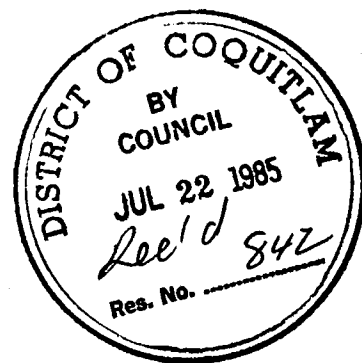


Tuesday, July 9, 1985
Board of Variance - 7:00 p.m.



BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, July 9, 1985 at 7:00 p.m.

Members present were:

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

Staff present were:

Mr. R. White, Chief Building Inspector;
Mrs. S. Aikenhead, Deputy Municipal Clerk, who acted as Secretary to the Board.

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

REPORT FROM THE PLANNING DIRECTOR

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

**ITEM #1 - PARKLANE VENTURES
2946 ALBION DRIVE
SUBJECT: RELAXATION OF SIDE YARD SETBACK
REQUIREMENTS.**

Mr. Bill Parnetta, construction manager, Parklane Homes, appeared before the Board of Variance to request relaxation of the sideyard setback requirements to allow them to build 1.71 meters from the side property line. Mr. Parnetta stated that they had an Engineering firm stake out the setbacks and it was staked slightly out of square and the rear corner was 1.5 inches into the side yard setback for a two storey home. The Building Inspector picked it up at the time but the following day he was away sick and was off for 2 or 3 weeks. He had intended to advise the builders, but forgot and went on holidays. The house was built and when the Building Inspector came back to do the final occupancy inspection he apologized and informed them that they were intruding into the side yard setback

Continued...

Tuesday, July 9, 1985
Board of Variance - 7:00 p.m.

Mr. Parnetta stated that to correct this problem they would have to take the exterior cladding off the house and tear out the studs.

There was no opposition expressed to this application.

ITEM #2 - B. SIGURDSON
826 ATKINS STREET
SUBJECT: RELAXATION OF SIDE YARD SETBACK
REQUIREMENTS.

Mr. Sigurdson was not in attendance and no representative was there and therefore this application was not dealt with.

ITEM #3 - BARRY BLAGDEN
733 DOGWOOD STREET
SUBJECT: RELAXATION OF FRONT AND SIDE YARD SETBACK
REQUIREMENTS.

Mr. Blagden appeared before the Board of Variance to request relaxation of the front and side yard setback requirements to allow him to construct a double carport which would be 4.6 meters from the front property line and 3.44 meters from the exterior side property line.

Mr. Blagden stated they would like to have a double carport to protect their cars from the inclement weather. He stated that he thought by building the carport in the front of the home it would enhance the appearance. The house is very long and if it was built at the other end of the house it would just make it appear that much longer.

Mr. Blagden stated his neighbours had no objection to this application and he submitted a letter with signatures of 7 neighbours. A copy of that letter is attached hereto and forms a part of these minutes.

Lynda Bowes of 729 Dogwood Street, appeared before the Hearing to state that she had no objections to the application as the next door neighbour. She stated she had seen where the footings have been placed and she was not opposed.

There was no opposition expressed to this application.

ITEM #4 - D. AND C. POHL
765 SPRICE AVENUE
SUBJECT: RELAXATION OF EXTERIOR SIDE YARD SETBACK
REQUIREMENTS.

Mr. Peter Ruetz, Building Contractor, appeared before the Board of Variance to request relaxation of the exterior side yard setback requirements to allow them to build 3.75 meters from the exterior side yard setback.

Mr. Ruetz stated they had submitted their site plan showing the side yard setback and this had been approved by the Building Department. They then poured the foundations and carried on with the construction. The roof was on when the surveyor took the plans down for final survey. The exterior cladding was being put on when the side yard infraction was picked up. The cost to change it would be very expensive and, stated Mr. Ruetz, this violation was missed by both the Municipal Hall and the Surveyor.

Tuesday, July 9, 1985
Board of Variance - 7:00 p.m.

There was no opposition expressed to this application.

ITEM #5 - L. D. McCANN
604 BERRY STREET
SUBJECT: RELAXATION OF REQUIREMENTS WITH RESPECT TO
SIZE OF ACCESSORY STRUCTURES.

Mr. McCann appeared before the Board of Variance to request relaxation of the maximum size of accessory structures to allow him to build a garage with an area of 116 square meters. He stated that, at the present time he has three classic cars, a boat, a pick-up truck and a car for personal use. He stated he has a large back yard but he had no undercover storage for these vehicles and he would like to get them out of the weather. At the present time he is renting space in Vancouver and this is an expense to him. If he had a garage in the back yard he would be able to work on his vehicles more conveniently. The size of his garage, he stated, would be 46 feet long by 26 feet deep with a height of under 15 feet.

Mr. Clifford Johnson of 1500 Winslow Avenue informed the Hearing that he was against this application and he felt that this was too large a garage for a residential zone.

Mr. James Sturgess of 603 Schoolhouse Street, informed the Hearing that he felt that this garage was too large for the neighbourhood and he was also opposed to same.

There was no further opposition expressed to this application.

ITEM #6 - R. AND N. PIECHOCKI
1292 DURANT STREET
SUBJECT: RELAXATION OF REQUIREMENTS WITH RESPECT TO
SETBACK FROM NATURAL BOUNDARY OF WATER COURSE.

Mr. Peter Ruetz, the Builder of this home, appeared before the Board to request relaxation of the 15 meter setback from natural boundary of a water course to allow him to build the one corner of the home to 13 meters from the boundary of a natural water course.

Mr. Ruetz stated that the problem initially started when the subdivision was developed at the time when the new setbacks were brought in to effect by the District. He stated that they had a plan drawn up based on the drawings they had received from the Engineering Department with regard to the setbacks. He stated a mistake was found and the surveyor inquired and was informed by the District that the location of the bank on the plan was correct and the District was accepting this drawing as correct. Mr. Ruetz also informed the Board that the neighbouring home did not have the required 15 meter setback. He said they had the property resurveyed after meeting with the Building Department and was told they even had less room than they previously thought they had. Mr. Ruetz stated that because they were concerned about this 2 meter infringement they hired 2 Engineers to do a soil test. A copy of that report is attached hereto and forms a part of these minutes.

There was no opposition expressed to this application.

Tuesday, July 9, 1985
Board of Variance - 7:00 p.m.

ITEM #7 - P. JIWA
2772 CULTUS COURT
SUBJECT: RELAXATION OF FRONT YARD SETBACK
REQUIREMENTS.

Mr. William Elder, Builder for Mr. Jiwa, appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow them to build 7.36 meters from the front yard property line. He stated the designer of the home told them that the setback from the front property line was 20 feet and therefore they had the surveyor pin it at 24 feet to give them a little extra room. After the house was framed they realized they were one foot short.

Mr. Elder stated that the foundation is 8 feet deep and 8 inches thick and it would be extremely expensive to correct the problem now.

There was no opposition expressed to this application.

ITEM #8 - J. AND J. ALDRED
1134 VANIER AVENUE
SUBJECT: RELAXATION OF REAR YARD SETBACK
REQUIREMENTS.

Mr. Aldred appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow him to build a sundeck in his rear yard to 3.04 meters from their rear property line. Mr. Aldred informed the Board he had already built the deck without a building permit because he had not checked our bylaw. The deck extends 12 feet into the rear yard setback, which leaves 10 feet of yard to the back property line. The length of the deck is 20 feet. Mr. Aldred stated that his property slopes off steeply and by providing a deck he has a more useable back yard. He stated they have 2 teenage girls and an 11 year old girl and during the summer months this gives them more living space.

On a question from the Board, Mr. Aldred stated that yes, he would most definitely be prepared to put up some form of screening or lattice work on his sundeck to screen their view of the neighbours home behind them. He stated they wished to have their privacy as well.

Mr. Bob Lothian of 1191 Hammond Avenue wrote a letter to the Board of Variance, a copy of which is attached hereto and forms a part of these minutes. Mr. Lothian also appeared before the Hearing and informed the members that he lived directly behind Mr. Aldred and before this item came to the Board he had attempted to come to some sort of compromise with Mr. Aldred with regard to this sundeck he was building but unfortunately he was unable to come to any agreement. He stated it has become unbearable to him since this deck was built. They no longer have their privacy and people standing on Mr. Aldred's sundeck can look right into Mr. Lothian's home including his bedroom and bathroom. He stated that the only thing he would find acceptable was if the sundeck was cut back to where it can legally be allowed. He stated that lattice work would be totally unacceptable to him. He felt it was a hardship for him and his family to have to put up with this sundeck intruding into their privacy.

There was no further opposition expressed to this application.

Tuesday, July 9, 1985
Board of Variance - 7:00 p.m.

ITEM #9 - G. AND K. REID
2690 EAGLE RIDGE DRIVE
SUBJECT: RELAXATION OF REAR YARD SETBACK
REQUIREMENTS.

Mr. Reid appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow him to build an addition to his home to 5.88 feet from the rear yard property line. He informed the Board that he and his wife have two children and his father-in-law lives with them and he has health problems. He stated also that his two children from a previous marriage have indicated a desire to come and live with them and therefore since they only have a three bedroom home they wished to put an addition on.

