



Planning Commission Meeting Agenda

281 James D. Nabors Drive
Public Works Meeting Room
Tuesday, March 14, 2022 --- Meeting at 4:00 p.m.

Call to Order:

Approval of Minutes: January 17, 2023
February 14, 2023

Approval of Agenda: March 14, 2023

New Business:

- 1.) Appeal Case 2023-03: Jerry K. & Diana J. Hatchett
2678 Hwy 22 W
Rezone and Subdivide/Lot Consolidation

- 2.) Appeal Case 2023-04: Lake Martin Medical Center
815 Lee Street
Signage

Unfinished Business: None

Old Business: Update on Zoning Overlay

Reports from Council:

Reports from City of Alexander City: Amanda Thomas

Comments:

Adjournment:



P.O. Box 552 • Alexander City • Alabama 35011-0552 • (256) 329-6700

www.alexandercityal.gov

Rezoning Application

Property owners in the City of Alexander City who request a change in the zoning classification that applies to one or more specific properties must complete a Rezoning Application form. To apply for a rezoning, please complete the following application. Incomplete applications will not be processed.

Applicant Information:

Name of Applicant: Blake Rice, Barrett-Simpson, Inc.

Mailing Address: 223 S. 9th St. Opelika, AL 36801

Business Hours Telephone #: 334-745-7026 Alt. Phone #: _____

Email address: brice@barrett-simpson.com

Property Information:

Name of Owner(s), if different from above: Jerry K. & Diana J. Hatchett

Street Address of Subject Property: 2678 Hwy. 22 W Alexander City, AL 35010

Tax Map & Lot Number of Property: 62-12-03-05-2-001-007.001, 62-12-03-05-2-001-007.002,
62-12-03-05-2-001-007.003, 62-12-03-05-007.004 & 62-12-03-05-2-001-005.001

Size of Subject Property: 5.79 [] Acres [] SqFt

Current Zoning Classification of Subject Property: RR to be Rezoned to R-3

Current Use of Subject Property: Vacant

Proposed Use of Subject Property: Apartments

Is the Subject Property being considered for annexation? [] Yes [] No

Certifications:

Applicant:

I hereby certify and attest that, to the best of my knowledge and abilities, the information provided in this application is true and accurate. Further, I agree to provide any additional information within my powers that may be required by the Enforcement Officer, Planning Commission, or City Council to determine the compliance of the proposed property construction or improvement activities with the City of Alexander City, Alabama Zoning Ordinance. Finally, I hereby agree to reimburse the City of Alexander City, Alabama for the cost of all public hearing advertisement costs required for the processing of this application.



Applicant's Signature

2/22/23

Date

Property Owner:

I hereby certify and attest that I have reviewed this application, and that, to the best of my knowledge and abilities, the information provided in this application is true and accurate. Further, I agree to provide any additional information within my powers that may be required by the Enforcement Officer, Planning Commission, or City Council to determine the compliance of the proposed property construction or improvement activities with the City of Alexander City, Alabama Zoning Ordinance.

Property Owner's Signature

Date

Submit completed application and any supporting documents to:

Attn: Rezoning Application
City of Alexander City
P.O. Box 552
Alexander City, AL 35011

For questions, call (256) 329-6712

INTERNAL USE ONLY

Date Filed: _____ Received by: _____

Application Fee Received: \$ _____ [] Cash [] Card [] Check # _____

Date Reviewed: _____ Decision: [] Approved [] Denied

Enforcement Officer's Signature: _____

Public Hearing Date: _____

Date Public Hearing was Closed (if Different from Above): _____

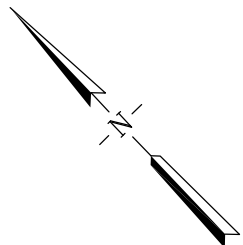
Planning Commission Action on Preliminary Plat: [] Approved [] Denied

