



MEMORANDUM

TO: Brenda Brasher - Town Clerk

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

DATE: October 24, 2017

SUBJECT: Zoning Clearance Report
Applicant: Alba Engineering

The applicant has requested approval to construct a brick masonry wall at 17715 9th Street. The applicant submitted an application for proposed construction of the masonry brick wall.

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 (R1-M).

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.**
- 2.) The Pool deck must be setback 7.5-ft from the rear yard property line.**

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