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June 12, 2020

City of Brandon Planning & Building Safety Department
638 Princess Avenue
Brandon, Manitoba
R7A 0P3

Re: Letter of Intent for Variance Applications for Winchester Drive, Brandon MB

J&G Homes Ltd. is applying, on behalf of the owner Jared Jacobson, to reduce the required front yard of 8 Winchester Drive from 6.0m to 1.54m to accommodate a garage addition to the home. The reason for the variance is due to the north end of the lot being an irregular shape which causes the need for a variance at the SW corner of the garage addition. The garage addition will follow the existing setback on the north side (corner side yard) and will also meet the required front yard setback for most of the west side. The lot then curves into the cul-de-sac which is what causes the setback issue on the SW corner of the garage addition. The owner has provided a 1.54m setback to the property line; there is then an additional 6.83m setback to the back of curb within the cul-de-sac.

The attached site plan and exterior elevation show that the garage addition will not look out of place on the property due to the large additional setback to the street.

The property is designated "Residential" as per *Map 1: Urban Land Use* in the Brandon & Area Planning District (BAPD) Development Plan (DP) 2013 [By-law 95/01/12] and zoned Residential Single Detached (RSD) Zone in the City of Brandon Zoning Bylaw 7142, as amended. The proposed addition meets all other requirements other than the front yard setback due to the lots irregular shape.

We hope to receive the support of City administration on this variance request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve McMillan', with a long horizontal stroke extending to the right.

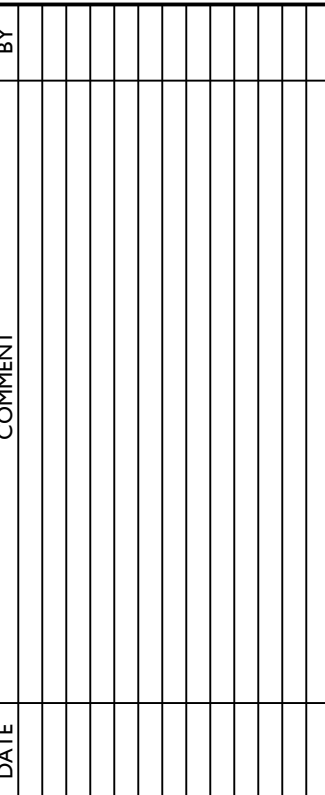
Steve McMillan, MCIP, RPP
VP of Planning Services
J&G Homes Ltd.

LEGEND:

-

ENGINEER STAMP:

ES:



SECTION:

SIGNED: _____ BY: _____

AWN: 2020-06-12 BY: AM

VIEWED: BY:

NOT SCALE DRAWINGS. CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS AS GIVEN. CONTRACTOR TO NOTIFY DESIGNER FOR ANY DISCREPANCIES IF REQUIRED. ALL DIMENSIONS SHALL BE FIELD VERIFIED AND ANY OCCURRING DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER FOR CLARIFICATION BEFORE COMMENCEMENT OF RESUMPTION OF WORK.

PROJECT NAME:
8 WINCHESTER DRIVE
GARAGE ADDITION

STREET NAME:

SHEET NUMBER:

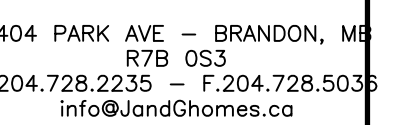
FILE #: 8WNCSTR-G

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-  — AL-13 WHITE PANELS
-  — AL-13 WALNUT PANELS
REUSE EXISTING PANELS
-  — ADDITION AREA

ES:



DIRECTION:

DESIGNED: BY:

DRAWN: 2020-05-19 BY: AM

REVIEWED:	BY:	NO

DO NOT SCALE DRAWINGS. CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS AS GIVEN. CONTRACTOR TO NOTIFY DESIGNER FOR ANY CLARIFICATIONS IF REQUIRED. ALL DIMENSIONS SHALL BE HELD VERIFIED AND ANY OCCURRING DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER FOR CLARIFICATION BEFORE COMMENCEMENT OF RESUMPTION OF WORK.

PROJECT NAME:

8 WINCHESTER DRIVE

SHEET NAME:

SITE PLAN

SHEET NUMBER:	4	SEN
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A3

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