Date of Final Action by Planning Commission: _____

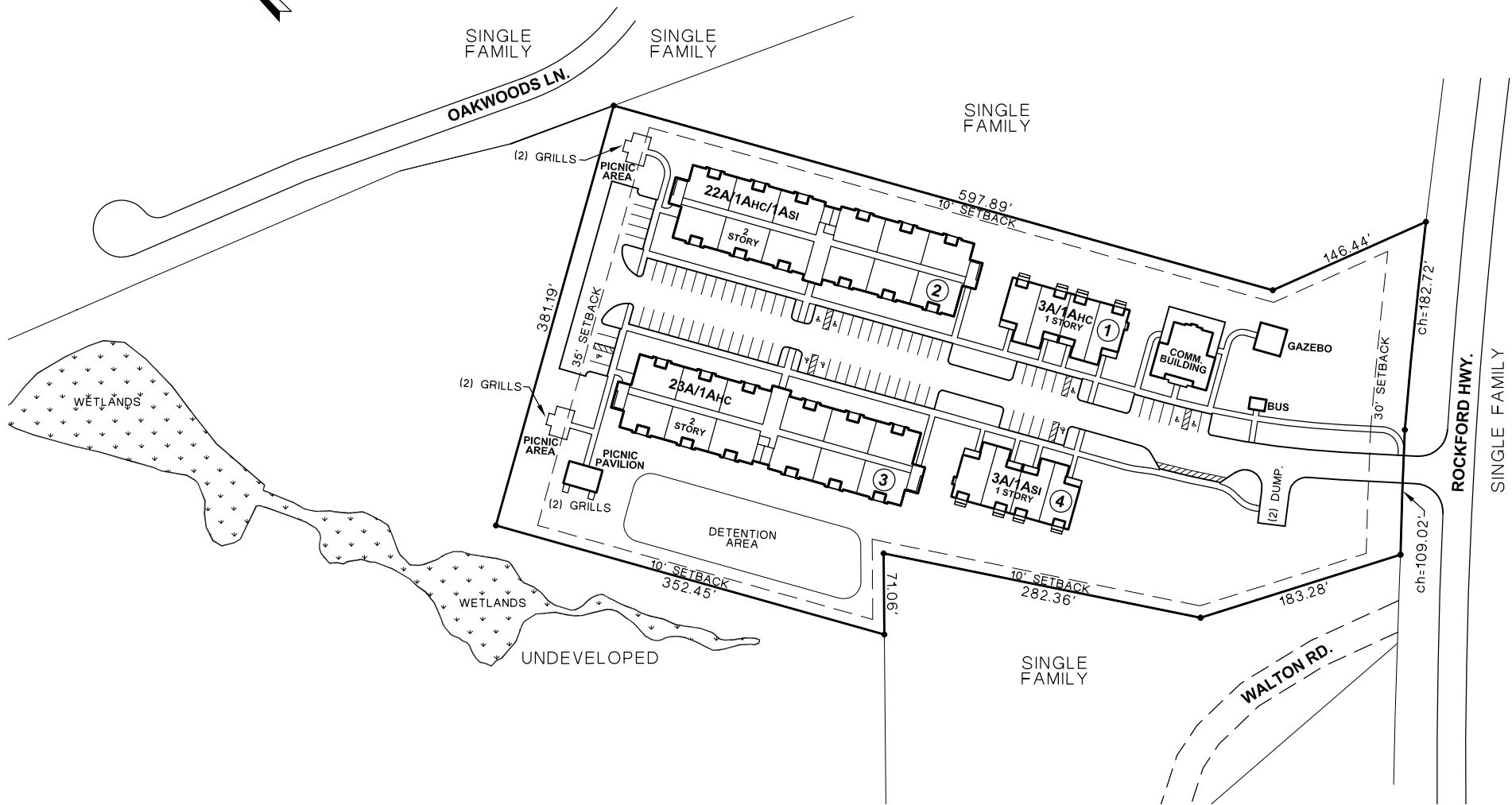
Planning Commission Findings and/or Special Conditions of Approval:

Planning Commission Chairman Signature

Date



LEGEND	
UNIT TYPE	COUNT
UNIT 'A' - TWO BEDROOM	51 UNITS
UNIT 'AHC' - TWO BEDROOM - HANDICAP	3 UNITS
UNIT 'ASi' - TWO BEDROOM - SENSORY	2 UNITS
TOTAL UNITS	56 UNITS
PARKING SPACES:	84
SITE AREA:	5.78 ACRES±



SCHEMATIC SITE PLAN

JANUARY 18, 2023

ROCKFORD HIGHWAY APARTMENTS
ALEXANDER CITY, ALABAMA





**ALEXANDER
CITY**
ALABAMA

P.O. Box 552 • Alexander City • Alabama 35011-0552 • (256) 329-6700

www.alexandercityal.gov

Subdivision Application

Applicants who wish to subdivide property within the City and within the City's extraterritorial planning jurisdiction must complete a Subdivision Application form. To request Planning Commission approval of a proposed subdivision plan, please complete the following application and return the form with all necessary supporting documents. Incomplete applications will not be processed.

Applicant Information:

Name of Applicant: Blake Rice, Barrett-Simpson, Inc.

Mailing Address: 223 S. 9th St. Opelika, 36801

Business Hours Telephone #: 334-745-7026 Alt. Phone #: _____

Email address: brice@barrett-simpson.com

NOTE: If the applicant is NOT the owner of the subject property, then the application MUST be accompanied by a letter signed by the owner authorizing the applicant to submit the application.

Consulting Engineer Information: (If same as applicant, complete only first three lines)

Name of Lead Consultant: Blake Rice

Name of Consulting Firm: Barrett-Simpson, Inc.

Professional Trade Affiliation: [] Engineer [] Surveyor [] Architect

Mailing Address: _____

Business Hours Telephone #: _____ Alt. Phone #: _____

Email address: _____

Property Summary Information:

Owner(s) of Record: Jerry K. & Diana J. Hatchett

Street Address of Subject Property: 2678 Hwy. 22 W Alexander City, AL 35010

Is Subject Property Located Within the City Limits of Alexander City? [] Yes [] No

Tax Map & Lot Number of Subject Property: 62-12-03-05-2-001-007.001, 62-12-03-05-2-001-007.002
~~62-12-03-05-2-001-007.003, 62-12-03-05-007.004 & 62-12-03-05-2-001-005.001~~

Zoning Classification of Subject Property: RR to R-3 Size of Subject Property in Acres: 19.04

Size in Acres of Smallest Lot to be Created: 5.79 Total Number of New Lots to be Created: 2