Mr. Reid submitted a letter from his three adjoining neighbours stating they had no objections to this application. A copy of that letter is attached hereto and forms a part of these minutes.

There was no opposition expressed to this application.

ITEM #10 - A. AND F. WILLIAMS
56 - 145 KING EDWARD AVENUE
SUBJECT: RELAXATION OF SIDE AND REAR YARD SETBACK
REQUIREMENTS.

Mrs. Williams appeared before the Board of Variance to request relaxation of the side and rear yard setback requirements for their mobile home which they wish to site in the new Mill Creek Village Mobile Home Park. She stated they have a single wide mobile home which they wish to place on the existing pad at this location and because their home is an older home the rear door is on one side of the mobile home while the front door is on the other side. She stated they would like to place a porch with stairs down from this rear door so they have emergency access and egress. The porch they wish to build would bring them to two feet from the side property line. Mrs. Williams stated that on that side of the home there is a green area buffer strip and therefore there will be no neighbour that would object to this. She also stated they wish to take their shed with them and the only place they can locate the shed would be three feet, nine inches from the rear property line.

It was pointed out to Mrs. Williams that they could build free standing aluminum or metal type steps to give them an emergency exit from this rear door and they would not have to go to the Board of Variance for this.

There was no opposition expressed to this application.

Tuesday, July 9, 1985
Board of Variance - 7:00 p.m.

ITEM #11 - M. AND Y. FUKUDA
657 FOLSOM STREET
SUBJECT: RELAXATION OF SIDE YARD SETBACK
REQUIREMENTS.

Mr. Fukuda appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to build four feet from the side property line. Mr. Fukuda stated that his mother lives with them and while she has a bedroom upstairs she uses the recreation room in the basement as her living area and therefore, their children have no recreation area. He stated he proposed to close in the sundeck and convert to a family room. The neighbours home, he stated, is quite a distance from their home and he did not feel this addition would be of any concern to his neighbour.

There was no opposition expressed to this application.

ITEM #12 - G. PATTERSON & J. ALBERSUND
2210 DAWES HILL ROAD
SUBJECT: RELAXATION OF REAR YARD SETBACK
REQUIREMENTS.

Mr. Don Schellenberg, Builder, appeared before the Board of Variance to request relaxation of the rear yard setback requirements to allow them to build 3.76 meters from the rear yard property line. He stated that at the present time they can only build a deck that would be, at one point, four feet, four inches and on the other side, five feet, nine inches in width. If he got this relaxation he would be able to build a deck eight feet by 12 feet. Mr. Schellenberg stated that he thought a deck eight feet in width would be more aesthetically pleasing as this is a large three storey home and as well it would be consistent with the other sundecks in the area.

Mr. Patterson, owner of the home, stated that they had already cut their house down in size and his wife has lost three feet off her country kitchen and he really would like to have a deck this size.

There was no opposition expressed to this application.

CONCLUSIONS

1. Parklane Ventures.

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is, side yard setback relaxed to 1.71 meters.

CARRIED UNANIMOUSLY

3. B. and M. Blagden.

MOVED BY MR. FARION
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, front yard setback relaxed to 4.6 meters and exterior side yard setback relaxed to 3.44 meters.

CARRIED UNANIMOUSLY

Tuesday, July 9, 1985
Board of Variance - 7:00 p.m.

4. D. Pohl.

MOVED BY MR. FARION
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, exterior side yard setback relaxed to 3.75 meters.

CARRIED UNANIMOUSLY

5. L. McCann.

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

That this appeal be denied.

CARRIED UNANIMOUSLY

6. R. and N. Piechocki.

MOVED BY MR. PETRIE
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, 15 foot setback from natural boundary of a water course relaxed to 13 meter setback.

CARRIED UNANIMOUSLY

7. P. Jiwa.

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is, front yard setback requirements relaxed to 7.36 meters.

CARRIED UNANIMOUSLY

8. J. and J. Aldred.

MOVED BY MR. FARION
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, rear yard setback requirements relaxed to 3.04 meters on the condition that Mr. Aldred construct a privacy screen along the southern railing of his sundeck to a height of six feet to the satisfaction of the Chief Building Inspector and that this construction take place within the next 45 days or removal of the sundeck to conform to present zoning bylaw requirements will be required.

CARRIED

Mr. Petrie registered opposition.

Tuesday, July 9, 1985
Board of Variance - 7:00 p.m.

9. G. and K. Reid.

MOVED BY MR. PETRIE
SECONDED BY MS. ADAMS

That this appeal be tabled, with the recommendation that Mr. Reid meet with the Chief Building Inspector to discuss possible alternative solutions available to him.

CARRIED UNANIMOUSLY

10. A. and F. Williams.

MOVED BY MR. PETRIE
SECONDED BY MS. ADAMS

That the rear yard setback be relaxed to three feet, nine inches but the side yard setback be denied.

CARRIED UNANIMOUSLY

11. M. and Y. Fukuda.

MOVED BY MR. PETRIE
SECONDED BY MS. ADAMS

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

CARRIED UNANIMOUSLY

12. G. Patterson and J. Albersund.

MOVED BY MS. ADAMS
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is, rear yard setback relaxed to 3.76 meters.

CARRIED UNANIMOUSLY

ADJOURNMENT

The Chairman declared the meeting adjourned at 9:30
p.m.

CHAIRMAN

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING - JULY 9, 1985

ITEMS #1 TO #12

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

Respectfully submitted,



Ken McLaren
Development Control Technician

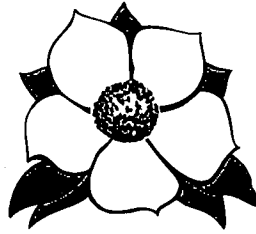
KM/ci

DISTRICT OF COQUITLAM

1111 Brunette Avenue,
V3K 1E9

Mayor: L. Sekora

Coquitlam, B.C.
Phone: 526-3611



Item #3

June 26, 1985

Dear Sir/Madam:

Re: Board of Variance - 733 Dogwood Street.

This is to advise that the Board of Variance will meet on Tuesday, July 9, 1985 at 7:00 p.m. in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C., to hear certain applications for the alleviation of hardship under our zoning regulations.

The property in question is at 733 Dogwood Street, requesting relaxation of the front and side yard setback requirements.

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

Yours truly,

Sandra Aikenhead

(Mrs.) Sandra Aikenhead,
Deputy Municipal Clerk.

SA/pam

*no objection
M. Stirling
647 REGAN AVE.*

*no OBJECTION
140 206 WOOD
& Mrs. G. Lang.*

*no OBJECTION I have no objections.
Mr. Parkinson
700 Regan Ave.*

*Dana Jane Vilar
734 Dogwood St
we have no objection*

*no objection
W. J. Lygus
730 Dogwood
J. P. Graham
728 Dogwood St.*

ITEM #6



Structural Laboratory Inc.

5485 - 180th STREET, SURREY, B.C. V3S 5R9

Telephone 576-8561

May 28, 1985

P. Ruetz Building Ltd.
Ste. 310, 218 Blue Mountain Street
Coquitlam, B.C.
V3K 4H2

Attention: Mr. P. Ruetz

Project: Proposed Residence
@ 1292 Durant Street (Lot 65), Coquitlam, B.C.

Report of: Inspection of Foundation Soil and Slope
at Rear of Proposed Residence

INTRODUCTION

In accordance with your telephone request of May 21, 1985, an inspection of the foundation soil and the slope at the rear of the proposed residence was conducted on May 22, 1985. This report presents the results of this inspection with conclusions.

DESCRIPTION OF SITE

The lot is situated at the top of the east bank of Scott Creek. The building area had been stripped of trees. Excavation for the residence had been completed to about 6 feet at the south side and about 2 feet at the northwest corner. The concrete foundation walls and footings had been cast.

Conifer trees and bush exist behind the residence and on the ravine slope of Scott Creek. These trees have an estimated height of 70 feet. See copy of Survey Plan attached.

PROPOSED DEVELOPMENT

A two-storey wood frame residence, with below grade concrete basement, is planned for this site.

INSPECTION RESULTS

Foundation soil consisted of a medium dense to dense gravel silt and sand. No water was observed in the excavation.

Examination of the ravine slope disclosed no signs of seepage, creep or old slip outs; trees were straight; slope resides at an angle of 26° to the horizontal.

from the ground up

.../...

P. Ruetz Building Ltd.

May 28, 1985

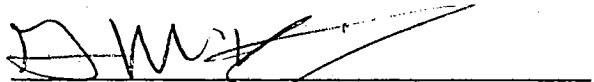
CONCLUSIONS

Although the northwest corner of the residence encroaches about 2 m into the setback from Scott Creek, nothing was found that could be considered as endangering the residence or the creek slopes. The foundation soil is more than structurally adequate to support the proposed residence.

Ravine slopes show no signs of previous movement or potential for movement. The proposed structure in no way endangers the slope.

