

Minutes of the Council of the City of Easton, Pa.

June 14, 2023

Easton, Pa
Wednesday
June 14, 2023
6:00 p.m.

Easton City Council met in stated session at the above date and time, at the Easton Area Neighborhood Center, located at 902 Philadelphia Road, Easton, Pa., to consider any business that may lawfully be brought before the body.

The invocation was given by Mayor Panto, followed by the Pledge of Allegiance.

ROLL CALL

Present: Brown, Edinger, Melan, O'Connell, Ruggles, Sultana, Panto (7)
Absent: None (0)

Also, participating in the meeting were Rita M. Messa, City Clerk, Luis Campos, City Administrator, Mark Lysynecky, Director of Finance, David Hopkins, Director of Public Works and Joel Scheer, City Solicitor. At the beginning of the meeting there were twenty-one (21) other participants present.

APPROVAL OF AGENDA

A motion was made by Mr. Brown seconded by Dr. Ruggles to approve the agenda, however, before the vote was taken Mayor Panto made a motion to amend the Agenda by adding two Resolutions (1) would be approving a Developers Agreement with Stewart Silk Mill (Phase 2 of the Mill at Easton Project) and (2) approving a Stormwater Runoff Agreement also with Stewart Silk Mill (Phase 2 of the Mill at Easton Project).

Mr. Scheer explained, in detail, that the agenda could be amended (with the majority of Council agreeing to this) per section 712.1 (e) of the Open Meeting Act.

Mr. Harrison, the Developer of this project stated to Council that he has a lease with a deadline of October, 2023 and without that date he could lose the lease and permits cannot be issued until the Agreements are approved.

NOTE: The lease is for a Grocery Store which is very much needed on the South Side.

After a discussion on this matter, Dr. Ruggles seconded Mayor Panto's motion to amend the agenda and the amendment was approved by the following vote:

Yeas: Brown, Panto, Sultana, Ruggles, O'Connell, Melan, Edinger (7)
Nays: None (0)

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The amended agenda was then approved by the following vote:

Yeas: Edinger, Melan, O'Connell, Ruggles, Sultana, Panto, Brown (7)

None: None (0)

ACTION ON THE MINUTES

A motion was made by Dr. Ruggles seconded by Mr. O'Connell to approve the May 24, 2023 meeting minutes. The minutes were approved by the following vote.

Yeas: Melan, O'Connell, Ruggles, Sultana, Panto, Brown, Edinger (7)

Nays: None (0)

PUBLIC COMMENT – AGENDA ITEMS ONLY

There was no other public comment at this time.

CONSENT AGENDA

The following items were approved on motion of Mr. O'Connell seconded by Mr. Edinger by the following vote:

Resolution 73-2023 – Authorization to apply for West Ward Choice Neighborhood Grant

Resolution 74-2023 – Approving a Developers Agreement w/Lafayette College

Resolution 75-2023 – Approving a Stormwater Runoff Agreement w/Lafayette College

Resolution 76-2023 – Approving a Developers Agreement w/27 S. Third St. Associates, LP

Resolution 77-2023 – Approving a Stormwater Runoff Agreement w/27 S. Third St. Associates, LP

Resolution 78-2023 – Authorization to apply for RACP Grant for Heritage Lanes/Heritage Riverview Project

Resolution 79-2023 – Approving appointments/reappointments to various Authorities, Boards and Commissions

Yeas: Brown, Edinger, Melan, O'Connell, Ruggles, Sultana, Panto (7)

Nays: None (0)

REPORTS RECEIVED BY COUNCIL

Fire Department Report for May, 2023 was received by Council.

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REPORTS OF COMMITTEES

Mr. Brown, Chairperson of the Finance Committee stated the Finance Committee met on Tuesday, June 13, 2023 and discussed the 2021 Audit.

Mr. O'Connell, Chairperson of the Economic Development Committee had no report.

Mrs. Sultana, Chairperson of the Planning & Code Committee had no report.

Dr. Ruggles, Chairperson of the Public Safety Committee had no report.