Is Subject Property Located Within 300 Feet of a City Water or Sewer Main? [] Yes [] No

Uses to be Allowed in Subdivision: [] Residential [] Industrial [] Commercial

Is Property Located Within a 100-Year Floodplain? [] Yes [] No

Supporting Information:

Please submit the following items with the Subdivision Application form:

- [] Full payment of the required Application Fee.
- [] Six prints or copies of a preliminary plat of the proposed subdivision satisfying all requirements of Article V, Section 4.3 of the Alexander City Subdivision Regulations.
- [] A listing of the names and mailing addresses of all owners of land immediately adjoining the proposed subdivision property as their names may appear upon the plats contained in the County Tax Assessor's office and as their addresses appear in the directory of the municipality or on the tax records of the municipality or county.
- [] N/A A complete list of all local, state, and federal permits or approvals that have been applied for or secured by the applicant for the proposed subdivision as of the date of filing of this application.

Certifications:

Applicant:

I hereby certify and attest that, to the best of my knowledge and abilities, the information provided in this application is true and accurate. Further, I agree to provide any additional information within my powers that may be required by the Enforcement Officer, City Engineer, or Planning Commission to determine the compliance of the proposed property construction or improvement activities with the Subdivision Regulations and Zoning Ordinance of the City of Alexander City.



Applicant's Signature

2/22/23

Date

Property Owner:

I hereby certify and attest that, to the best of my knowledge and abilities, the information provided in this application is true and accurate. Further, I agree to provide any additional information within my powers that may be required by the Enforcement Officer, City Engineer, or Planning Commission to determine the compliance of the proposed property construction or improvement activities with the Subdivision Regulations and Zoning Ordinance of the City of Alexander City.

Property Owner's Signature

Date

Submit completed application and supporting documents to:

Attn: Subdivision Application
City of Alexander City
P.O. Box 552
Alexander City, AL 35011

For questions, call (256) 329-6712

FOR INTERNAL USE ONLY

Date Filed: _____ Received by: _____

Application Fee Received: \$ _____ [] Cash [] Card [] Check # _____

Date Reviewed: _____ Decision: [] Approved [] Denied

Enforcement Officer's Signature: _____

Public Hearing Date: _____

Date Public Hearing was Closed (if Different from Above): _____

Planning Commission Action on Preliminary Plat: [] Approved [] Denied

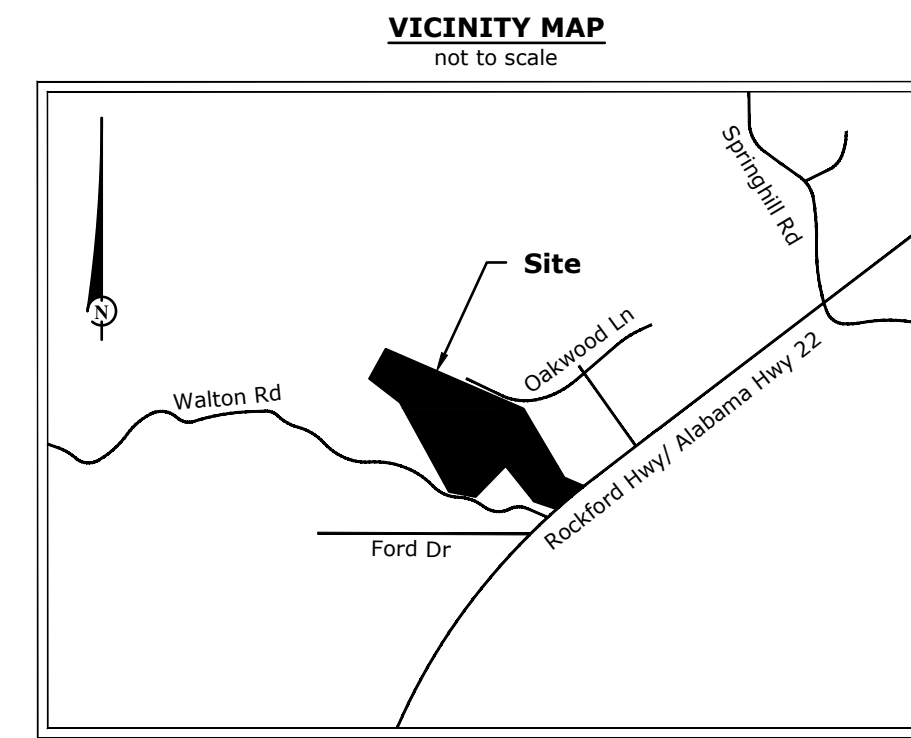
Date of Final Action by Planning Commission: _____

Planning Commission Findings and/or Special Conditions of Approval:

Planning Commission Chairman Signature

Date

PLAT OF
HATCHETT PROPERTY
 BEING A PART OF SECTION 5 & 6, TOWNSHIP 22 NORTH, RANGE 21 EAST,
 ALEXANDER CITY, TALLAPOOSA COUNTY, ALABAMA



NOTES:

- Survey North is Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US FOOT, RTK GPS using the ALDOT CORS as reference.
- Basis for Survey:
 - Document Number 341715, Probate Office, Tallapoosa County, Alabama
 - Document Number 338057, Probate Office, Tallapoosa County, Alabama
 - Document Number 354121, Probate Office, Tallapoosa County, Alabama
 - Document Number 337009, Probate Office, Tallapoosa County, Alabama
 - Document Number 336894, Probate Office, Tallapoosa County, Alabama
- According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 01123C0161C, effective July 18, 2011, the subject property is located:
 - Zone X (not shaded) - Areas determined to be outside the 0.2% annual chance floodplain.
 - Zone A - Special Flood Hazard Area subject to inundation by the 1% annual chance flood. No Base Flood Elevations determined.
- This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc. that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
- There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
- This drawing becomes void if any alterations or changes are made by others.
- This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.
- Current Property Owners: Jerry K. Hatchett and Diana J. Hatchett
- Site Data:
 - 19.04 Acres Total (829,358 Sq Ft.)
 - Largest Lot: Lot 1 - 13.25 Acres (577,223 Sq Ft.)
 - Smallest Lot: Lot 2 - 5.79 Acres (252,135 Sq Ft.)
 - 2 Lots

LEGEND

- Iron Pin Found and Type
- 1/2" Rebar Set - Orange Cap Stamped AL CA718 LSF000600
- Calculated Point
- ROW Right-of-Way
- N/F Now or Formerly
- DB: Deed Book
- PB: Plat Book
- PG: Page
- (R) Record Distance or Bearing
- (typ.) Typical
- ⊙ Sanitary Sewer Manhole
- OH— Overhead Utility Line w/Pole
- Guy Wire
- Asphalt
- Concrete

PROBATE JUDGE CERTIFICATION

OFFICE OF THE JUDGE OF PROBATE
 STATE OF ALABAMA)
 TALLAPOOSA COUNTY)

I, hereby certify that this plat or map was filed in this office for record this the ____ day of 2023, at ____ AM/PM, and recorded in Book ____ of Plats and Maps, Page ____, Recording ____ paid.

Judge of Probate
 Tallapoosa County

CERTIFICATION OF APPROVAL BY THE ELECTRIC DEPARTMENT

The undersigned, as authorized by the electric department of the City of Alexander City, Alabama, hereby approve the within plat for the recording of same in the Probate Office of Tallapoosa County, Alabama on this ____ day of ____, 2023.

Electric Department
 City of Alexander City, Alabama

CERTIFICATION OF APPROVAL BY THE WATER DEPARTMENT

The undersigned, as authorized by the water department of the City of Alexander City, Alabama, hereby approve the within plat for the recording of same in the Probate Office of Tallapoosa County, Alabama on this ____ day of ____, 2023.

Water Department
 City of Alexander City, Alabama

CERTIFICATION OF APPROVAL BY THE GAS DEPARTMENT

The undersigned, as authorized by the gas department of the City of Alexander City, Alabama, hereby approve the within plat for the recording of same in the Probate Office of Tallapoosa County, Alabama on this ____ day of ____, 2023.

Gas Department
 City of Alexander City, Alabama

CERTIFICATION OF APPROVAL BY THE CITY ENGINEER

The undersigned, as duly appointed City Engineer of the City of Alexander City, Alabama, hereby approves the within plat for the recording of same in the Probate Office of Tallapoosa County, Alabama on this ____ day of ____, 2023.

City Engineer
 City of Alexander City, Alabama

CERTIFICATION OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as duly appointed County Engineer of Tallapoosa County, Alabama, hereby approves the within plat for the recording of same in the Probate Office of Tallapoosa County, Alabama on this ____ day of ____, 2023.

County Engineer
 Tallapoosa County, Alabama

CERTIFICATE OF APPROVAL BY 911 BOARD

The undersigned, as authorized by the 911 board of Tallapoosa County, Alabama, hereby approved the within plat for the recording of it in the Probate Office of Tallapoosa County, Alabama, this the ____ day of ____, 2023.

Chairman of Coordinator, 911 Board

DEDICATION

We Jerry K. and Diana J. Hatchett, as proprietors have caused the land embraced in this within plat to be surveyed, laid out, and platted to be known as Hatchett Property, a part of Section 5 & 6 of Township 22 North, Range 21 East, City of Alexander City, Tallapoosa County, Alabama, and that the (streets, drives, alleys, etc.) as shown on said plat are hereby dedicated to public use.

Witness this ____ day of ____, 2023.
 Property Owner

Witness this ____ day of ____, 2023.
 Property Owner

ACKNOWLEDGMENT

STATE OF ALABAMA
 TALLAPOOSA COUNTY

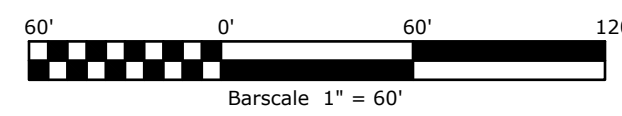
I, _____, a notary public in and for said County, in said state, hereby certify that (Owner's Name), whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, executed the same voluntarily.

GIVEN under my hand and official seal this ____ day of ____, 2023.