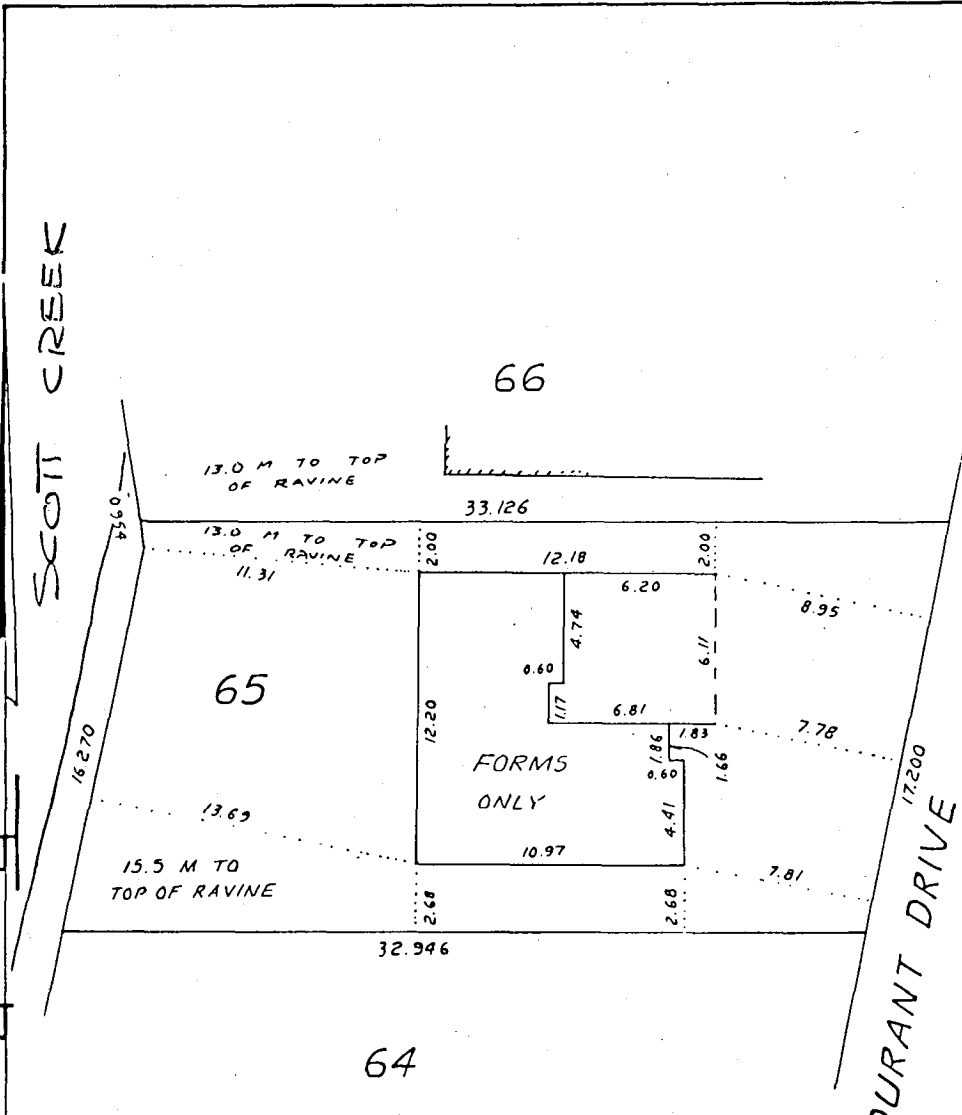
If questions should arise from this report, please contact the undersigned.




G. McKinney, P. Eng.
TØØK STRUCTURAL LABORATORY INC.

/jm
Attachment - 1

- cc. - Client
- District of Coquitlam
Permits & Licences,
Attention: Mr. R. White,
Chief Bldg. Inspector



THIS SEAL INDICATES THAT THIS IS AN ORIGINAL ISSUE

IF THIS STAMP IS NOT RED, THIS IS AN UNAUTHORIZED COPY

NOTE THIS PLAN NOT TO BE USED TO ESTABLISH PROPERTY LINES ALL DIMENSIONS AND ANGLES ACCORDING TO LAND TITLE OFFICE RECORDS PLAN 66396 ALL DIMENSIONS ARE METRIC

CERTIFIED CORRECT THIS 16 DAY OF MAY 1985

[Signature]
B.C.L.S.

THIS COPY ISSUED TO P. RUETZ		PLAN SHOWING LOCATION OF FORMS ON LOT 65 OF NE 1/4 SEC. 10 TWP. 39 PLAN 66396 NEW WESTMINSTER DISTRICT ADDRESS:
CLIENT		
HELGE JACOBSEN & ASSOCIATES PROFESSIONAL B.C. LAND SURVEYORS 1536 PRAIRIE AVENUE PORT COQUITLAM, B.C. V3B 1T4 TEL 941-7727	THIS COPY TO BE USED FOR MUNICIPAL PURPOSES ONLY. WE ACCEPT NO RESPONSIBILITY FOR UNAUTHORIZED USE.	
OUR FILE M-85-5529-1		

P. RUETZ BUILDINGS LTD. PLAN OF PROPOSED RESIDENCE		
TOOK STRUCTURAL LABORATORY		
Job No. N/A	Sheet No. 1	Date MAY 22/85

/ ITEM #5

1191 Hammond Avenue
Coquitlam, B.C.

Board of Variance
District of Coquitlam

June 26th, 1985

Dear Board Members,

I have recently been informed that James and Judy Aldred of 1134 Vanier Street, Coquitlam, B.C., have applied to the Board of Variance to keep and expand a non-conforming sundeck Mr. Aldred recently completed without the required building permit.

I have been informed that Ms. Aldred filed a plan with the Board showing a sundeck of 20 feet in width by 16 feet in length bringing it to within 4 feet 6 inches of our common rear property boundary. The sundeck which was recently completed does not yet extend this close leading me to believe Mr. & Ms. Aldred have further expansion and possibly enclosure in mind.

As the sundeck now stands, it has severely restricted our privacy as it directly looks in our bedroom windows forcing us to keep the curtains closed. Previously sheer drapes had afforded us daytime privacy. However, with the sundeck being eye level and its closeness that has been lost.

A secondary problem is one of flooding. With the construction over his yard of the present sundeck, excess rain and irrigation water pools in my yard. Fortunately, a dry spring has prevented serious flooding to date but I do not look forward to when rain returns in greater quantity.

Upon reading Ms. Aldred's variance application I feel compelled to comment on her application of undue hardship.

a) I sympathize with limited space. I am faced with the same problems myself in a much smaller half duplex. However, Mr. & Ms. Aldred should have been aware of the limitations on expansion, particularly in a duplex, prior to their purchase.

b) The back door described as high to the ground is actually a sliding glass door which led onto a small sundeck that was part of the home when they bought--approximately 4'6" x 6' with no footing supports and no stairs to the ground. Mr. & Ms. Aldred's back door, in fact, leads into their carport.

c) Mr. & Ms. Aldred recently took delivery of a dump truck load of top soil which they used to raise their backyard by an

additional 2-3 inches. Excess topsoil was dumped in his neighbour's yard.

d) While most of us would desire additional space in our homes I feel in this particular instance my family is bearing the hardship of lost quiet enjoyment and privacy and urge the Board to reject Mr. & Ms. Aldred's application.

Yours sincerely,

Bob Lothian

Bob Lothian

RJL/il

cc: G.Crews
R. Farion
J. Petrie
K. Adams
J. Bennett

June 18, 1985

Item #9

DISTRICT OF COQUITLAM
1111 Brunette Avenue
COQUITLAM, B. C.
V3K 1E9

Attention: Board of Variance Committee (Residential)

Gentlemen:

We, the undersigned, being the adjoining neighbours of the property owned by G. Russell A. Reid & Kelly C. Reid at 2690 Eagleridge Drive, Coquitlam, B. C., have reviewed the site plans and the proposed addition to their residence. We have no objections to the modification as outlined in the attached drawing.

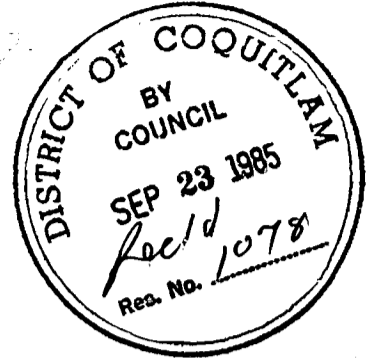
① NAME: Richard's Chaussegros
ADDRESS: 2696 Burnside Pl.
COQUITLAM, B.C.
SIGNATURE: Richard's Chaussegros
DATE: 85:06:18

② NAME: HENRY HARDER
ADDRESS: 1150 Lansdowne Dr
SIGNATURE: Henry Harder
DATE: July 7 1985

③ NAME: L. LAIBERTE
ADDRESS: 1148 Lansdowne Dr. Coq.
SIGNATURE: L. Laiberte
DATE: July 9 1985

505

Tuesday, September 10, 1985
Board of Variance - 7:00 p.m.



BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, September 10, 1985 at 7:00 p.m.

Members present were:

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

Staff present were:

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

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

REPORT FROM THE BUILDING INSPECTOR

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

REPORT FROM THE PLANNING DIRECTOR

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

ITEM #1 - R. PRASAD
1035 ALDERSON AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS.

Mr. Prasad was not in attendance at the meeting to present his application and therefore it was not dealt with.

ITEM #2 - STEVEN J. BOYLE
1413 GREENHILL COURT
SUBJECT: RELAXATION OF FRONT YARD SETBACK
REQUIREMENTS. AND SLOPE SETBACK REQUIREMENTS.

