



Sunspace by Elite Sunrooms
155 Prairie Crescent
Brandon, MB
R7B 3S7

City of Brandon Planning and Buildings Department,

This letter of intent is to request a variance to the rear yard setback from 6 meters to 3.9 meters at 47 Southview Drive Brandon, Manitoba (Roll number 571737 Lot 31). The intention is to enclose a 4.2 meter by 7.92 meter deck that will encompass a 2.43 meter by 5.33 meter swimspa. The deck and spa will be enclosed by a 3 season sunroom. If built in the intended location, we will be encroaching on the minimum required setback with one corner of the deck by 2.1 meters.

Although the sunroom could be placed in other areas on the property, the proposed site is favored to enhance the aesthetics of the project. The proposed location would provide us with a view of the "pond" in the Brookwood development. The alternate placements of the sunroom would allow us only to have a view of our neighbor's homes and fences. Furthermore, there are no neighbors at all to the West where we would like to build the sunroom. Ultimately, the proposed placement would provide more privacy for both us and our neighbors.

The sunroom will be a modern, and clean structure, custom built with superior materials. The style will blend nicely with the surrounding homes. This project should have no impact on health or welfare for any of the residents in the neighborhood, but rather the sunroom will enhance the property and

1-204-726-8488

sales@elitesunrooms.ca

www.elitesunrooms.ca

neighborhood. There can be no further development of homes directly behind where we intend to build the sunroom as the pond is located there.

The property owners of 47 Southview Drive have already talked to the neighbors on the same street about their sunroom proposal and have not received concerns from any neighbors.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Bourgeois", with a stylized flourish at the end.

Keith Bourgeois Owner