Notary Public

BARRETT-SIMPSON, INC.
 Engineers & Land Surveyors

706 12th STREET, PHENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2469)
 121 W. BROAD STREET, OPELIKA, AL 36827 (PH 334-697-4537, FAX 334-687-8829)
 223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)



For Review Only
 Date: 07/10/2023

Jonathan A. Ham, PLS
 Alabama License No. 34761

PROJECT NO: 22-0342
 FIELD BY: CAJ
 DRAWN BY: APD
 FIELD DATE: 02/08/23
 DRAW DATE: 02/20/23

Drawing Name: S:\2022\22-0342 - Bennett - Alex City\22-0342 Preliminary Plat.dwg Last Modified: Feb 21, 2023 - 10:20am by adawkins

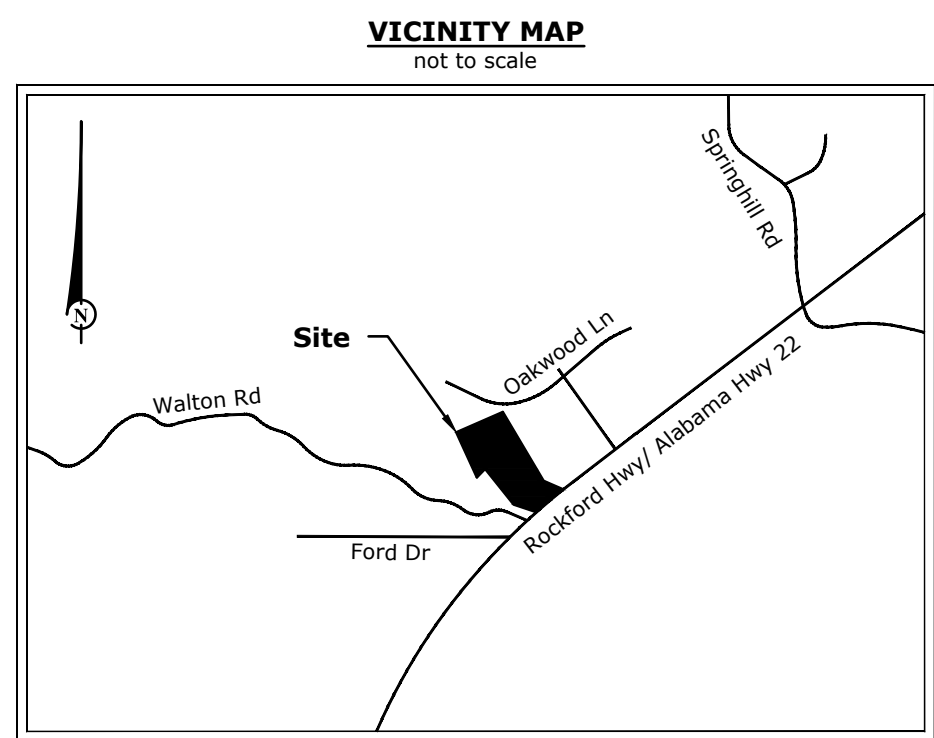
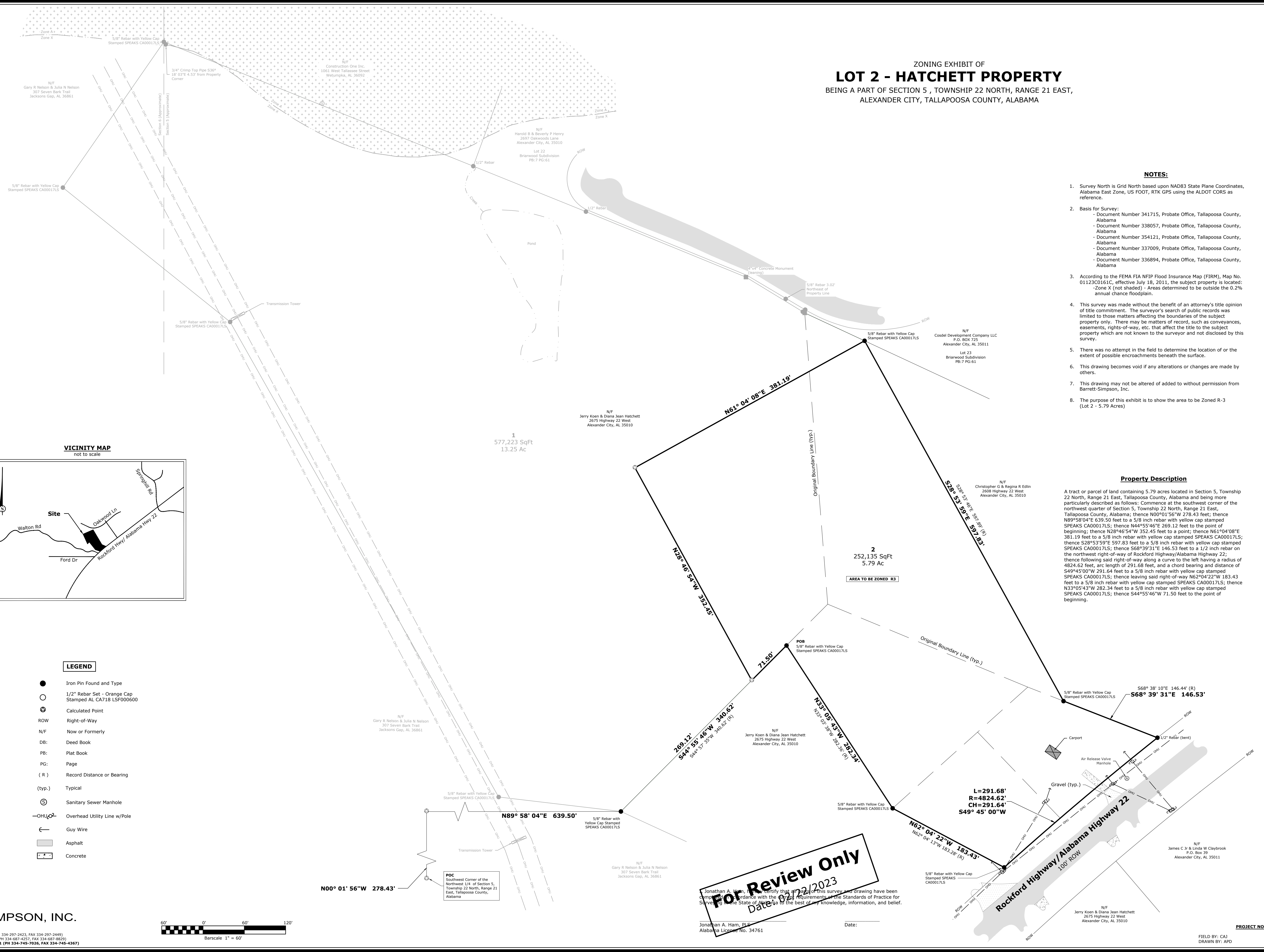
ZONING EXHIBIT OF
LOT 2 - HATCHETT PROPERTY
 BEING A PART OF SECTION 5, TOWNSHIP 22 NORTH, RANGE 21 EAST,
 ALEXANDER CITY, TALLAPOOSA COUNTY, ALABAMA

