



Planning & Building Safety Department
638 Princess Avenue. Brandon MB. R7A 0P3
T: 204.729.2110 F: 204.728.2406
www.brandon.ca/planning

Variance to Zoning By-law 6642

Name of Property Owner: Evan Keller
Name of Applicant: Keller Developments
Civic Address of Property: 634 Franklin
Legal Description of Property: LOT 29/31 BLOCK 11 PLAN 9

References:

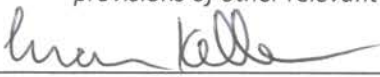
BAPD Development Plan By-law No. 78/01/04
Applicable Secondary Plan By-law
City of Brandon Zoning By-Law No. 6642
Urban Design Standards and Guidelines


Prior to submitting a formal application, the Planning & Building Safety Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Variance Request:

Request to add front garages to property. Have attached a drawing

I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.

Signature of Owner:  Date: 03/24/15
Address: Site 325 rr#3 box 22 Brandon, Mb r7a 5y3 E-Mail: evan@kellerdevelopments.com
Home Phone: _____ Cell Phone: (204) 721-2010 Work Phone: _____

Signature of Applicant:  Date: 03/24/15
Address: site 325 rr #3 box 22 Brandon, Mb r7a 5y3 E-Mail: _____
Home Phone: (204) 728-1328 Cell Phone: _____ Work Phone: _____

The personal information which you are providing is being collected under the authority of The Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purpose of statistical reporting. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and/or use of information, contact Jennifer Houlihan, FIPPA Coordinator, City of Brandon Planning & Building Safety Department, 638 Princess Ave. Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: Am for RZ Planning File No.: V-11-15-B CityView No.: PLVA2015-42
Date Application Received: Apr 15/15 Payment Date: Apr 15/15 Receipt No.: 2015-2697 Amount: \$ 525.00
Variance - Application

REV01/13

Letter of AuthorizationDate: April 13thTo: City of Brandon
Planning & Building Safety Department
638 Princess Avenue
Brandon, MB
R7A 0P3RE: 634 Franklin Street (address or legal description of application)

I (We) hereby give authorization to:

Evan Keller (Applicant's name)

To apply for a Development application for the above address.

Registered Owner(s) on the Current Status of Title or Certificate of Title:

<u>Evan Keller</u>	<u>Evan Keller</u>	<u>April 13th 2015</u>
Name (Print)	Name (Signed)	Date



April. 8th, 2015

City of Brandon Planning & Building Safety Department

410 – 9th Street

Brandon, MB R7A 6A2

Variance Application: 634 Franklin, Brandon, Manitoba

Lot 29/31 Block 11, Plan 9

To Whom It may concern,

Please consider this our letter of intent in regards to our variance request at 634 Franklin. We have plans to build a slab fourplex that will comply with the general nature of the surrounding area with similar unit's one street over. We intend on increasing the allowed 2 rear garage to 4 garages by adding 2 in the front. The slab fourplex will be similar to other units we have built in the city of Brandon with appealing exterior design, featuring James Hardie siding, cultured stone, and coordinated soffit and fascia. This combined with new landscaping will really create a vibrant place for new home owners to live.

Currently the site has a rundown home with a front driveway access, and redeveloping the site with front garage access is the best way to ensure the curb appeal stays relevant with the rest of the neighborhood. We are a few feet short of being allowed a 4 unit complex with front garages, and our design meets all other requirements. The plan is consistent with the city's development plan, and will be a drastic improvement over what is currently there.