Mr. Boyle appeared before the Board of Variance to request relaxation of the front yard setback requirements to 6.25 meters from the front property line and slope setback requirements to 11.09 meters from the crest of a slope. Mr. Boyle stated that his lot backs on to a ravine and the building envelope is very difficult to fit a house on. One corner of his proposed garage protrudes from the building envelope by approximately 1 meter. He stated they can't move the building back because of the slope setback requirements. He stated they have already had to modify their plans somewhat because of the building restrictions.

The comments from the Planning Department in regard to this application were brought to the attention of the applicant.

Mr. Boyle stated that he had a surveyor do the setup for the building envelope and he had consulted with the Chief Building Inspector. At that time it wasn't considered to be that serious a problem. He stated that the building permits have been issued on the property and work has commenced.

There was no opposition expressed to this application.

ITEM #3 - E. SWETLIKOFF
1731 Booth Avenue
SUBJECT: RELAXATION OF SIDE YARD SETBACK
REQUIREMENTS.

Mrs. Swetlikoff's daughter appeared before the Board of Variance to speak on behalf of her mother. She stated that they had closed in what was originally the porch. Mrs. Swetlikoff requires an elevator at this side of the house as she is totally disabled. This structure comes to four feet from the side property line.

There was no opposition expressed to this application.

ITEM #4 - J. AND P. KOCH
570 LINTON STREET
SUBJECT: RELAXATION OF SIDE YARD SETBACK
REQUIREMENTS.

Mr. Koch appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to construct a garage which would be three feet from the side yard property line. He stated he has lived at this address for five years and he wished to construct a 20.8 feet by 30 feet long garage. With a four foot walkway between the garage and the house there will only be three feet between the garage on the other side and the side property line.

He stated it would be extremely expensive for him to build the garage abutting the house as he has a concrete wall that comes along the front driveway and he would not be able to get his car into the garage if it was moved over next to the house.

Mr. Koch stated that he has discussed this proposed garage with the neighbours on both sides of him and they are not opposed to this application.

There was no opposition expressed to this application.

ITEM #5 - GOLD'S DEVELOPMENT CORPORATION
1067 Spar Drive
SUBJECT: RELAXATION OF SLOPE SETBACK REQUIREMENTS.

The representative from Gold's Development Corporation appeared before the Hearing to request relaxation of the slope setback requirements to allow them to construct a home on the lot at 1067 Spar Drive. He stated this application was previously allowed by the Board of Variance under a previous owner. A geotechnical firm had to be consulted and they developed a building envelope. He stated that they will be complying with all of the setback requirements under the Zoning Bylaw with the exception of the slope setback requirements.

The Planning Department comments, with regard to this application, were read out to the representative and he stated he understood this.

A resident of 1069 Spar Drive asked for an explanation of this application and Mr. McLaren from the Planning Department explained the matter to him. He stated he had no objection to the application.

The Secretary reported that she had received a phone call from B. C. Hydro this date stating they had no objections to the application.

There was no opposition expressed to this application.

ITEM #6 - P. G. BEYNON
2200 PINECREST AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK REQUIREMENTS.

Mr. Beynon appeared before the Board to request relaxation of the side yard setback requirements to allow him to build a set of stairs and his deck to one foot from his side property line. He stated that his sundeck has to be in close proximity to the lot line on west side in order to provide access from the front yard. There is no realistic and practical alternative and particular consideration has to be given to the safety of his two children plus visitors. He stated he had a carpenter come in and do this work. He joined the front and back sundecks and relocated the stairs over to one foot from the side property line. He stated that with regard to fire hazard, the railings on the sundeck will be aluminum and they are prepared to fire clad the side of the deck if it presents a problem.

Mr. Beynon went on to state that this change in his deck and stairway had dramatically improved the appearance and use of the backyard. It was very expensive to build and he had professional builders come in and do the work. It would be extremely expensive if this had to be relocated. He stated his backyard in this area was virtually unusable because of the steepness of the land and the deck goes from six feet in height to ground level as the ground slopes up.

Mr. G. Brow of 2190 Pinecrest, appeared before the Board of Variance in opposition to this application. He stated they have a very small patio in their back yard and Mr. Beynon's patio is five feet higher than theirs and therefore this takes away their privacy. He further stated that from his house to the steps of Mr. Beynon's deck it is four feet and he felt this would be a fire hazard. Mr. Beynon had approached him with his plans and Mr. Brow had told him to go ahead as he assumed he would get a permit and follow the bylaws. It wasn't until the job was just about finished that Mr. Brow approached the carpenters. Mr. Beynon was on holidays and Mr. Brow asked the carpenter to slow down on the work because he felt he was getting too close to the property line. Mr. Brow stated he then called the Municipal Hall and found out that this deck was in violation of the provisions of the Zoning Bylaw.

Mr. Beynon replied that he had approached Mr. Brow and explained his plan to him and he had told him there was no problem and to go ahead. Mr. Beynon also approached the neighbour on the other side as well and they said to go ahead. With regard to privacy, he stated they like their privacy as well. There are many trees between the two patios and he intends to continue planting trees along the boundary to give them both more privacy.

Mr. Beynon stated that before he left on holidays, Mr. Brow had commented to him that his deck under construction was looking very good, and this was when the beams were already up. Mr. Beynon stated he has every intention of trying to maintain the privacy of both families. He stated he would be planting full height trees in containers on the deck. If they had to cut back their deck at this time it would cost a great deal of money and he felt it would be unsightly and would expose the ground underneath, which is such a slope it is unusable. He further stated he would have to relocate all the footings on that side and the beams.

There was no further opposition expressed to this application.

ITEM #7 - E. AND D. STUERZL
113 CROTEAU COURT
SUBJECT: RELAXATION OF SIDE AND REAR YARD SETBACK
REQUIREMENTS FOR ACCESSORY BUILDING.

Mr. Stuerzl appeared before the Board of Variance to request relaxation of the rear and side yard setback requirements to allow him to build a garden shed 2.5 feet from the side yard property line and 2.5 feet from the rear property line. He stated this was the only location he could place this shed without moving retaining walls. He presented to the Board of Variance a letter in favour of his application from J. R. Warren at 1879 Hillside Avenue and M. Wolfe, 1873 Hillside Avenue. A copy of that letter is attached hereto and forms a part of these minutes.

The owner of 1883 Hillside Avenue and the owner of 1892 Brunette Avenue both appeared before the Board of Variance to inform the Hearing that they had no objections to this application.

There was no opposition expressed to this application.

ITEM #8 - R. M. BARRY
1001 ALDERSON AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK
REQUIREMENTS.

Mrs. Barry's daughter appeared before the Hearing on behalf of her mother to request relaxation of the side yard setback requirements to allow construction of a carport 0 feet from the side property line.

She stated that her mother had recently contracted and had a sundeck built by a carpenter. He chose to build the carport and sundeck on the existing pad next to Mrs. Barry's home. Mrs. Barry was unaware that this carpenter had not taken out a building permit or found out what the setback regulations were.

The construction of the carport and sundeck took a considerable amount of Mrs. Barry's savings and any major reconstruction would cause a great financial hardship.

Mr. Hall of 1003 Alderson Avenue appeared before the Hearing to state that he had his property surveyed last week and the cement retaining wall on which Mrs. Barry's carport posts rests is all on his side of the property and, as well about eight or nine inches of her sundeck. He requested that this sundeck be moved back to four feet from the property line.

The Board members asked Mr. Hall for a copy of this survey and he said it was not available at this time. The Chairman suggested that this matter be tabled until the Board has a copy of the survey.

Mrs. A. Hall of 1003 Alderson Avenue stated that this carport went up before she knew it and that it was too close to her property line and she opposed this application.

There was no further opposition expressed to this application.

ITEM #9 - K. S. INGRAM
556 COCHRANE AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK
REQUIREMENTS.

Mr. Ingram appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to reconstruct his garage three feet, ten inches from the side property line.

He stated he had purchased his home in 1984 in a very run down condition and in the past year has done extensive remodelling including the old garage. He stated he tore down the old garage and replaced it exactly where the old concrete foundation was without realizing that he required a permit and that it did not comply with the bylaws.

He stated his home is presently up for sale and if this relaxation is not allowed he would suffer heavy financial losses since he would not get the money out of it that he should if he has to tear the garage down again.

Mr. Ralph Lundahl of 548 Cochrane Avenue appeared before the Hearing and stated that he was the next door neighbour and the person that would be most affected by this variance. He stated that he had no objection to it and felt that the new garage was an improvement to the area.

There was no opposition expressed to this application.

ITEM #10 - BONNIE J. MCARTHUR
3204 BOSUN PLACE
SUBJECT: RELAXATION OF FRONT YARD SETBACK
REQUIREMENTS AND SLOPE SETBACK REQUIREMENTS.

Mr. McArthur appeared before the Board of Variance to request relaxation of the front yard setback requirements to 1.8 meters from the front property line and the slope setback requirements to allow construction of their home on a slope in excess of 20 degrees.

Mr. McArthur stated that they had purchased this property and the previous owner had received relaxation of the above requested setbacks from the Board of Variance a couple of years ago. Mr. McArthur stated that they would be building the same house as the previous owner had planned to build with a few interior changes. It would be the same house plan, same foundation and they would be using the same geotechnical report. Mr. McArthur tabled with the Board a letter from Golder and Associates in which they state that they had no objection to his use of the report they had done for the previous owner, providing they get the previous owners' consent.