NOTES:

- Survey North is Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US FOOT, RTK GPS using the ALDOT CORS as reference.
- Basis for Survey:
 - Document Number 341715, Probate Office, Tallapoosa County, Alabama
 - Document Number 338057, Probate Office, Tallapoosa County, Alabama
 - Document Number 354121, Probate Office, Tallapoosa County, Alabama
 - Document Number 337009, Probate Office, Tallapoosa County, Alabama
 - Document Number 336894, Probate Office, Tallapoosa County, Alabama
- According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 01123C016C, effective July 16, 2011, the subject property is located:
 - Zone X (not shaded) - Areas determined to be outside the 0.2% annual chance floodplain.
- This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc. that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
- There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
- This drawing becomes void if any alterations or changes are made by others.
- This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.
- The purpose of this exhibit is to show the area to be Zoned R-3 (Lot 2 - 5.79 Acres)

Property Description

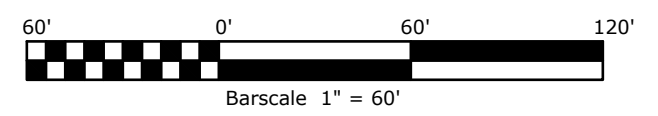
A tract or parcel of land containing 5.79 acres located in Section 5, Township 22 North, Range 21 East, Tallapoosa County, Alabama and being more particularly described as follows: Commence at the southwest corner of the northwest quarter of Section 5, Township 22 North, Range 21 East, Tallapoosa County, Alabama; thence N00°01'56"W 278.43 feet; thence N89°58'04"E 639.50 feet to a 5/8 inch rebar with yellow cap stamped SPEAKS CA00017LS; thence N44°55'46"E 269.12 feet to the point of beginning; thence N28°46'54"W 352.45 feet to a point; thence N61°04'08"E 381.19 feet to a 5/8 inch rebar with yellow cap stamped SPEAKS CA00017LS; thence S28°53'59"E 597.83 feet to a 5/8 inch rebar with yellow cap stamped SPEAKS CA00017LS; thence S68°39'31"E 146.53 feet to a 1/2 inch rebar on the northwest right-of-way of Rockford Highway/Alabama Highway 22; thence following said right-of-way along a curve to the left having a radius of 4824.62 feet, arc length of 291.68 feet, and a chord bearing and distance of S49°45'00"W 291.64 feet to a 5/8 inch rebar with yellow cap stamped SPEAKS CA00017LS; thence leaving said right-of-way N62°04'22"W 183.43 feet to a 5/8 inch rebar with yellow cap stamped SPEAKS CA00017LS; thence N33°05'43"W 282.34 feet to a 5/8 inch rebar with yellow cap stamped SPEAKS CA00017LS; thence S44°55'46"W 71.50 feet to the point of beginning.



