

Oct 4th, 2023

821 Dennis street – Conditional use Application

To: City of Brandon Planning & Building Safety Department :

I, Mr. Chad Martin, President of 6160204 Mb Ltd. would like to request the following Conditional Use to support the development of a Duplex at 821 – Dennis street.

Application – requesting a conditional use to support the development of a duplex at 821 – Dennis street..

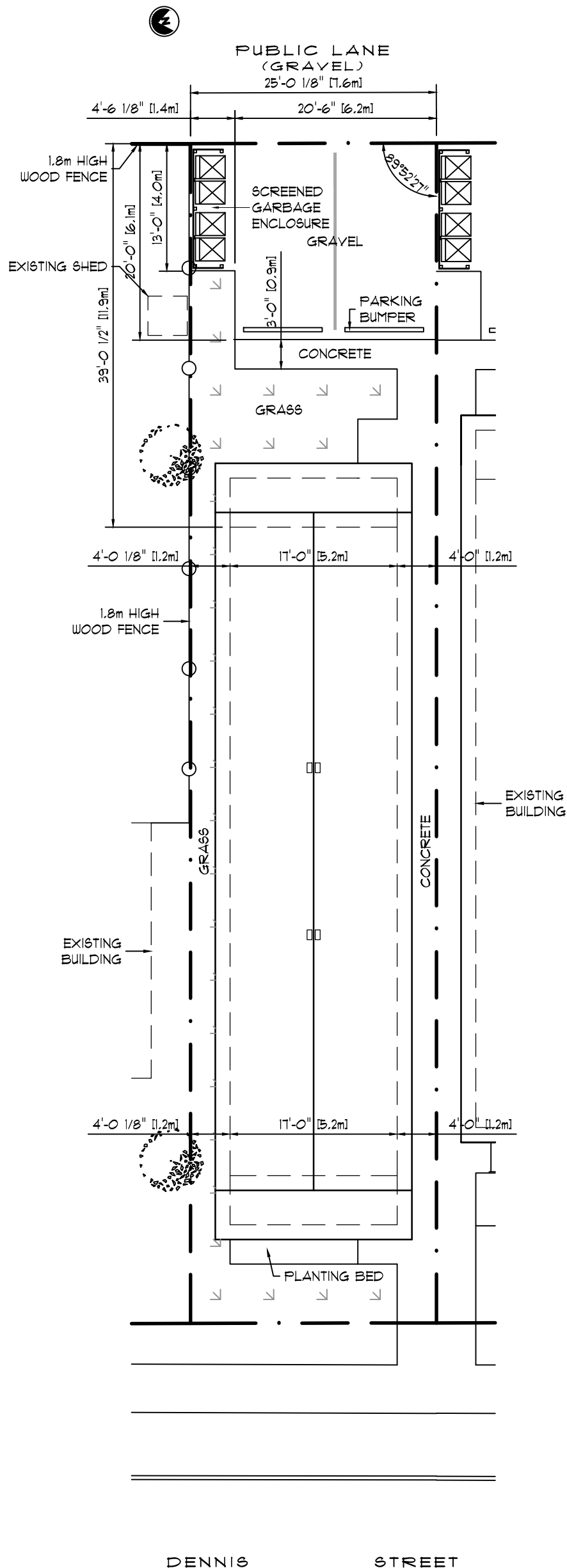
The property in question is located at 821 – Dennis street.. The street scape consists of a mix of single family residences & some multifamily residences. Most of the building structures are older bungalows & 1.5 – 2 story homes. The lot sizes vary in this area from 25ft – 75ft. This conditional use request will be consistent with the neighborhood lot sizes and the various sized homes on these lots.

I, Mr. Chad Martin, appreciate your time and consideration for this conditional use application to support the development of a duplex on the RLD zoned property at 821 – Dennis street in the City of Brandon. Please feel free to contact myself with any questions or concerns.

Kind regards,

Chad G. Martin
President 6160204 Mb Ltd.
Box 66 RR5
Brandon MB
(204) 724 – 7393
chadmartinconst@gmail.com