Mr. Edinger, Chairperson of the Public Works Committee spoke about the legislation he would have later in the meeting.

Mr. Melan, Chairperson of the Administration Committee had no report.

Mr. Scheer, City Solicitor had no report.

Mayor Panto stated that the City Staff is working very hard to help find housing for the victims of the Ferry Street fire.

Mayor Panto also stated that approximately forty-five (45) people have been displaced due to this fire and other organizations such as St. John's Church, Project of Easton, Third Street Alliance, Salvation Army, United Way, just to name a few, who are helping the victims.

Mayor Panto stated that while the City does not have a housing responsibility – the City will do everything they can to help with this situation.

Mayor Panto emphasized that the residents should not feel threatened and should not sign anything they are not sure of.

Mayor Panto spoke on this matter.

Mayor Panto also stated that there will be two (2) events downtown this weekend. One being the first Cruise Night with Joyous and the second being the Juneteenth Parade that will be on Monday, June 19, 2023.

Mr. Campos, City Administrator stated that the MARC (Multi Agency Resource Center) was organized by the Emergency Management Coordinator for the fire victims.

Mr. Campos stated that the City is waiting for a report from Pennoni, the City's 3rd party Engineering Company, which will make the determination of which properties may have to be demolished.

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Mr. Campos stated that, as of now, the City's Code Department does not believe there is any concern for collapse, however, a heavy rainstorm could change that.

There was a brief discussion on this matter.

Mr. Campos stated that the position of Community Coordinator as well as the Fire Fleet and Capital Improvements were discussed at the Committee Meeting, which was held on Tuesday, June 13, 2023.

Mr. Campos also introduced Mr. Corey Thom the newest member of the Recreation Board.

Mr. Campos stated that Mr. Thom has helped put together a very successful traveling boys basketball team.

Mrs. Sultana asked Mr. Campos what would happen to the residents who live across the street from the fire when the properties are being demolished.

Mr. Campos stated that he does not have an answer for her right now but would give her an update at a later date.

Mr. Campos stated that there is a rumor, and only a rumor, that there may be some trespassing on these properties and stated that no one should be going on this building.

CORRESPONDENCE

There was no correspondence received by Council.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Bill No. 21 – Approving a Lease Agreement between the City of Easton and Miss Melanie Yoga, LLC was introduced by Mr. Edinger and ordered processed for adoption.

Dr. Ruggles stated that he has some concerns about the safety aspect with regards to the Dam and believes this should be addressed.

Mr. Clark, Asst. City Solicitor stated that there are provisions where the City could dictate the operator's plan.

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After a lengthy discussion regarding this matter, it was decided that wording would be added to the contract stating, “The company will abide by all State Regulations and Safety Requirements of the City of Easton.”

Mr. Clark stated that he would clarify everything before the vote at the next Council meeting.

The next item on the agenda was a Resolution approving a Job Description for a Community Coordinator position for the Departments of Police, Community and Economic Development and Recreation.

The following Resolution was introduced by Dr. Ruggles

80-2023

The above Resolution was approved on motion of Dr. Ruggles and Mr. O’Connell by the following vote:

Yeas: Brown, Edinger, Melan, O’Connell, Ruggles, Sultana, Panto (7)

Nays: None (0)

The next item on the agenda was a Resolution approving an amendment to the 2023 Salary and Wages.

The following Resolution was introduced by Mr. Melan

81-2023

The above Resolution was approved on motion of Mr. Melan and Mr. O’Connell by the following vote:

Yeas: Edinger, Melan, O’Connell, Ruggles, Sultana, Panto, Brown (7)

Nays: None (0)

The next item on the agenda was a Resolution approving a Proposal with ScottMadden, Inc. for a valuation study and valuation report for the City of Easton’s Water Operations.

The following Resolution was introduced by Mayor Panto

82-2023

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The above Resolution was approved on motion of Mayor Panto and Dr. Ruggles by the following vote:

Yeas: Melan, O'Connell, Ruggles, Sultana, Panto, Brown, Edinger (7)

Nays: None (0)

The next item on the agenda was a Resolution recognizing June as Pride Month and showing support to the Lesbian, Gay, Bisexual, Transgender, Queer/Questioning (LGBTQ+) community.

