



## MEMORANDUM

**TO:** Brenda Brasher - Town Clerk

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

**DATE:** October 26, 2017

**SUBJECT:** Application No. 2017-10-011 Zoning Clearance Report – Demolition Request – 17434 8<sup>th</sup> Street  
Applicant: Montverde Academy (MVA)

The applicant has requested approval for demolition of a derelict residential structure located at 17434 8<sup>th</sup> Street. The applicant submitted an application for professional demolition.

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 Commercial (C-1).

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.) Demolition activities do not extend beyond 8 pm on each day**

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