821 DENNIS STREET
 LOT 9 BLOCK 31 PLAN 9
 BRANDON, MANITOBA

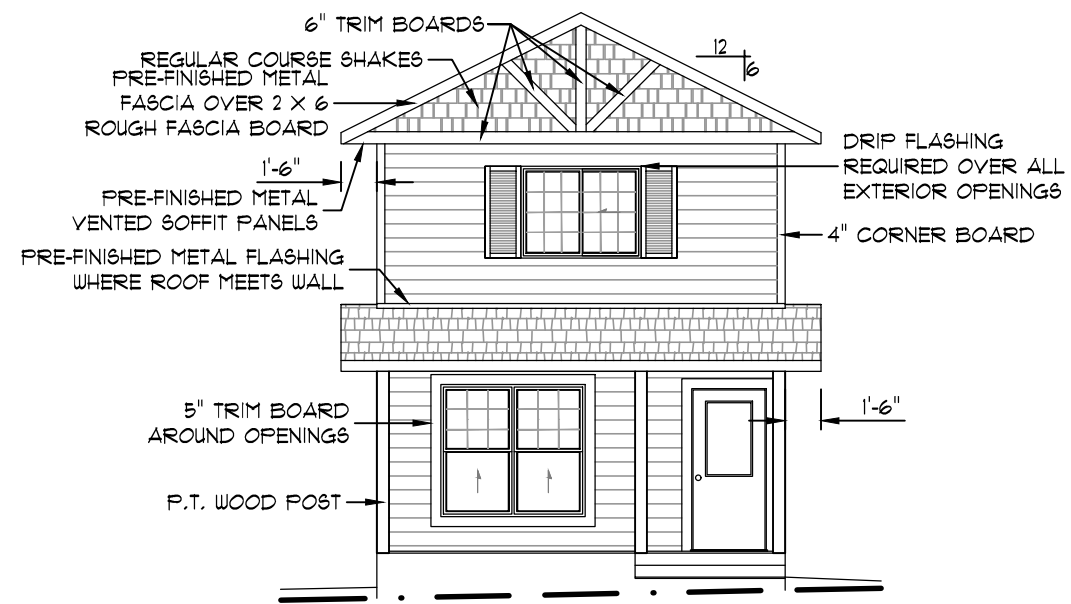


3 BEDROOM - 2 UNIT RENTAL APARTMENT
 SLAB ON GRADE/WOOD-FRAME CONSTRUCTION
 USAGE AREAS:
 AREA OF BUILDING - 104.28m² [1122 FT²]
 BUILDING LAND USAGE - 37%
 AREA OF COVERED PATIOS - 15.80m² [170 FT²]
 COVERED PATIO LAND USAGE - 6%
 AREA OF CONCRETE SURFACES - 45.45m² [489 FT²]
 CONCRETE SURFACE LAND USAGE - 16%
 AREA OF COMPACTED GRAVEL - 43.49m² [468 FT²]
 COMPACTED GRAVEL LAND USAGE - 16%
 AREA OF LANDSCAPING BEDS - 4.83m² [52 FT²]
 LANDSCAPING BED LAND USAGE - 2%
 AREA OF GRASS SURFACE - 65.15m² [701 FT²]
 GRASS SURFACE LAND USAGE - 23%

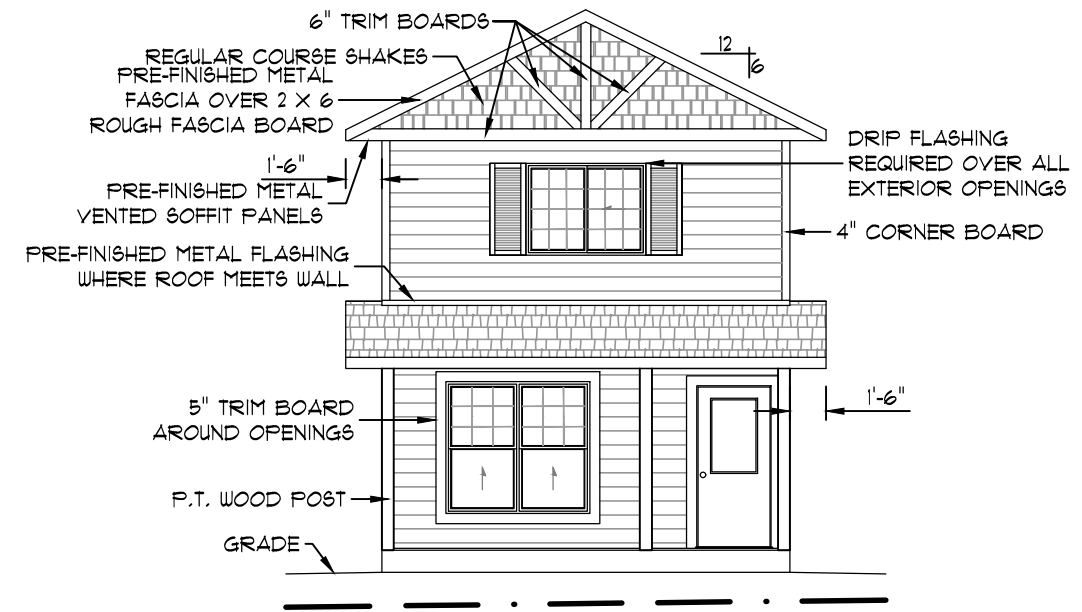
LOT SIZE: 7.6m [25'-0"] X 36.6m [120'-0"]
 LOT AREA: 279.18m² [3004 FT²]
 ZONING: RLD
 MINIMUM SITING REQUIREMENTS:
 SITE AREA: 232m² [2496 FT²]
 SITE WIDTH: 7.6m [25'-0"]
 FRONT YARD: 4.6m [14'-11"]
 SIDE YARD - INTERIOR: 1.2m [4'-0"]
 SIDE YARD - CORNER: 3.0m [10'-0"]
 REAR YARD: 7.6m [25'-0"]
 MAXIMUM SITING REQUIREMENTS:
 BUILDING HEIGHT: 11m [36'-0"]