The following Resolution was introduced by Mrs. Sultana

83-2023

Before the vote was taken Mr. O'Connell questioned a June 2023 date that was in the Resolution. He believes that PRIDE month should be celebrated every June. The year 2023 was removed from the Resolution.

Mayor Panto stated that the Easton Flag has been taken down for the month of June to allow for the Juneteenth Flag.

Mayor Panto stated that the City has already had the Lebanese Flag, the Italian Flag, the Irish Flag, and the Greek Flag raised. He stated that the flags are up for approximately two (2) weeks.

Mrs. Sultana read a statement regarding the Resolution that she just introduced.

The above Resolution was then approved on motion of Mrs. Sultana and Mr. O'Connell by the following vote:

Yeas: O'Connell, Ruggles, Sultana, Panto, Brown, Edinger, Melan (7)

Nays: None (0)

The next item on the agenda was a Resolution approving a Developers Agreement between the City of Easton and Stewart Silk Mill (Phase 2 of the Mill at Easton Project).

The following Resolution was introduced by Mr. Edinger:

84-2023

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The above Resolution was approved on motion of Mr. Edinger and Mr. O'Connell by the following vote:

Yeas: Ruggles, Sultana, Panto, Brown, Edinger, Melan, O'Connell (7)

Nays: None (0)

The next item on the agenda was a Resolution approving a Stormwater Runoff Agreement between the City of Easton and Stewart Silk Mill (Phase 2 of the Mill at Easton Project)

The following Resolution was introduced by Mr. Edinger:

85-2023

The above Resolution was approved on motion of Mr. Edinger and Mr. Brown by the following vote:

Yeas: Sultana, Panto, Brown, Edinger, Melan, O'Connell, Ruggles (7)

None: None (0)

PUBLIC COMMENT

On any item

Ms. Melanie Rogers, 710 W. Berwick Street who is a Representative of the South Side Civic Organization stated to Council that there has been a lot of vandalism going on in the South Side with kids breaking into and damaging vehicles as well as just simply harassing people. She also stated that kids came up to her door, did a body slam and dented her storm door. She stated that she has met with Chief Scalzo regarding this matter.

Ms. Rogers asked if the City would consider a curfew to help solve this issue.

Mayor Panto stated that he is not in favor of curfews because it would not be fair to kids that are not doing anything wrong. Mr. Brown agreed with Mayor Panto.

Chief Scalzo stated that this matter has been brought to the attention of the Police Department and there are things that are in play so the offenders can be identified and held accountable. He stated that they believe some of the kids are coming from different locations – not just the South Side.

Chief Scalzo spoke about the new “Crime Watch” app that the Police Department now uses. He encouraged everyone to “sign up” for this app. He stated that the app can be linked to the “Ring” system and it allows for anonymous tips as well.

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There was some discussion on this matter.

Mr. Tony Klapatch, 1974 Mercer Way asked if the television message boards in the Bus Terminal could be activated again by stating what time a bus will be coming in and where they will be going to once they leave the terminal.

Mayor Panto stated that the televisions were not hung in a good spot and were short circuited during the rain. Mayor Panto stated that he is concerned about the elimination of bus stops.

Mr. Campos stated that he would reach out to Lanta to see if this can be fixed.

Mr. Joseph Kamanski, 124 N. 3rd Street handed out information (copy attached hereto) regarding a problem he is having with his neighbor at 128 N. 3rd Street.

Mr. Kamanski stated that he believes the City has erred in issuing permits for a parking pad and explained why.

Mr. Kamanski also stated that he believes that he is not being heard by the City regarding his concerns and would like the City to correct this matter.

Mr. Kamanski stated that he believes that the ultimate goal of his neighbor is to build a garage on the site in question, which at this point is only supposed to be a parking pad, but have installed footers that would be needed to build a garage in the future and is afraid that if the City allows too much time to pass that he would have no recourse to stop the garage from being built so close to his property.