The owner of 3208 Bosun Place appeared before the Board of Variance and stated that he was concerned as to what type of house was going to be built on this property and how the house would be sited on the property.

Mr. McArthur explained to him that it would be in the same location as the previous owner had planned. The next door neighbour stated that he had no objections in that case.

The owner of 3200 Bosun Place appeared before the Board of Variance and stated that his reason for attending was they were concerned as the land in this area was in a critical situation and they have had some problems with sliding, themselves, and they came to get some assurance that the construction would follow municipal guidelines.

There was no opposition expressed to this application.

CONCLUSIONS

2. S. Boyle.

MOVED BY MR. FARION
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, front yard setback relaxed to 6.25 meters and to 11.09 meters from the over hang to the crest of the slope.

CARRIED UNANIMOUSLY

3. E. Swetlikoff.

MOVED BY MR. BENNETT
SECONDED BY MR. FARION

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

CARRIED UNANIMOUSLY

4. J. and P. Koch.

MOVED BY MS. ADAMS
SECONDED BY MR. BENNETT

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

CARRIED UNANIMOUSLY

5. Gold's Development Corporation.

MOVED BY MR. FARION
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, Section 405(2)(a)(iii) relaxed providing that the applicant obtains a conservation permit from the Municipal Council and the technical aspects of this development will be handled in the Conservation permit.

CARRIED UNANIMOUSLY

6. P. Beynon.

MOVED BY MR. FARION
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, side yard setback relaxed to one foot from the side property line.

CARRIED UNANIMOUSLY

7. E. and D. Stuerzl.

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is, side and rear yard setback requirements relaxed to 2.5 feet from the side and rear property lines.

CARRIED UNANIMOUSLY

9. K. Ingram.

MOVED BY MR. FARION
SECONDED BY MR. BENNETT

That this appeal be allowed as per application, that is, side yard setback requirements relaxed to three feet, ten inches.

CARRIED UNANIMOUSLY

10. B. McArthur.

MOVED BY MS. ADAMS
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is, front yard setback relaxes to 1.8 meters and slope setback requirements relaxed under Section 405 (2)(a)(iii) and (iv), providing that the applicant obtains a conservation permit from the Municipal Council and the technical aspects of this development will be handled in the conservation permit.

CARRIED UNANIMOUSLY

ADJOURNMENT

The Chairman declared the meeting adjourned at 8:45
p.m.

CHAIRMAN

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE - SEPTEMBER 10, 1985

ITEM #1

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

ITEM #2

The Planning Department has no objection to the front yard setback appeal as it would appear to be a local issue.

We would, however, like to draw a further item to the Committee's attention, which we feel would best be handled by the Board of Variance. This deals with the setback from the crest of the slope at the rear of the lot. The plan attached to the applicant's appeal, indicates a 12-metre minimum setback from a line that is purported to be the crest of the slope. The applicants are proposing to cantilever .91 metres into this setback with an overhang.

When these lots were created, the Subdivision Committee of the District recognized a problem with the sensitive lands directly to the east and the stability of the slopes in relation to building setbacks. At that time, there were no provisions in the Zoning By-law with regard to minimum requirements, and therefore, we had an individual study done on these properties by consultants hired by the applicants. The lots were subsequently created based on the specifics of a geotechnical report on the lands involved. There were restrictive covenants placed on the property requiring certain setbacks for all buildings and structures in accordance with the geotechnical reports. The setback requirement was generally 15 metres, but under the restrictive covenant, could be relaxed to 12 metres if the foundation was sunken into the ground. The applicants have, according to the Building Department, complied with all the requirements of the restrictive covenant in the placement of their foundation for this dwelling. I note, however, that a .9-metre overhang is proposed into the 12 metre minimum required under the restrictive covenant.

Subsequent to the creation of this lot and the registration of the restrictive covenant, however, regulations in regard to steep sloping lands were incorporated into the Zoning By-law. The result is that the Zoning By-law now requires a minimum 15-metre setback to the foundation on this dwelling unit from the crest of the slope. The applicants, however, are proposing a 12-metre minimum setback. Also with regard to the overhang, the Zoning By-law now allows overhangs to project into the 15-metre setback, since they are not considered to place pressure on the sensitive soils area.

PLANNING DEPARTMENT BRIEF TO
BOARD OF VARIANCE - SEPTEMBER 10, 1985

ITEM #2 cont'd

In conclusion, I recommend an additional appeal be included on this application, for the benefit of the applicant in terms of his mortgage company, etc. The Planning Department takes the position that the Zoning By-law supercedes the restrictive covenant in this area and therefore this is really a matter to be dealt with by the Board of Variance. We have no objection to this appeal, and therefore would recommend approval of an appeal under Section 405 (2)(a)(iii) from the required 15 metres to 11.09 metres from the overhang to the crest of the slope.

ITEMS #3 & 4

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

ITEM #5

This is an application for appeals on another lot which is located within sensitive lands. This lot was the subject of an appeal to the Board of Variance in 1983, when approval for construction on this lot was granted to other parties. Since that time the lot has been sold, and the new owner, Gold's Development Ltd., is now reapplying for the same siting appeals as were applied for earlier. Basically, the lot is located on the slope of land between the toe and the crest, and therefore can not comply with the setback requirements from the toe of the slope. Normal front, rear, and exterior side setbacks are being maintained and the applicants also require a conservation permit in addition to seeking this appeal from the Board of Variance. Council will be reviewing the question of the issuance of a conservation permit on September 9, 1985, and I can advise that all technical aspects with regard to construction on this land, will be handled under the conservation permit. Therefore, the Planning Department has no objection to the appeal by Gold's Development Ltd. for construction on this lot.

ITEMS #6 to 9

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

PLANNING DEPARTMENT BRIEF TO
BOARD OF VARIANCE - SEPTEMBER 10, 1985

ITEM #10

This is another lot within sensitive land, and therefore, these applicants will also require a conservation permit from Council if their appeal is granted. No application for a conservation permit has been submitted to date by these applicants. I would also note that although the applicants are naming the sections of the by-law which they are appealing, there are no plans of the proposed dwelling to indicate in what context these occur. I do note that there was an earlier application on this site in which an appeal was granted by the Board of Variance for these siting variations, and a conservation permit issued. A new appeal is required because it appears a new owner is taking over the construction of the single family dwelling. I assume that they will be using the old geotechnical information, and therefore, I also assume that they will be using basically the same house plans and layout. Therefore, I am attaching a copy of a plan which indicates the by-law appeals which were applicable before. Perhaps the Board could seek clarification from the new owner as to whether he will be using exactly the same geotechnical information and siting proposal.

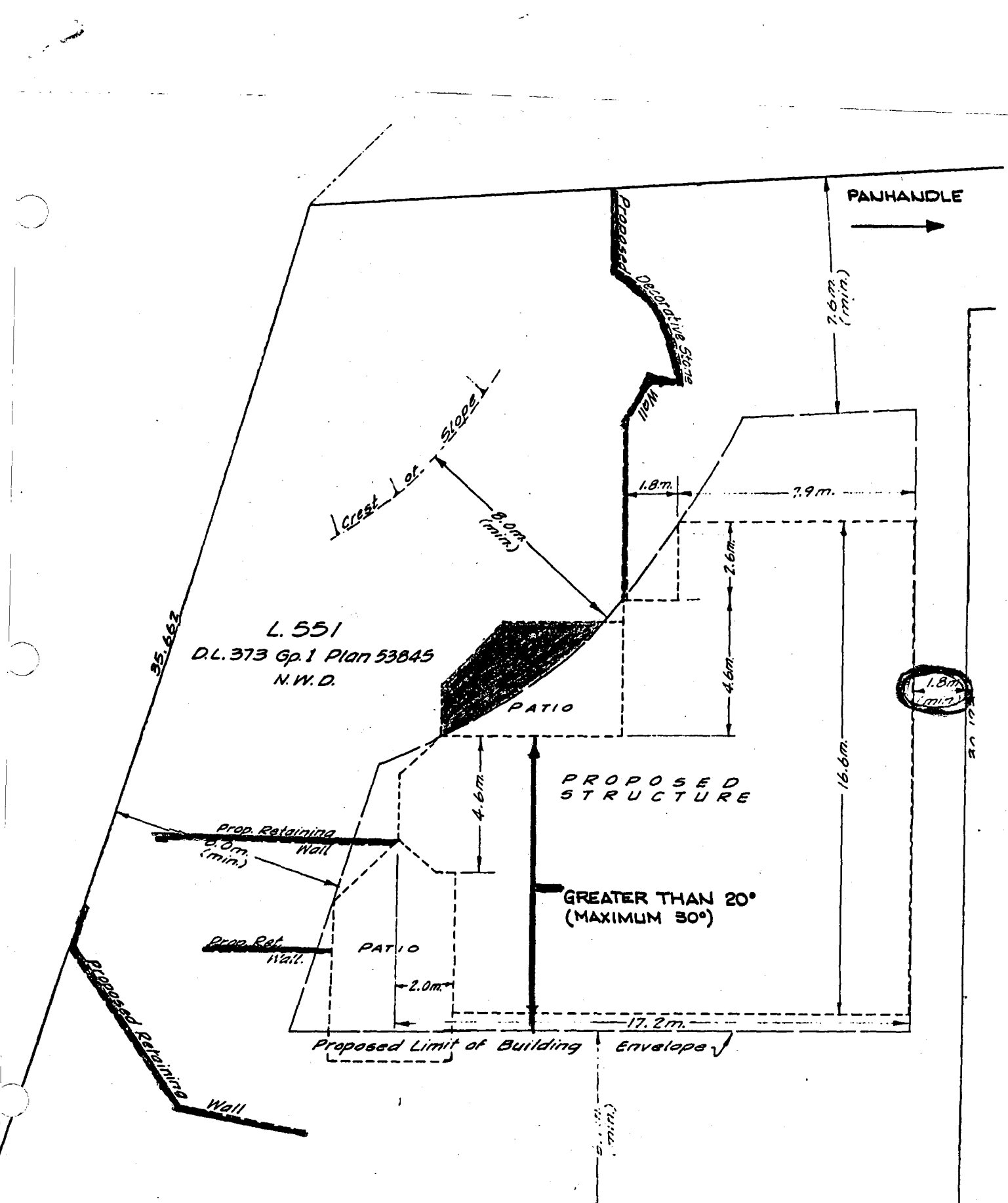
In any event, the Planning Department has no objection to appeals on this site, as it certainly is a very difficult site to build upon. Furthermore, the technical implications of building on the site will be handled through the conservation permit in any event, should the Board approve this appeal.