Sincerely,

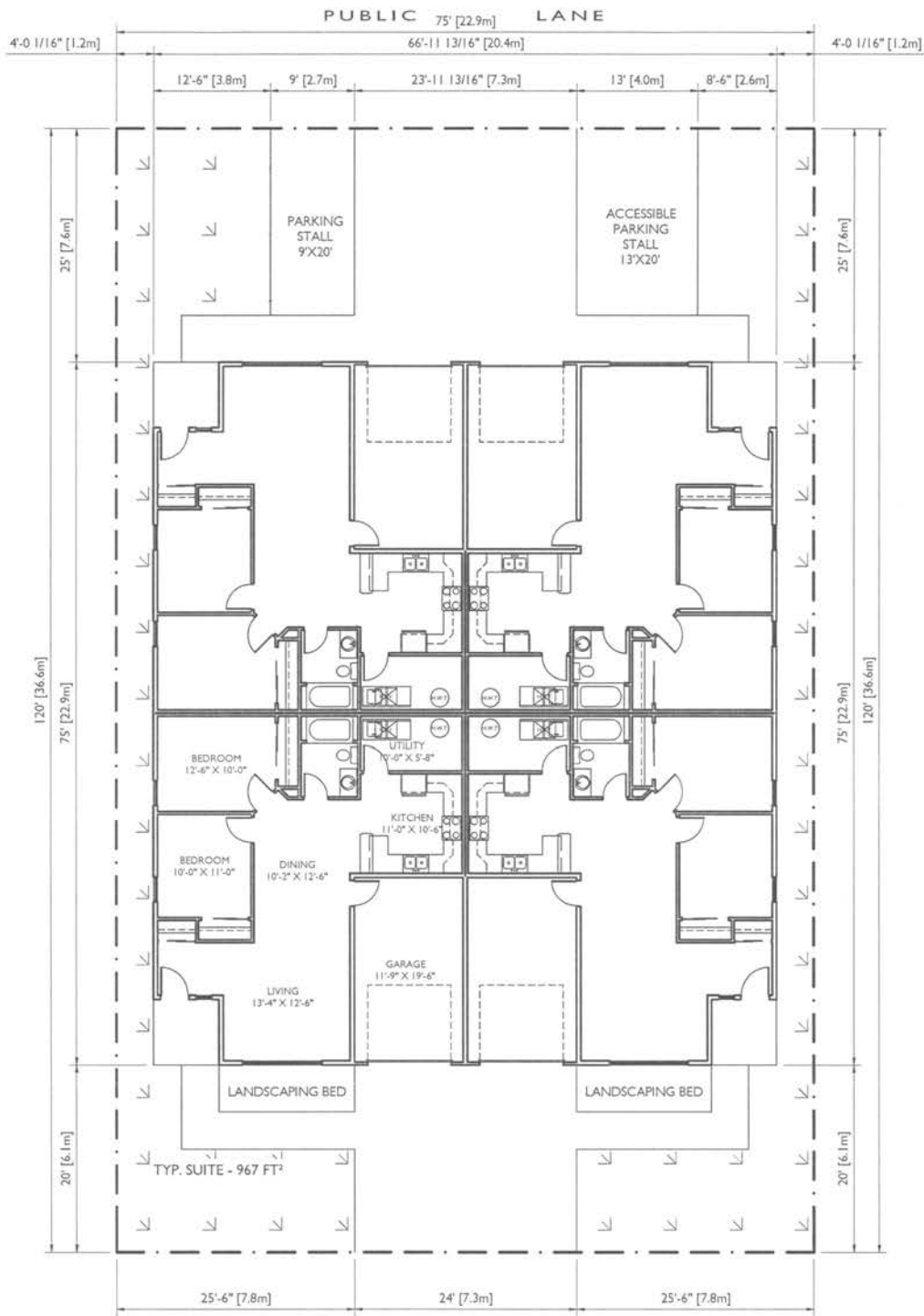
A handwritten signature in black ink that reads "Evan Keller".

Evan Keller

President, Keller Developments.