Mr. Clark, Asst. City Solicitor stated that, as of now, approval was given only for a parking pad not a garage. Mr. Clark continued to speak on this matter.

Mr. Kamanski stated that he does not believe the City has been clear enough with his neighbor. He asked that the City re-visit with the neighbors regarding the permit that was approved for the parking pad making sure that they know a permit for a garage was not issued.

Mayor Panto stated that he would speak with Mr. Nowroski, Director of Planning and Codes about this matter.

There was a lengthy discussion on this matter.

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Mr. Andrew Bogali, 2411 Hay Street thanked Council for voting on the LBGTQ Resolution. He stated that he is involved in an organization called Single Family Foundation and gave Council a brief description of what this foundation does.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:13 p.m. on motion of Dr. Ruggles and Mr. O'Connell the following vote:

Yeas: O'Connell, Ruggles, Sultana, Panto, Brown, Edinger, Melan (7)

Nays: None (0)



Rita M. Messa
City Clerk



CITY OF EASTON

PENNSYLVANIA

City Clerk's Office

June 9, 2023

COUNCIL MEETING NOTICE

A meeting of City Council has been scheduled for Wednesday, June 14, 2023 beginning at 6:00 p.m. for the transaction of Regular Business.

The meeting will be held at the Easton Area Neighborhood Center, 902 Philadelphia Road, Easton, Pa.

All meetings of City Council are open to the Public and accessible to persons with disabilities.

MASKS ARE OPTIONAL

Rita M. Messa
City Clerk

CITY COUNCIL
AGENDA

Stated Session
Wednesday
June 14, 2023
6:00 p.m.

1. CALL TO ORDER
2. INVOCATION
3. PLEDGE OF ALLEGIANCE
4. ROLL CALL
5. APPROVAL OF AGENDA
6. ACTION ON MINUTES – Approving minutes of May 24, 2023 meeting
7. PUBLIC COMMENT – Agenda Items Only
8. CONSENT AGENDA
 - (a) Resolution authorizing the application for the Choice Neighborhoods Grant
 - (b) Resolution approving a Developers Agreement w/Lafayette College
 - (c) Resolution approving a Stormwater Runoff Agreement w/Lafayette College
 - (d) Resolution approving a Developers Agreement w/27 S. 3rd St. Associates, LP
 - (e) Resolution approving a Stormwater Runoff Agreement w/27 S. 3rd St. Associates, LP
 - (f) Resolution approving the filing of an application for a (RACP) Grant
 - (g) Resolution approving appointment to Authorities, Boards and Commissions
9. REPORTS RECEIVED BY COUNCIL
 - (a) Fire Report for the month of May, 2023
10. REPORTS OF COMMITTEES
 - (a) Finance (Kenneth Brown)
 - (b) Economic Development (David O’Connell)
 - (c) Planning and Code (Taiba Sultana)
 - (d) Public Safety (Roger Ruggles)
 - (e) Public Works (James Edinger)
 - (f) Administration (Peter Melan)
 - (g) Report of City Solicitor (Attorney Joel Scheer)
 - (h) Report of Mayor (Salvatore J. Panto Jr.)
 - (I) Report of City Administrator (Luis Campos)
11. CORRESPONDENCE
12. UNFINISHED BUSINESS

13. NEW BUSINESS

- (a) Bill No. 21 – Approving a Lease Agreement with Miss Melanie Yoga, LLC
- (b) Resolution approving a Job Description for a Community Coordinator position
- (c) Resolution approving amended Salary and Wages
- (d) Resolution approving a Proposal with ScottMadden Inc.
- (e) Resolution recognizing the month of June as Pride Month
- (f) Resolution approving a Developer’s Agreement w/Stewart Silk Mill Development
(Phase 2 of the Mill at Easton LLC)
- (g) Resolution approving a Stormwater Runoff Agreement w/Stewart Silk Mill Development
(Phase 2 of the Mill at Easton LLC)

