



August 20th 2023

City of Brandon Planning, Property & Buildings Department

Applicant

Keith Bourgeois

Letter of Intent for 29 Macleod Drive

Roll Number: 433508

Lot: 39

Block: 3

Plan:1608

I want to apply for Zoning Variance, I'm proposing to build a 3-season sunroom on the South side of the house, it's a perfect location for a gable style roof system. The South end is already a gable which means there won't be any need to alter existing trusses or the removal of overhangs to attach the sunroom. The proposed 3-season sunroom is 12' x 20' Model 200 which is manufactured by Sunspace Sunrooms out of Newcastle Ontario whom I have been using their products since 1997.

The side yard on the South side is 17.35' so this will leave 5.35' left to property line. This means that I would like to ask for an extra 5' of the side yard for this project.

The sunroom is white and constructed with powder coated aluminum extrusions, so the product won't fade or chip in the future, all products used to build the room are recyclable. It has a sleek look, so the aluminum walls, vinyl WeatherMaster windows, and glass transoms make the room blend into the existing house. This sunroom will add value to the property, and it's constructed to meet the Canadian national building code requirements. The foundation and sunroom meet all the required engineering set forth by the city planning and building departments.

Here are some other points that homeowners Lane & Colleen Reid have discussed with me what makes this the best location for the sunroom.

-The area where the sunroom is going to be placed has always been used for a patio/deck area. There are garden doors leading out to the patio/deck. As these doors are already in place we

would have easy access, on the same level, to the sunroom. As we age in place we plan to use the sunroom area frequently therefore not having to go up or down stairs is a bonus.

- As we plan to use this room for three seasons the area already has a line of mature cedar trees which provide shade and privacy and also has no impact on any of our neighbor's view.
- Installing the sunroom in this location works with the flow of our existing dining room/living room.
- Aesthetically the sunroom will look like a natural fit on the end of our home.
- There are no utility lines in this area.

The reasons why other areas of our yard would not work:

- The utility lines for Westman Cable, Manitoba Hydro and gas run across the middle of our back yard.
- If the sunroom is on the west side of the house there would not be an easy access and we would have to go up and down stairs for entry to the sunroom. As aging residents, who plan to stay in our own home for a very long time, this is not a viable option.
- The back yard naturally slopes towards the house and therefore a great deal of foundation and drainage accommodations would be required in our mature and well landscaped backyard.

Thank you.

If you have any questions please contact Keith Bourgeois at 204-726-8488 or email sales@elitesunrooms.ca.

Sincerely,



Keith Bourgeois

Sunspace by Elite Sunrooms Owner/Operator



DATE:

PROJECT: LANE + COLLEEN REID
29 MACLEOD DRIVE

SUNROOMS | PATIO COVERS | WINDOWS | RAILING SYSTEMS | ALUMINUM DECKING | SUNSHADES

