



MEMORANDUM

TO: Brenda Brasher - Town Clerk

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

DATE: October 2, 2018

SUBJECT: 17705 Virginia Circle - Zoning Clearance Report.
Applicant: Jannice Torres
Application No. 2018-10-001

The applicant has requested approval for installation of approximately 19-ft of 6-ft high "Stockade Style" PVC fence located at 17705 Virginia Circle. The applicant submitted an application for proposed fence installation from side yard to rear yard.

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 – Medium Density Residential (R1-M).

The proposed site plan indicates conformance with zoning requirements of Chapter 10, Town of Montverde Land

Zoning Clearance Report — 17705 Virginia Circle - Applicant: Jannice Torres

Development Code (LDC). The application is consistent with criteria as prescribed in Chapter 4 of the Town's LDC.

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

A zoning clearance is granted with the following conditions:

Prior to construction, Applicant must confirm approval of proposed fencing type and style by Homeowners Association (If HOA exists).

- 1.) The maximum height of any fence is six (6) feet.
- 2.) Fences or walls in front yards that are between the front building setback line and the front property line, or fences in side yards or rear yards that are constructed within 25 feet of any right-of-way line, may be no more than four feet in height if the fence is opaque. Fences or walls that exceed four feet in height that are between the front building setback line and the front property line, or fences in side yards or rear yards that are constructed within 25 feet of any right-of-way line, must allow 85 percent of air and light to penetrate through the fence or wall.
- 3.) No fence or wall in excess of three feet in height and that does not allow 85 percent of air and light to penetrate through the fence or wall shall be allowed within 25 feet of the intersection of the right-of-way lines (property lines) of existing streets or roads.
- 4.) Landscaping should be completed in conformance with the Town of Montverde Land Development Code.