634 FRANKLIN STREET

LOT: 29/31 BLOCK: 11 PLANE: 9
DEVELOPMENT PROPOSAL



SITE PLAN

FRANKLIN

STREET

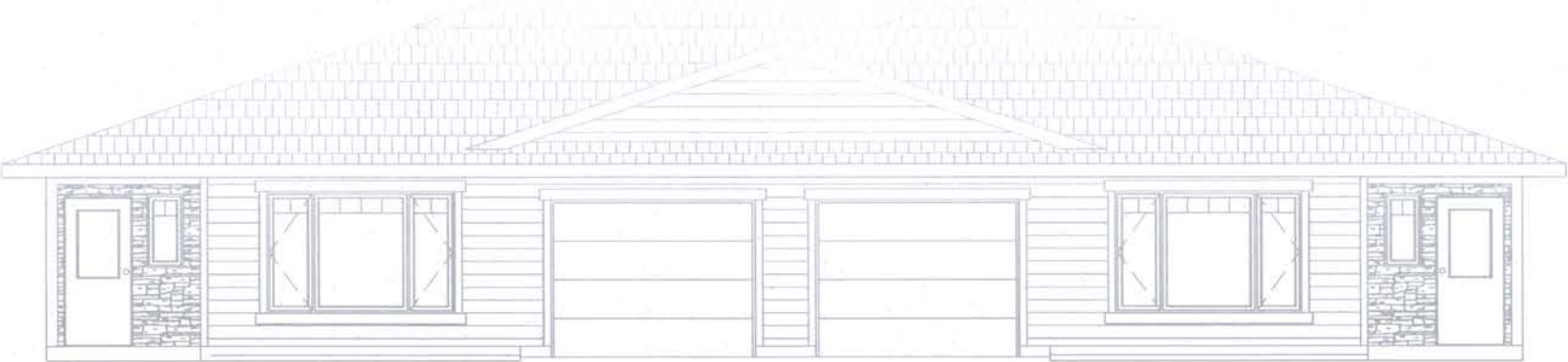


YBRDESIGN

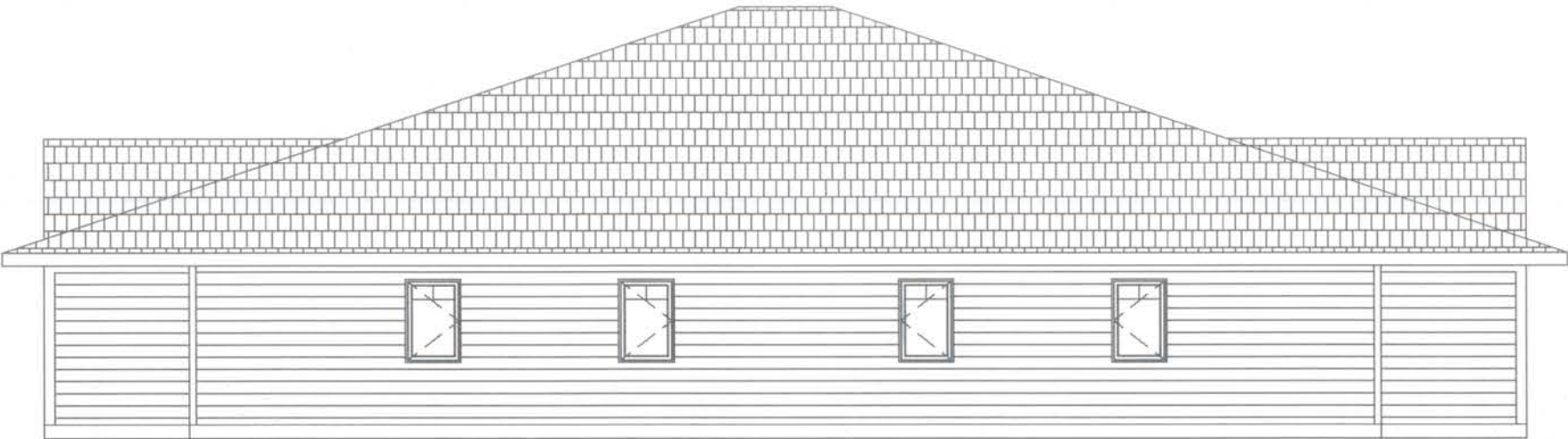
833-4TH STREET N, BRANDON, MB R7A 2M9
204.727.4049 • RBURGESS@YBRDESIGN.CA

634 FRANKLIN STREET

LOT: 29/31 BLOCK: 11 PLAN: 9
DEVELOPMENT PROPOSAL



EAST & WEST EXTERIOR ELEVATION



NORTH & SOUTH EXTERIOR ELEVATION



833-4TH STREET N, BRANDON, MB R7A 2M9
204.727.4049 + RBURGESS@YBRDESIGN.CA