does not appear to be involved.

Respectfully Submitted,

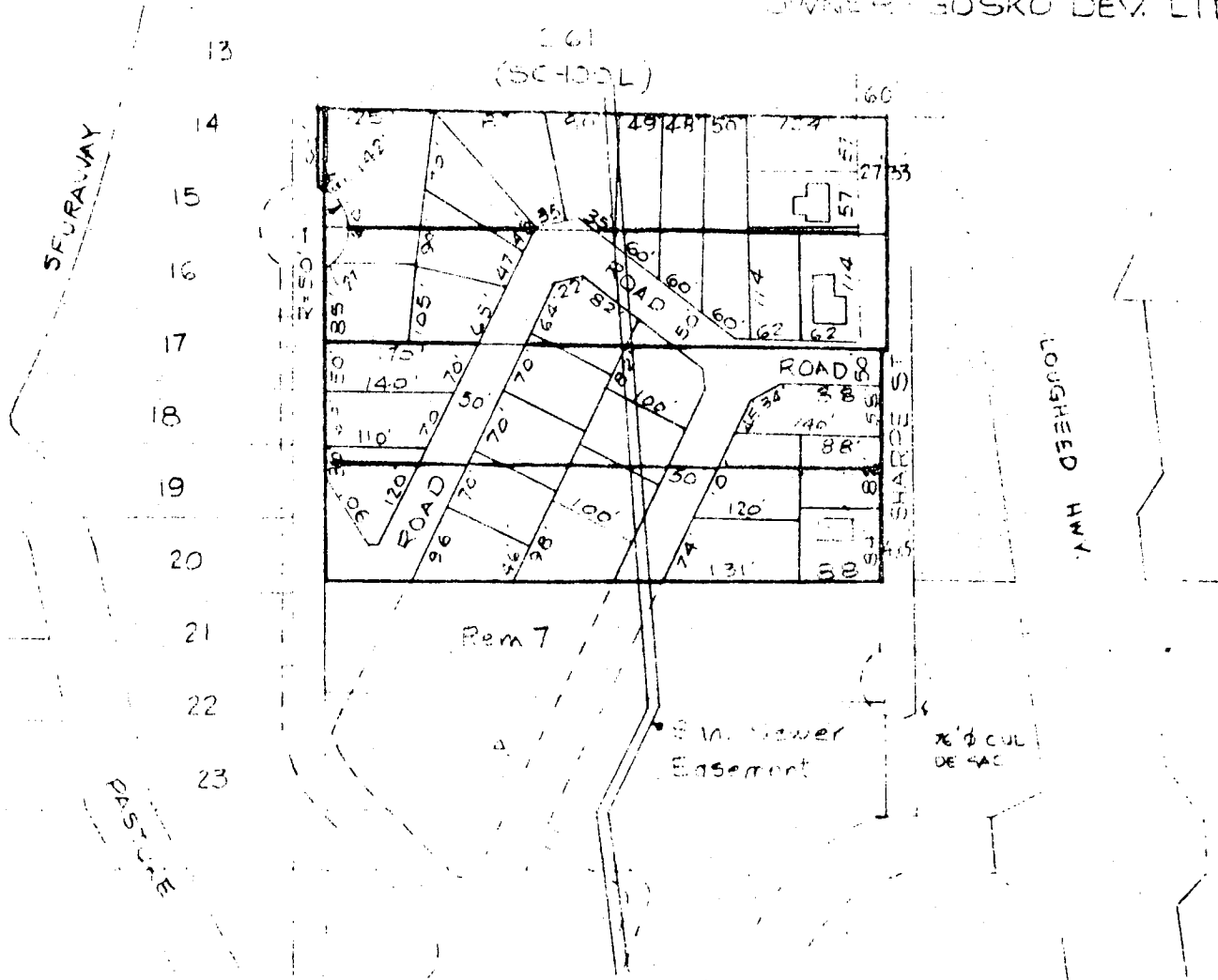


C. E. SPOONER
BUILDING DEPARTMENT

CES/wpm

SUBDIVISION OF N 1/2 & S 1/2 OF LOT 5 & REM LOT 6,
 PL 3467 & PCL A - R 12033 ALL IN DL 378

OWNER: BOSKO DEV. LTD.



NOTES:

1. ALL LOTS TO BE A MINIMUM OF 1000 sq ft
2. DASHED LINES INDICATE PROPOSED FUTURE ROADS & SUBDIVISION
3. PROPERTY LINES COLORED GREEN ARE TO BE CANCELLED

CORPORATION OF THE
 DISTRICT OF COQUITLAM
 SURVIVOR OF THE ORIGINAL

Approved with conditions
Sept 24, 1970
W. G. Mason for Planning Director
 W. G. M. 11-200' S-3440E

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF
DECEMBER 15, 1977 con't

ITEM #5 con't

the Board to rule on this matter. Section 401(3)(g) of Zoning By-law No. 1928 prohibits the use of a lot, street or lane in any zone for an accessory off-street parking use, off-street parking use, or storage use of a motor vehicle exceeding 10,000 pounds gross vehicle weight rating, except in certain industrial zones and in commercial and civic institutional zones under certain conditions. As well, it is allowed in the A-3 zone where the lot is used for resource or agricultural use.

The applicants were in contact with the Planning Department staff on this matter, however, no mention was made of housing a dump truck within the building. Otherwise, we would have cautioned the applicants at that time.

If the dump truck proposed to be stored in this building exceeds a gross vehicle weight rating of 10,000 pounds, the Planning Department would object to the appeal being allowed by the Board of Variance.

ITEM #6 - 1390 MADORE AVENUE

This item would appear to be a local issue.

Respectfully submitted,



K. McLaren
Development Control Technician

KM/ci
Encl.

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF DECEMBER 15, 1977

ITEM #1 - 978 SADDLE STREET

This application should read that the appeal is being made under Section 603(4)(a) and (c), not (a) and (b) as shown on the application. This application would appear to be a local issue.

ITEM #2 & ITEM #3

These single-family dwellings do not comply with the requirements of Zoning By-law No. 1928 as to siting due to a subdivision being carried out on these sites. The Subdivision Committee gave preliminary approval to the subdivision shown on the attached sketch 8-3440E at their meeting of September 24, 1976. Condition (1)(e) of that preliminary approval read as follows:

"(e) Submission of surveyor's plot plans showing the location of all existing buildings to remain on the site. Any existing buildings which do not comply with the siting requirements of Zoning By-law No. 1928 must be removed or relocated or a successful appeal made to the Board of Variance to allow them to remain. Any existing buildings to remain on site must be brought into conformity with the requirements of the National Building Code."

The Planning Department has no objection to these applications.

ITEM #4 - 1306 ROSS AVENUE

This application would appear to be a local issue.

ITEM #5

This structure was the subject of an application to the Board of Variance at their meeting of April 20, 1977 when the Board allowed the applicant to construct an accessory building containing a maximum of 1,200 square feet. It is noted that the dimensions on the building under the present application indicate a building of 1,236 square feet.

The Planning Department's concern stems from the applicant's intent to house a dump truck within the building. If this dump truck is in excess of 10,000 pounds gross vehicle weight rating, the Zoning By-law would not permit its storage on the site, and therefore there would be no need for

THE BOARD
AS ADVISED
HAT THE
BUILDING DID
NOT EXCEED
2000

Shawson