LEGEND

- Iron Pin Found and Type
- 1/2" Rebar Set - Orange Cap Stamped AL CX718 LSF00060
- ⊙ Calculated Point
- ROW Right-of-Way
- N/F Now or Formerly
- DB: Deed Book
- PB: Plat Book
- PG: Page
- (R) Record Distance or Bearing
- (typ.) Typical
- ⊙ Sanitary Sewer Manhole
- OHL— Overhead Utility Line w/Pole
- ← Guy Wire
- Asphalt
- Concrete

For Review Only
 Date: 02/21/2023



Drawing Name: S:\2022\22-0342 - Barrett - Rockford Hwy Apartments - Alex City\dwg\Zoning Exhibit.dwg Last Modified: Feb 22, 2023 - 12:21pm by adawkins

CITY OF ALEXANDER CITY BUILDING DEPARTMENT

P.O. Box 552, Alexander City, AL 35011-0552

Phone: 256-329-6712 Fax: 256-329-6711

ZONING PERMIT APPLICATION

All property owners within the City of Alexander City must apply for and receive a Zoning Permit before undertaking any construction activities, which shall include site preparation and excavation for the construction of new buildings (including accessory or temporary structures), moving any structures onto a property, relocating existing structures on a property, alteration or repair of a structure (excluding painting, interior remodeling, or any alteration or repair activity that will not change the character, size, or position of the structure as it exists on the property). The purpose of this permit process shall be to establish compliance with the Zoning Ordinance prior to the commencement of construction activities. The approval of a Zoning Permit Application by the Enforcement Officer shall not imply or constitute approval of any other applicable permit requirements including, but not limited to, subdivision plat approval, building permits, septic system approval from the Tallapoosa County Health Department, and wetland permits from the U.S. Army Corps of Engineers. To apply for a Zoning Permit, please complete the following application and return the form with all necessary supporting documents to City Hall. Incomplete applications will not be processed. For additional information, please call the City of Alexander City Enforcement Officer at (256) 329-6712 during regular business hours.

Applicant Information:

Name of Applicant: Sign Source

Mailing Address: 33 Thweatt Industrial Blvd.
Dadeville, AL 36853

Business Hours Telephone #: 256-825-0197 X2

Fax # (if available): _____

Email Address: josh@signsourcenow.com

Property Information:

Name of Owner(s), if different from above: ~~815 Lee St~~ Lake Martin Medical Center

Basel Refas

Street Address of Subject Property: 815 Lee St.

Tax Map & Lot Number of Property: _____

Size of Subject Property: _____ [] Acres [] Square Feet

Current Zoning Classification of Subject Property: B-3

Does the Subject Property Contain any Existing Structures? [] Yes [] No

Was the Property (if vacant) or Existing Improvements created or constructed prior to the effective date of the Zoning Ordinance? [] Yes [] No

Project Information:

Do you propose to: (Please check all activities that apply to your project)

-] Construct a new building or accessory structure on the property?
-] Move a new or used structure onto the property?
-] Construct an addition to an existing building or accessory structure on the property?
-] Move or relocate an existing building or accessory structure to a new location on the subject property?

-] Replace or repair a building or accessory structure that was damaged or destroyed by fire or act of God?
-] Erect a sign? **Brick Monument Sign**
-] Erect a telecommunication tower, antenna, or associated facilities?
-] Other activity (please explain): _____

Please attach one reproducible copy of a site plan showing the proposed project activities. The site plan must show the entire boundaries of the subject property and must be drawn to scale in ink, preferably by a licensed and certified or registered surveyor, architect, or engineer. For single family residential projects, the required site plan may be drawn to scale on a survey plat contained in a closing document or a copy of the tax map showing the subject property. In addition, the site plan must contain or show the following information as may be applicable to the subject property or project, except where special site plan instructions are specified within the Ordinance for a special development activity (please contact the Enforcement Officer if you have any question as to whether one or more of the items listed below must be included on your site plan):

- A. A north arrow.
- B. A scale bar.
- C. The length in feet of all property lines.
- D. The outline of all existing buildings or structures and any proposed buildings, structures, impervious surfaces, or building additions on the property in their proper locations. (New buildings or additions should be hatched.)
- E. The shortest distance in feet from all property lines to the closest point on any existing building or accessory structure or proposed new construction on the property.
- F. The minimum width in feet (between opposing property lines of the property).
- G. The maximum height in feet of any proposed new structure or addition.
- H. The location of any existing or proposed street access or curb cut.
- I. The location of any existing streams, lakes, ponds, or rivers on the property.
- J. The boundaries of any floodway or 100-year Flood Hazard Area on the property as identified on the applicable Flood Insurance Rate Map.
- K. Any boundaries of the Alabama Power Flood Easement on the property.
- L. The outline and location of any existing or proposed septic system and associated leachfield on the property.

Certifications:

Applicant:

I hereby certify and attest that, to the best of my knowledge and abilities, the information provided in this application is true and accurate. Further, I agree to provide any additional information within my powers that may be required by the Enforcement Officer to determine the compliance of the proposed property construction or improvement activities with the City of Alexander City, Alabama Zoning Ordinance. Finally, I hereby agree to reimburse the City of Alexander City, Alabama for the cost of all public hearing advertisement costs required for the processing of this application.

3-7-23

John B.

Date

Applicant's Signature

Property Owner:

I hereby certify and attest that I have reviewed this application, and that, to the best of my knowledge and abilities, the information provided in this application is true and accurate. Further, I agree to provide any additional information within my powers that may be required by the Enforcement Officer to determine the compliance of the proposed property construction or improvement activities with the City of Alexander City, Alabama Zoning Ordinance.

Date

Property Owner's Signature

FOR CITY OF ALEXANDER CITY USE ONLY

Enforcement Officer's Information:

Date Filed:

3-7-23

Received by:

John B.