A SITE PLAN
 1:150

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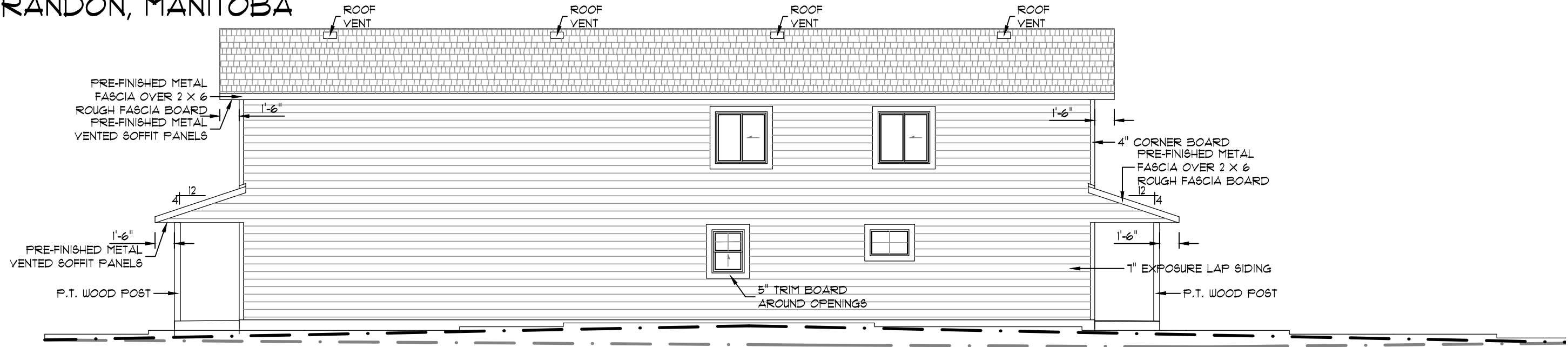


E1 WEST EXTERIOR ELEVATION
 1/8" = 1'

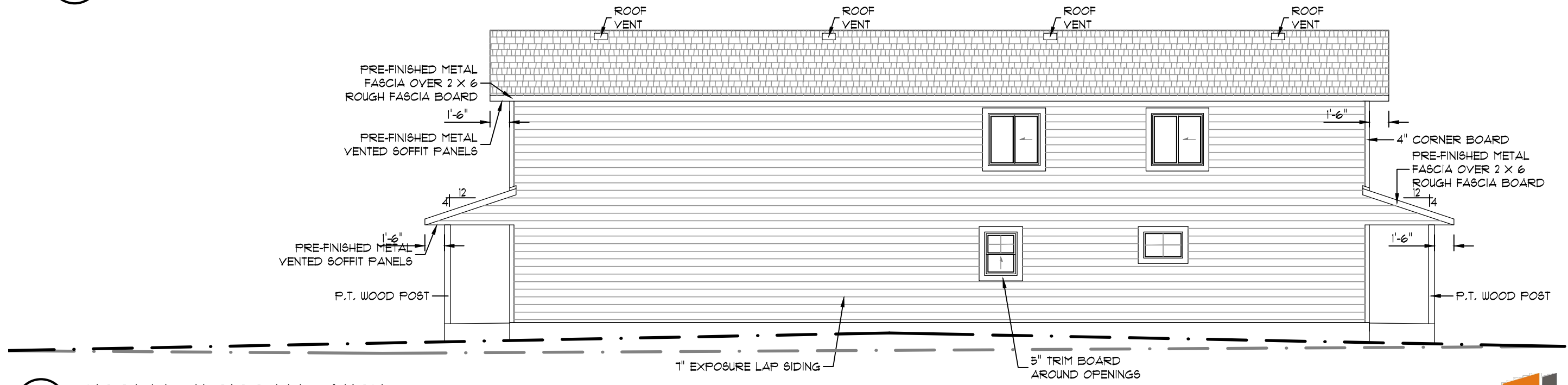


E2 EAST EXTERIOR ELEVATION
 1/8" = 1'

821 DENNIS STREET
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E3 SOUTH EXTERIOR ELEVATION
 1/8" = 1'



E4 NORTH EXTERIOR ELEVATION
 1/8" = 1'