Respectfully submitted,



K.D. McLaren
Development Control Technician

KDM/je



- APPEALS IN RELATION TO SECTIONS 405 2a(ii) (iv)
 - APPEAL IN RELATION TO SECTION 603(1)c(i)

LANE

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: SANDRA AIKENHEAD DEPARTMENT: ADMINISTRATION DATE: 1985 09 10
FROM: TED SPOONER DEPARTMENT: PERMITS & YOUR FILE:
LICENCE
SUBJECT: BUILDING DEPARTMENT COMMENTS TO THE BOARD OF OUR FILE:
VARIANCE MEETING SEPTEMBER 10, 1985

ITEMS 1 - 10 The Building Department has no objections to these
appeals as the Building by-law does not appear to
be involved.



C.E. (Ted) Spooner
Building Inspector

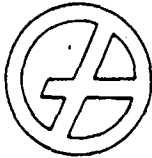
TS/jmcb

Item #7

Sept. 10. 1985

We the undersigned have
no objection to the
proposed site of the
garden shed at 113 Croteau
Crt.

Name	Address	Signature
JR WARREN	1879 HILLSIDE	<i>JR Warren</i>
MARK WULF	1873 HILLSIDE	<i>Mark Wulf</i>



Golder Associates

CONSULTING GEOTECHNICAL AND MINING ENGINEERS

Item #10

E/85/870

August 29th, 1985

Mr. P. McArthur
Suite 124
1210 Falcon Dr
Coquitlam, B.C.
V3E 2E5

RECEIVED
SEP 10 1985

District of Coquitlam
Administration

Re: Conservation Permit Application
Stability Analyses and Geotechnical Report
3204 Bosun Place, Coquitlam, B.C.

Dear Sir:

Further to our telephone conversation of today, we understand that you have purchased the above property from Mr. and Mrs. R. Gordon. We also understand that you have copies of our geotechnical reports to Mr. and Mrs. Gordon.

The purpose of this letter is to advise you that we have no objection to your use of the reports to the Gordon's provided you have written permission from them for such use. We also confirm that we are prepared to carry out the required geotechnical site inspection of the construction.

Should you require further information please advise.

Yours very truly,

GOLDER ASSOCIATES

J.A. Hull, P. Eng.

JAH/rmf

504

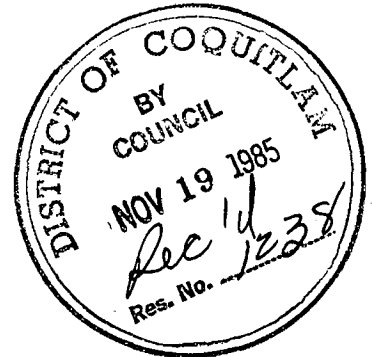
Tuesday, November 5, 1985
Board of Variance - 7:00 p.m.

BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, November 5, 1985 at 7:00 p.m.

Members present were:

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



Staff present were:

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

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

REPORT FROM THE BUILDING INSPECTOR

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

REPORT FROM THE PLANNING DIRECTOR

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

ITEM #1 - K.W. FORD
 2423 Oranda Avenue
 SUBJECT: RELAXATION OF REAR YARD SETBACK REQUIREMENTS.

Mr. K. Ford and his designer, Mr. S. Pahl appeared before the Board to request relaxation of the rear yard setback requirements to allow Mr. Ford to build his home to 18' from the rear property line.

Mr. Pahl informed the meeting that the plan chosen by Mr. Ford was a stock plan that they had modified and reduced in size to fit this lot, however, they need to encroach 2' into the rear yard setback in order to accommodate the upper floor bedrooms. By cantilevering these bedrooms 2' they can obtain the required sized bedrooms without changing the roof line.

Mrs. D. Taft of 2456 Tolmie Avenue stated that she felt 20' rear yard setback was not very much and she was concerned as to exactly where this house would be located on the lot. She stated they had looked at several different sets of plans before they found one that would meet the setback requirements and she asked why Mr. Ford could not do the same.

Mrs. Taft stated that they had chosen their particular lot as they wanted sun in their backyard and she feared with this house encroaching closer to her rear yard that they may end up with a shaded back yard. She further stated that she was concerned with lack of privacy if this house is too close to their property line.

Mr. Ford replied to Mrs. Taft that by eliminating the 2' cantilever, the roof line would not change.

Mr. B. Jansen of 2446 Tolmie appeared before the hearing to state his objections to this application. He stated that he has concerns about any encroachments on the rear yard setback with regard to sun, shade and invasion of his privacy.

Mr. Ford's designer explained to the meeting that the solarium extension and the bedroom extension on the second floor would still be under the existing roof line.

At this time the Chairman asked the concerned residents to come up to the Board table and look at Mr. Ford's plans and see if they still had any concerns.

After looking at Mr. Ford's house plan, Mr. Jansen stated that his objection still stands. As he understands the Bylaw, Mr. Ford must prove undue hardship and Mr. Jansen stated that he did not feel that undue hardship had been proven.

Mrs. Taft stated that as long as this cantilevered section did not change the roof line as shown on the plans to intrude any further into the rear yard setback, she would have no objections to this application.

There was no further opposition expressed to this application.

ITEM #2- R. BARRY
1001 ALDERSON AVENUE
SUBJECT: SIDE YARD SETBACK REQUIREMENTS

Mr. D. Ashford, Professional Engineer, appeared before the Board on behalf of Mrs. Barry. He requested relaxation of the side yard setback requirements to allow Mrs. Barry to construct her carport and sundeck to 2' from the side property line.

Mr. Ashford explained to the Board that this matter had been before the Board in September and was tabled at that time in order that a plan could be prepared showing where the sundeck and carport are located on Mrs. Barry's property and the encroachment onto the neighbours property.

Mr. Ashford tabled with the Board a plan which showed the existing sundeck now encroaches onto the neighbour's property to the east 8.4 inches. He stated that Mrs. Barry acknowledges this encroachment and is prepared to reconstruct the carport and is asking for a relaxation to 2' from the side property line. This would give Mrs. Barry a 12' wide sundeck and carport and would permit reasonably easy access to the carport. When the car doors are open, for reasonably easy access and egress, you require at least 12' width.

Mr. Ashford stated that Mrs. Barry has a handicapped son who comes to visit and if the carport is any smaller, it would be extremely difficult for him to get in and out of his vehicle with his wheelchair.

On a question from the Board, Mr. Ashford stated that the posts would be put inside the 12' setback. The existing footings that are on the neighbour's property would stay as they were in existence before Mrs. Barry ever purchased her property but they would not be part of the carport.

Mrs. Barry was asked if she had any intention of closing the carport in to make additional rooms and she stated that it was not her intention to do so.

Mr. Hall of 1003 Alderson Avenue appeared before the Board to register his objection to this application. He stated that he felt the carport would be wide enough at 10' and that Mrs. Barry's son doesn't usually use the carport anyway. He further reported that Mrs. Barry does not even own a car.

Mr. Hall also explained to the Board that with the sundeck on top of the carport, it takes away his privacy and he has been told by real estate agents that his property would be more difficult to sell because of this carport being constructed too close to his property line.

There was no further opposition expressed to this application.

ITEM # 3 - FARS - F.R. HOLDINGS LTD.
2785 CULTIS COURT
SUBJECT: RELAXATION OF SIDE YARD SETBACK
REQUIREMENTS

Mr. F. Richardson of Fars F.R. Holdings Ltd. appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow them to build 1.75 metres from the side property line. He stated that when the plans were given to the framer, a mistake was made and although the plans showed a 5.9' set back from the property line, the framer misinterpreted that to mean 5'9" which caused the encroachment. This mistake was not caught until the house was built and it would be extremely difficult and costly to correct the mistake at this time.

There was no opposition expressed to this application.

ITEM #4 - R. PRASAD
1035 ALDERSON AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK
REQUIREMENTS FOR NON-CORFORMING DWELLING.

