



MEMORANDUM

TO: Ms. Brenda Brasher, Town Clerk

FROM: Sean M Parks, AICP - Consulting Town Planner
Sean M Parks

DATE: December 28, 2017

SUBJECT: **16103 Ridgewood Avenue - Zoning Clearance Report.**
Applicant: Noland's Roofing
Application No. 2017-12-027

The applicant has requested approval for installation of a new roof for the primary structure located at 16103 Ridgewood Avenue.

The applicant submitted plans for the proposed improvements. The applicant also submitted the required Town of Montverde Zoning Clearance Form. My review is based upon the aforementioned documents provided to me by the Town of Montverde.

The Subject Property is zoned Single-Family Medium Density (R1M).

The proposed site plan indicates conformance with zoning requirements including minimum setbacks.

A zoning clearance is granted with the following conditions:

- 1.) Additions to the existing building require a zoning clearance and may also require submittal of a Zoning Clearance Application to the Town of Montverde.**

This report does not include comments (if any) from the Town of Montverde's consulting engineer.