

Variance to Zoning By-law No. 7124

Name of Property Owner: Michael Peterson
Name of Applicant: Michael Peterson
Civic Address of Property: 906 Princess Avenue East
Legal Description of Property: Lot 18 to 22, Both Inclusive, Block 18 Plan 21 B L T O

References:

BAPD Development Plan By-law No. 95/01/12
Applicable Secondary Plan By-law
City of Brandon Zoning By-Law No. 7124

****Prior to submitting a formal application, the Planning, Property & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review****

Variance Request(s):

A request to construct an attached garage on the east side of existing structure (house) changing the encroachment to the back lane from 7.62 meters (25 feet) to 4.42 meters (14.5 feet).

As the applicant, I confirm and verify to the City that the information provided in this application is true and complete, and I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.

Signature of Applicant: [Signature] Date: Dec 4/17
Address: 906 Princess Avenue East, Brandon, MB Postal Code: R7A 1T7
Phone No.: (Primary) 204 761 4335 (Secondary) _____
Email Address: hockey.dude.180@hotmail.com

Signature of Owner: [Signature] Date: Dec 4/17
Address: 906 Princess Avenue East, Brandon, MB Postal Code: R7A 1T7
Phone No.: (Primary) 204 761 4335 (Secondary) _____
Email Address: hockey.dude.180@hotmail.com

The personal information which you are providing is being collected under the authority of The Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purpose of statistical reporting. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and/or use of information, contact Jennifer Houlihan, FIPPA Coordinator, City of Brandon Planning, Property & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: _____ Planning File No.: V-21-17-B CityView No.: 17-107
Date Application Received: Dec 4/17 Payment Date: Dec 4/17 Receipt No.: 17-5992 Amount: \$ 575
Variance - Application

Michael Peterson
906 Princess Avenue East
Brandon MB
R7A 1T7

December 4th 2017

City of Brandon Planning, Property & Building Departments
638 Princess Avenue
Brandon MB
R7A 0P3

RE: Application for Variance to Zoning By-law No. 7124

To whom it may concern;

906 Princess Avenue East, Lot 18 to 22, Both Inclusive, Block 18 Plan 21BLTO

Proposed Development request: Property Line Encroachment

I am requesting to construct an attached garage on the east side of existing structure (house) changing the encroachment to the back lane from 7.62 meters (25 feet) to 4.42 meters (14.5 feet)

As per the attached diagram this is the most compatible area based on the landscaping and placement of current structures.

At no point will this structure be detrimental to the health of the general welfare of the people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area.

Yes it is the minimum modification of the zoning by-law required to relieve the injurious effect of zoning by-law on the property, minus changing the encroachment from 7.62 meters to 4.42 meters.

It is consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law. With the exception to the encroachment changes.

I believe this addition to my home would increase my property value while making my home and neighbourhood more appealing. I have completed all the tasks required to complete this venture. With the encroachment being the only issue, I hope we can come to an agreement in which both parties are satisfied.

Sincerely

Michael Peterson

35.165

15.240

SINGLE STOREY RESIDENCE

7.32

PROPOSED ATTACHED GARAGE (24'X28')

8.54

4.96

7.00 TO DOOR OPENING

4.87 DOOR

4.44

2.96

3.44

0.76

1.1

7.74 ANCHOR

PUBLIC LANE PLAN NO. 905

PIRIBICANE PLAN NO. 905