

Travis & Kari Tannas

Re: 1928 McDonald Ave (Lot 29/31, Block 7, Plan 48)

March 22, 2022

City of Brandon Planning, Property & Buildings Department
638 Princess Ave
Brandon, MB
R7A 0P3

To whom it may concern,

Please accept this letter as our intent to develop the available space on our lot at 1928 McDonald Ave (Lots 29/31, Block 7, Plan 28). The property is currently being assessed by the Planning and Building Department for subdivision. If this is accepted, we intend to build on the newly created lot.

The new development will be a two-unit rental property. Our desire in the design and aesthetics is to create a structure that looks like a single-family home from the McDonald Ave side of the building. The building would be a top/bottom rental unit with one suit entering from the front at ground level and the second suite entering the second level from the back. Due to the slope of the lot, this will make the bottom suite partially in the ground at the back of the structure. Each floor would be approx. 1300 sq/ft or approx. 32ft x 42ft. These dimensions are also similar to the depth of other houses on the same street.

This development will allow for parking in the rear as well as providing some green space and potentially a patio area in the back with the option for a fire pit. It will not be detrimental to the street aesthetics or the overall welfare of the surrounding area.

We also believe that it is consistent with the applicable provisions of the development plan by-laws within the city.

We would ask that you consider accepting this. We look forward to working on this project with the city.

Sincerely,

Travis Tannas

Letter of Intent (Subdivision Application)

Travis & Kari Tannas

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March 22, 2022

City of Brandon Planning, Property & Buildings Department
638 Princess Ave
Brandon, MB
R7A 0P3

To whom it may concern:

Please accept this as a letter of intent for a proposed subdivision of the property located at 1928 McDonald Avenue or (Lot 29/31, Block 7, Plan 48).

The intent of this subdivision is to divide the existing property that is made of 3 lots into two. One lot will contain the existing house, while the new lot will be utilized to build a two-unit rental property. The surrounding community has several multi-unit rental properties which makes this development consistent with other buildings in the surrounding area.

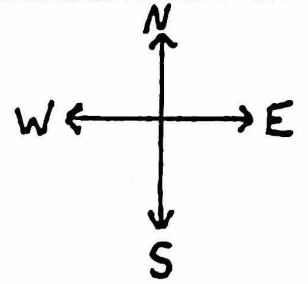
It is believed that this proposal would fit within the cities in fill plan. As well complies with the zoning of Residential Light Density.

Sincerely,

Travis Tannas

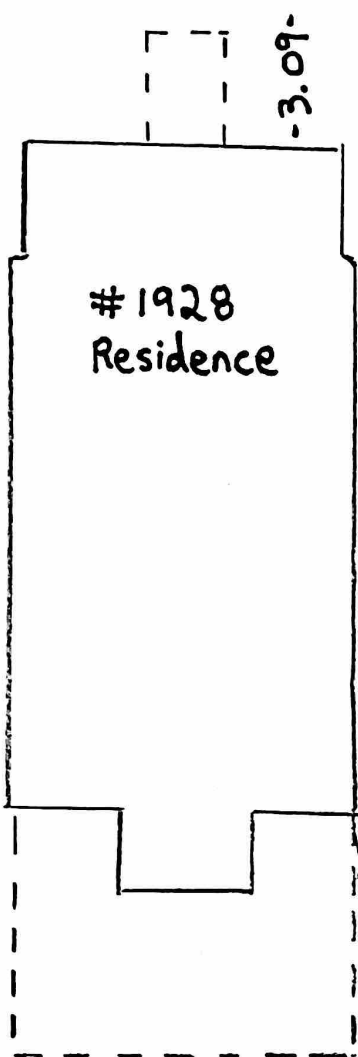
Property Line

McDonald Ave



1928 McDonald Ave
 (Lot 29/31, Block 7
 Plan 48)

Subdivision not
 complete so no
 address is Assigned



#1928
 Residence

1.23

Conc. Walk

1.22

Conc. Walk

-12.942-

-4.6-

covered
 Porch

Floor Area
 120.77m²

1.82

-16.459-

-9.754-

covered
 Porch

Wood
 stairs

-9.017-

Retaining
 wall

-36.576-

-2.7-
 Parking
 #3

Possible
 SHED

-2.7-
 Parking
 #2

-3.9-
 Parking
 #1

-6.5-

Existing
 Power Pole

Back Lane

SUBDIVISION APPLICATION MAP

OF PART OF
 LOTS 29, 30 AND 31 BLOCK 7 PLAN 48 BLTO
 IN THE
 CITY OF BRANDON
 NE 1/4 SECTION 22, TOWNSHIP 10, RANGE 19 WPM