Mr. R. Prasad appeared before the Board of Variance to request relaxation of the side yard setback requirements to allow him to construct a sundeck 3.2' from the side property line. He said that he wished to construct a sundeck across the front of the home he recently purchased. The house is an older home and is sited on the lot with a 3.2' set back from the side property line. The sundeck will enhance the appearance of the home if it runs across the full length at the front. However, if it is built across the front of the house and they are required to conform to the side yard setback, the sundeck would have to be cut off 8" short at the one end of the building and this would look extremely odd.

Mrs. I. Turgeon of 1031 Alderson Avenue appeared before the Board and stated that she had no objections to this application.

There was no opposition expressed to this application.

ITEM # 5 - E. P. MEROLA
2424 ORANDA AVENUE
SUBJECT: RELAXATION OF SIDE YARD SETBACK
REQUIREMENTS.

Mr. & Mrs. Merola appeared before the Board to request relaxation of the side yard setback requirements to allow them to come to 4' from the side property line. Mrs. Merola stated that they wished to put an on-suite bathtub in the master bedroom which would be cantilevered out 2' into the side yard setback. The space being used for the tub on the second floor is directly above the built in china cabinet on the first floor. An extension of this cantilevered feature to the second floor would create a smooth line architecturally and would preserve the clean lines of the house. Mrs. Merola stated that if they were required to change this particular aspect of the plan, it would be very difficult to redesign the area suitably and would entail a total redesigning of the second floor of the home.

The Planning Department's comments on this particular application were discussed at this time.

There was no opposition expressed to this application.

ITEM #6 - G. & G. LANKI
3160 GAMBIER AVENUE
SUBJECT: RELAXATION OF FENCE HEIGHT
REQUIREMENTS.

Mr. A. Patterson appeared on behalf of Mr. G. Lanki regarding this application. He requested relaxation of the fence height requirements to allow Mr. Lanki to retain his fence which is 5' in height, that is, 8" higher than the regulations now permit.

Mr. Patterson presented to the Board three letters in support of this application - A. Patterson, 3155 Gambier Avenue; B. Pearson, 3145 Gambier Avenue; D. Cockburn, 3165 Gambier Avenue. Mr. Patterson also presented to the Board a petition in favour of this fence signed by 33 residents of the area. Copies of the letters and the petition are attached hereto and form a part of these minutes.

Mr. Patterson informed the meeting that this fence does not cause a visual obstruction at the corner as Mr. Lanki only fenced-in the back of his yard. He fenced-in his back yard as he has an obedience trained German Shepherd and he wished to prevent any problems he might have with children trying to tease his dog or the dog attempting to jump over the fence.

There was no opposition expressed to this application.

ITEM #7 - D. & J. McMILLAN
827 BAKER DRIVE
SUBJECT: REQUEST FOR RELAXATION OF SLOPE
SETBACK REQUIREMENT.

Mr. & Mrs. McMillan appeared before the Board of Variance to request relaxation of the slope setback requirements.

Mr. & Mrs. McMillan explained that their property is located in the Sensitive Lands area. They would like to dismantle their existing patio at the back of their home and replace it with a sunroom. This sunroom would come to 11 metres from the slope and therefore they require Board of Variance approval.

There was no opposition expressed to this application.

ITEM #8 - K. & E. HALE
#57-145 KING EDWARD AVENUE
SUBJECT: RELAXATION OF SITE COVERAGE REQUIRE-
MENTS.

Mrs. Hale appeared before the Board and requested relaxation of the site coverage requirements to allow her to have a carport constructed at the side of her mobile home 14'x48' in length. This would enable her to have both entries to her mobile home protected from the inclement weather as well as providing covered parking for her car.

Mrs. Hale also informed the hearing that, with regard to an application such as this, Surrey's regulations state that as long as you are no closer than 10' to the next mobile home, it would be allowed. Delta regulations state that as long as you are no closer than 5' and the carport is kept open, it would be allowed. Mrs. Hale explained that her mobile home is bounded by a creek on that side of her property so she would not be too close to another residence. On a question from the Board, Mrs. Hale stated that she would not be closing in this carport:

There was no opposition expressed to this application.

ITEM #9 - R. SCROGGIE
943 COMO LAKE AVENUE
SUBJECT: RELAXATION OF LOT COVERAGE
REQUIREMENTS FOR ACCESSORY BUILDINGS

Mr. Scroggie appeared before the Board of Variance to request relaxation of the lot coverage requirements for accessory buildings. He stated that he wished to construct a carport at the rear of his home, 22' x 24'. At present, he has a double carport under his house as well as a garage in his rear yard which is 24' x 30'. He stated that the garage houses two very expensive antique automobiles and he doesn't have room to put any more cars in there. With regard to the double carport at the front of his home, Mr. Scroggie stated that since the upgrading of Como Lake Avenue, he has found it too dangerous to use his carport. He informed the hearing that Como Lake Avenue has become so busy that it is impossible to stop on the street in front of his home and back into his carport and for him to drive in and try and back out is just too dangerous. The traffic lights are approximately one-half a block back from his house and as the cars come up over the hill they are almost at his driveway and would not have a chance to stop if a car was coming in or out and he was afraid of a very bad accident if he continues to use his carport.

Mr. Espenburg who lives directly next to Mr. Scroggie at 947 Como Lake Avenue stated that he objected to this additional carport being constructed. Mr. Espenburg read out his presentation to the Board. A copy of that presentation is attached hereto and forms a part of these minutes.

The Building Inspector informed Mr. Espenburg that if Mr. Scroggie wished to move his carport to within 5' of his house, he could go ahead and build it without Board of Variance approval as long as he could meet the setback requirements.

There was no further opposition expressed to this application.

ITEM #10 - D. & J. MILES
2407 SHAWNA WAY
SUBJECT: RELAXATION OF FRONT YARD SETBACK
REQUIREMENTS.

Mr. Miles appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow him to build 22'6" from the front property line.

Mr. Miles stated that he wished to develop a two-car garage under the existing garage and kitchen and enlarge the existing kitchen area. This would go along with several other improvements he was planning on making to the home.

At the present time, Mr. Miles stated they cannot get any larger car than a subcompact into their garage and their kitchen is very narrow and does not allow adequate space for a family of four.

There was no opposition expressed to this application.

CONCLUSIONS

1. K.W. Ford

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is, rear yard setback relaxed to 2'.

CARRIED UNANIMOUSLY

2. R. BARRY

MOVED BY MR. PETRIE
SECONDED BY MR. BENNETT

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

CARRIED UNANIMOUSLY

3. FARS F.R. HOLDINGS LTD.

MOVED BY MR. BENNETT
SECONDED BY MS. ADAMS

That this appeal be allowed as per application, that is, side yard setback relaxed to 1.75 metres.

CARRIED UNANIMOUSLY

4. R. PRASAD

MOVED BY MR. FARION
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is, side yard setback relaxed to 3.2'.

CARRIED UNANIMOUSLY

5. P. Merola

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

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

CARRIED UNANIMOUSLY

6. G. Lanki

MOVED BY MS. ADAMS
SECONDED BY MR. PETRIE

That this appeal be allowed as per application,
that is, fence height requirements relaxed to allow
fence 5' in height.

CARRIED UNANIMOUSLY

7. D. & J. McMillan

MOVED BY MR. BENNETT
SECONDED BY MR. PETRIE

That this appeal be allowed as per application,
that is, slope setback requirements relaxed to 11 metres.

CARRIED UNANIMOUSLY

8. K. & E. Hale

MOVED BY MR. FARION
SECONDED BY MS. ADAMS

That this appeal be allowed as per application,
that is, site coverage requirements relaxed to 45.5 per-
cent site coverage.

CARRIED UNANIMOUSLY

9. R. Scroggie

MOVED BY MR. FARION
SECONDED BY MS. ADAMS

That this appeal be allowed as per application,
that is, lot coverage requirements for accessory buildings
to be relaxed to allow lot coverage of 1248 square feet.

CARRIED UNANIMOUSLY

10. D. & J. Miles

MOVED BY MR. BENNETT
SECONDED BY MR. FARION

That this appeal be allowed as per application,
that is, front yard setback relaxed to 22'6".

CARRIED UNANIMOUSLY

ADJOURNMENT

As there was no further business, the Chairman
declared the meeting adjourned at 8:45 p.m.

CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: SANDRA AIKENHEAD

DEPARTMENT: ADMINISTRATION

DATE: 1985 11 04

FROM: TED SPOONER

DEPARTMENT: PERMITS & LICENCE

YOUR FILE:

SUBJECT: BUILDING DEPARTMENT COMMENTS TO THE BOARD OF VARIANCE MEETING
NOVEMBER 5, 1985

OUR FILE:

ITEMS 1-10

The Building Department has no objections to these appeals as the Building by-law does not appear to be involved.



C.E. (Ted) Spooner
Building Inspector

CES/jmcb

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE - NOVEMBER 5, 1985

ITEMS #1-4

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

ITEM #5

This was a municipal lot which was sold recently to the applicants. We recognized at the time of creating this lot that it did have a restricted building envelope which was, of course, reflected in the sale price of the land. Furthermore, an application has been made and granted for a development permit, which varied the setback from the crest of the slope from 15 metres to 9 metres, and the front yard setback from 7.6 metres to 5.48 metres. With this restricted building envelope, with the aid of the development permit, the applicants have been successful in designing a home comprising 2,592 square feet of finished area with a 750 square foot unfinished basement, for a total floor space of 3,342 square feet.