Application Fee Received: \$

[

] Cash [

] Check #

Date Reviewed:

Decision:

[

] Application Approved

[

] Application Denied

Enforcement Officer's Signature:

Enforcement Officer's Review Checklist (To be completed by Enforcement Officer Only):

Proposed Land Use: [] Allowed in Zone [] Not Allowed (Rezoning Required)

Lot Size/Area: [] Complies/Grandfathered [] Too small (Variance Required)

Lot Width: [] Complies/Grandfathered [] Too small (Variance Required)

Street Frontage: [] Complies/Grandfathered [] Too small (Variance Required)

Front Yard: [] Complies/Grandfathered [] Too small (Variance Required)

Side Yard: [] Complies/Grandfathered [] Too small (Variance Required)

Rear Yard: [] Complies/Grandfathered [] Too small (Variance Required)

Imperv. Surfaces: [] Complies/Grandfathered [] Exceeds limits (Variance Needed)

Dwelling Size: [] Complies/Grandfathered [] Too small (Variance Required)

~~Building Height: [] Complies/Grandfathered [] Too high (Variance Required)~~

Special Requirements/Conditions (required buffers, setbacks, etc.):

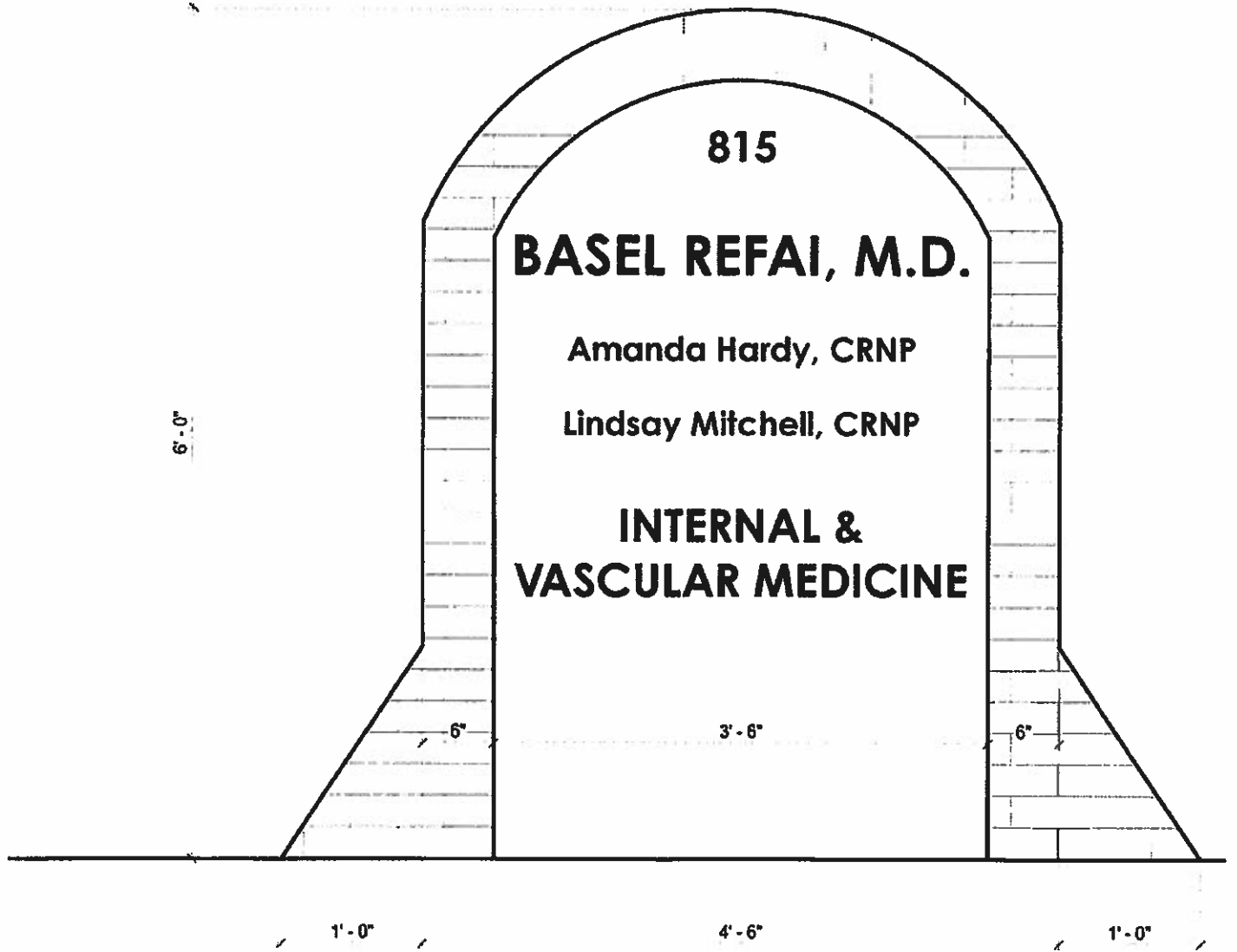
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.....
.....
.....

Other Permits/Approvals Required:

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.....
.....

Approval Conditions/Reasons for Denial (if necessary):

.....
.....
.....



LEE STREET (ROW VARIES)

