



# ZONING CLEARANCE REPORT

**April 11, 2019**

Prepared for  
Town of Montverde  
Attn: Brenda Brasher



**Parcel No. 3794827 (ALT Key)**  
**16603 Pine Timber Avenue**  
**Applicant: Kayla Neff**

The applicant has requested approval for installation of a new AC Mechanical system located on Parcel No. 3794827 (ALT Key) at 16603 Pine Timber Avenue. The applicant submitted an application for proposed AC mechanical system (3.5 Ton) to replace the old system not including ductwork or electrical.

The applicant has submitted the required Town of Montverde Zoning Clearance Forms. My review is based upon the aforementioned documents provided to me by the Town of Montverde.

The Subject Property is zoned Single-Family – Low Density (R1-L).

The proposed site plan indicates conformance with zoning requirements of Chapter 10, Town of Montverde Land Development Code (LDC). The application is consistent with criteria as prescribed in Chapter 4 of the Town's LDC.

**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.

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Sean M. Parks, AICP, Parks Consulting Services  
Consulting Town Planner

April 11, 2019

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Brenda Brasher  
Town of Montverde

April 11, 2019