The above is provided for the information of the Board, whereas the Planning Department has no objection to this appeal as it appears to be a local issue.

ITEM #6

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

ITEM #7

There is an existing sundeck located at the rear of this existing house which does not comply with the new setback regulations from the top of the ravine. The applicants wish to enclose a portion of the existing deck, thereby creating a sunroom. They have provided the District of Coquitlam with a geotechnical report, which indicates that adding a sunroom on top of the existing sundeck will not require major excavation of the site. The report indicates if at all any excavation is required, it will be minor for small footing pads. A copy of this geotechnical letter is attached to this Brief.

The Planning Department has no objection to this appeal.

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE - NOVEMBER 5, 1985

ITEMS #8 THROUGH #10

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

Respectfully submitted,



Ken McLaren
Development Control Technician

KM/ci



Warnock Hersey Professional Services Ltd.

211 Schoolhouse Street, Coquitlam, B.C. V3K 4X9 Tel: (604) 520-3321 Telex 04-351404

September 3, 1985

Mr. B.B. Barnett
715 Huntingdon Cres.,
North Vancouver, B.C.
V7G 1M1

Attention: Mr. Barnett

Dear Mr. Barnett

Re: 827 Baker Drive, Coquitlam

As requested, we have investigated the soil and slope conditions at 827 Baker Drive, Coquitlam.

The existing sundeck is constructed on a sandy gravel fill material. The actual steep slope to the ravine starts approximately 20 feet to the east of the edge of the sundeck.

The material under the sundeck is in a stable condition.

The proposed development of the sundeck i.e. adding a sun room on top of the existing sundeck will not require major excavation of the site. If at all any excavation is required, it will be minor for small footing pads.

This type of excavation is not going to affect the slope stability as the slope is reasonably remote from the sundeck area.

It seems that recently excavations were carried out to install sewers in the right of way which is adjacent to the sundeck and closer to the ravine slope without affecting the slope stability.

It is our opinion that any minor excavations carried out to construct footings for the development of sundeck should not affect the slope stability. The existing soil conditions under the sundeck should be adequate to support the design loads.

WARNOCK HERSEY PROFESSIONAL SERVICES LTD.

Yours truly,

F. Mawani, P. Eng.,
Manager,
Field Inspections

FM/lsw 03/09/85

3155 Gambier Ave,
Coquitlam.
B.C. V3E 1H8.
3rd October, 1985.

Chairman Of The Variance Board,
District of Coquitlam,

C.

RE - BACKYARD FENCE AT 3160 GAMBIER AVE. COQUITLAM

Dear Sir/Madam,

Recently my new neighbour Mr. Lenke advised me that the by-law officer, of Coquitlam District, had received a complaint regarding the height & appearance of his barely completed fence. He also requested, that if I had any complaints or otherwise, I should make them known to your good selves, in writing.

I live on the opposite corner of the street from Mr. Lenke and as such, see his whole fence (inside-outside) every time I look out of my front windows. I have absolutely no objections to the appearance of the fence, in fact it was constructed by 2 very skilled tradesmen and I consider it one of the best in this neighbourhood.

With regards to the height of the fence I have encountered no problems turning at the corner to park the car in front of my house. I am also a previous and future German Shepherd owner and in my opinion Mr. Lenke's fence is the absolute minimum required to prevent

over.

the local school children from teasing the dog
when he is in the back yard.

~~Atkinson~~

3155 Gambier Ave
Coquitlam

Mr & Mrs B Pearson
3145 Gambier Ave.,
Coquitlam, B C
V3E 1Z5


October 1, 1985

Mr. & Mrs Guy Lenke
3160 Gambier Av.,
Coquitlam, B C

Dear Guy:

I wish to support your application to the City of Coquitlam regarding the condition of your fence. I find your fence to be well engineered and attractive. We share the fence along the length of my driveway and the restriction of vision is minor. To lower your fence to meet the bylaw requirements would in no way improve the vision.

Sincerely,


Brian Pearson CGA


Patricia Pearson

Doug + Cheryl Cockburn
3165 Gambier Ave.

Dear Sirs,

This letter is regarding the fence at 3160 Gambier Ave. We do not feel that the fence is unsightly nor too high. The fence appears to be solidly constructed and it is stained natural wood colour which compliments the home's exterior wood. The owner has kept his dog confined within the fence. Since the fence encloses the back yard only, it does not obstruct our view of the corner.

Doug Cockburn

RESIDENTS OF 3000 BLK GAMBIER AVE.

FAIRLY RECENTLY MY WIFE AND I HAD A FENCE BUILT ENCLISING OUR BACK YARD AT 60 GAMBIER AVENUE.

THE FENCE WAS BUILT SLIGHTLY OVER THE LEGAL MIT PROVIDED BY THE CITY OF COQUITLAM.

THIS IS NOT A PROBLEM, HOWEVER, UNLESS RESIDENTS IN THE SURROUNDING AREA DISAPPROVE. MY WIFE AND I FEEL THE FENCE DOES NOT IMPER VEHICULAR VISION IN ANY WAY AS IT IRROUNDS ONLY THE BACK YARD. THE FENCE WAS VERY WELL CONSTRUCTED WITH THE NEIGHBORS AND THE AREA KEPT IN MIND.

WE HAVE A 10 MONTH OLD GERMAN SHEPARD OG THAT HAS BEEN OBEDIENCE TRAINED AND WE ASSURE HE WILL NOT BE A THREAT TO ANY PERSONS IN THE NEIGHBORHOOD. JASPER IS ONE OF THE REASONS FOR THE FENCE BEING OVER HEIGHT. JASPER IS A HOUSE PET AND NOT A GUARD DOG. JASPER HAS ALWAYS BEEN AFFECTIONATE WITH CHILDREN HOWEVER WE FEEL THE FENCE IS NEQUATE TO ENSURE PUBLIC SAFETY.

MY WIFE AND I BELIEWE THE FENCE IS ATTRACTIVE AND WILL NOT HURT THE QUALITY OF THE NEIGHBORHOOD IN ANY WAY.

THE SIDE OF OUR FENCE IN QUESTION RUNS ALONG THE WEST SIDE OF OUR PROPERTY FACING THE STREET.

YOUR SUPPORT IN THIS MATTER WOULD BE GREATLY APPRECIATED.

THANK YOU.
Lory W. F. h.

APPROVE OF FENCE.

J. Patterson	3155	Gambier Ave.
J. Patterson	3155	Gambier Ave.
J. Patterson	3145	Gambier Ave.
J. Pearson	3145	Gambier Ave.
B. Rebozo	3145	Gambier Ave.
Q. Heckoff	3143	GAMBIER AVE
J. Uchenna	3143	Gambier Ave.
J. Jones	3143	Gambier Ave.
J. Jones	3143	Gambier Ave.
K. Bupp	3141	Gambier Ave.
B. Boukayer	3139	Gambier Ave.
Richard M. Cypri	3139	Gambier Avenue
J. Boukayer	3139	Gambier Avenue
J. Boukayer	3139	Gambier Avenue
J. Dawson	3137	Gambier Ave.
R. Dawson	3137	Gambier
J. Dawson	3140	GAMBIER AVENUE
Katrina Russell	3140	Gambier Ave
A. Amfield	3147	GAMBIER.
J. Amfield	3144	GAMBIER AVE.
Jonas Commemano	3144	Gambier Ave. Coq.
Eric Kent	3146	Gambier Ave
Cathy Keast	3146	Gambier Avenue Coq.
H. Rich	3148	GAMBIER AVE
Clynn McClanahan	3148	Gambier Ave
Mar. W. W. W.	3162	Gambier Ave. (West door)
Maurice Drew	3159	Gambier Ave
David W. Sapo	3161	GAMBIER AVE.
M. Sapo	3161	GAMBIER AVENUE.
C. Pigeon	3163	Gambier Ave.
D. Peladan	3163	GAMBIER AVE
H. Mercer	3167	GAMBIER AVENUE.
L. Mercer	3167	Gambier Ave.

November 5, 1985

Board of Variance
District of Coquitlam

Dear Sir/Madam:

Re: Accessory building lot coverage requirements at 943 Como Lake Ave.

I understand that on a normal sized lot the maximum permissible area for outbuildings is 800 sq.ft.

Also, in the case of larger residential lots the restriction is to 10% of the lot size.

This would allow a maximum of approximately 1090 sq.ft. to be used for outbuildings on the lot in question. In other words because of the larger than average lot, outbuildings totalling 290 sq.ft. more than the average 800 can be built without application to the Board of Variance.

At this time a one car carport is attached to the house with a double car-width driveway accessible from Como Lake Ave.

Also an approximately 750 sq.ft. two car garage as well as a lean-to 175 sq.ft. carport with the associated driveway is accessible from the back lane.

With present available parking on this property for four cars under cover and additional space for three more without cover, I ask the board to restrict additional construction to the 10% of the lot size and to ensure that the foundations are kept to within the limits of present building bylaws.

Yours truly,



W. Espenberg
947 Como Lake Ave.