14. PUBLIC COMMENT – On Any Matter

15. ADJOURNMENT

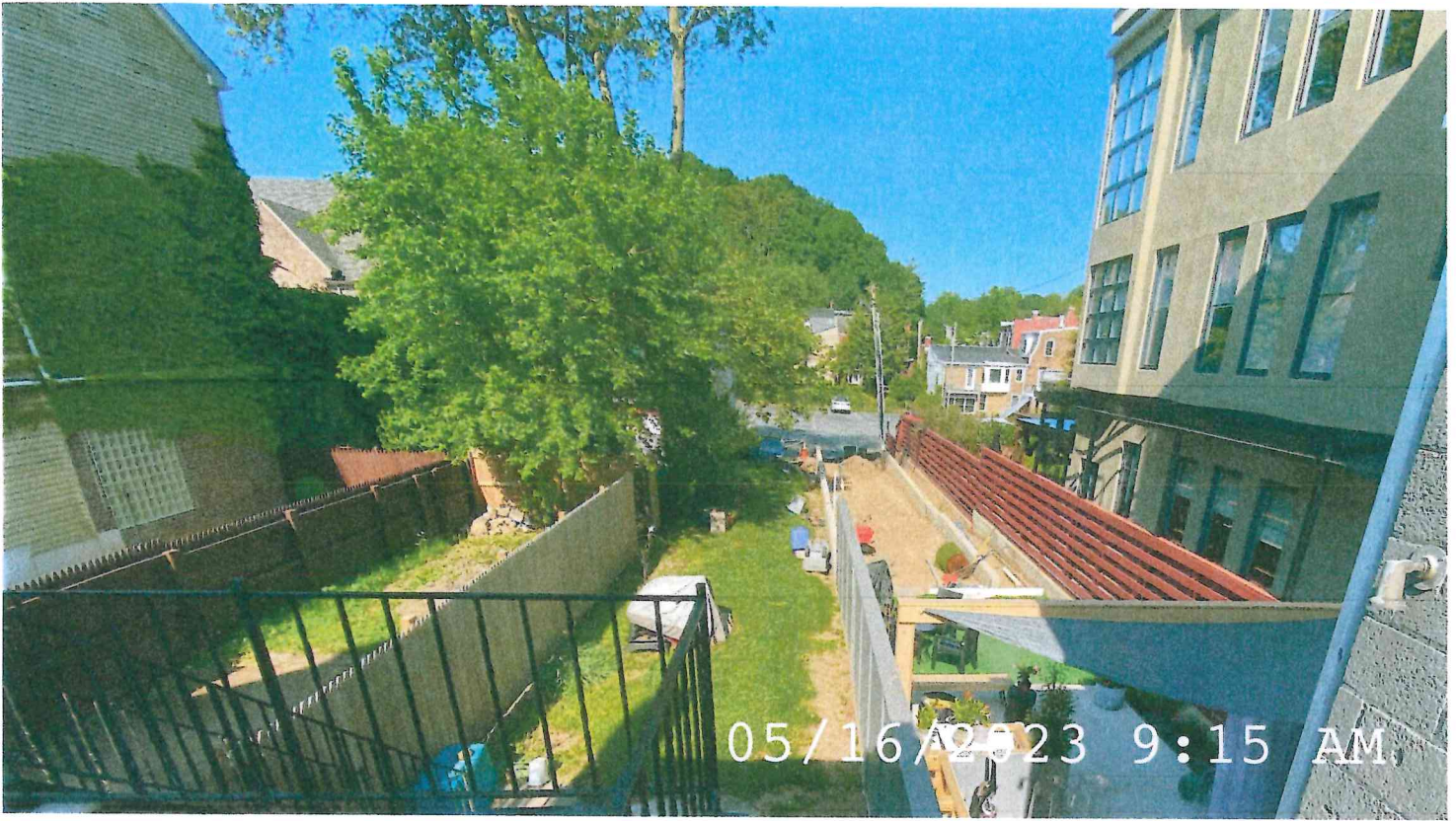
B1



B2

10/14/20
Maude











B7



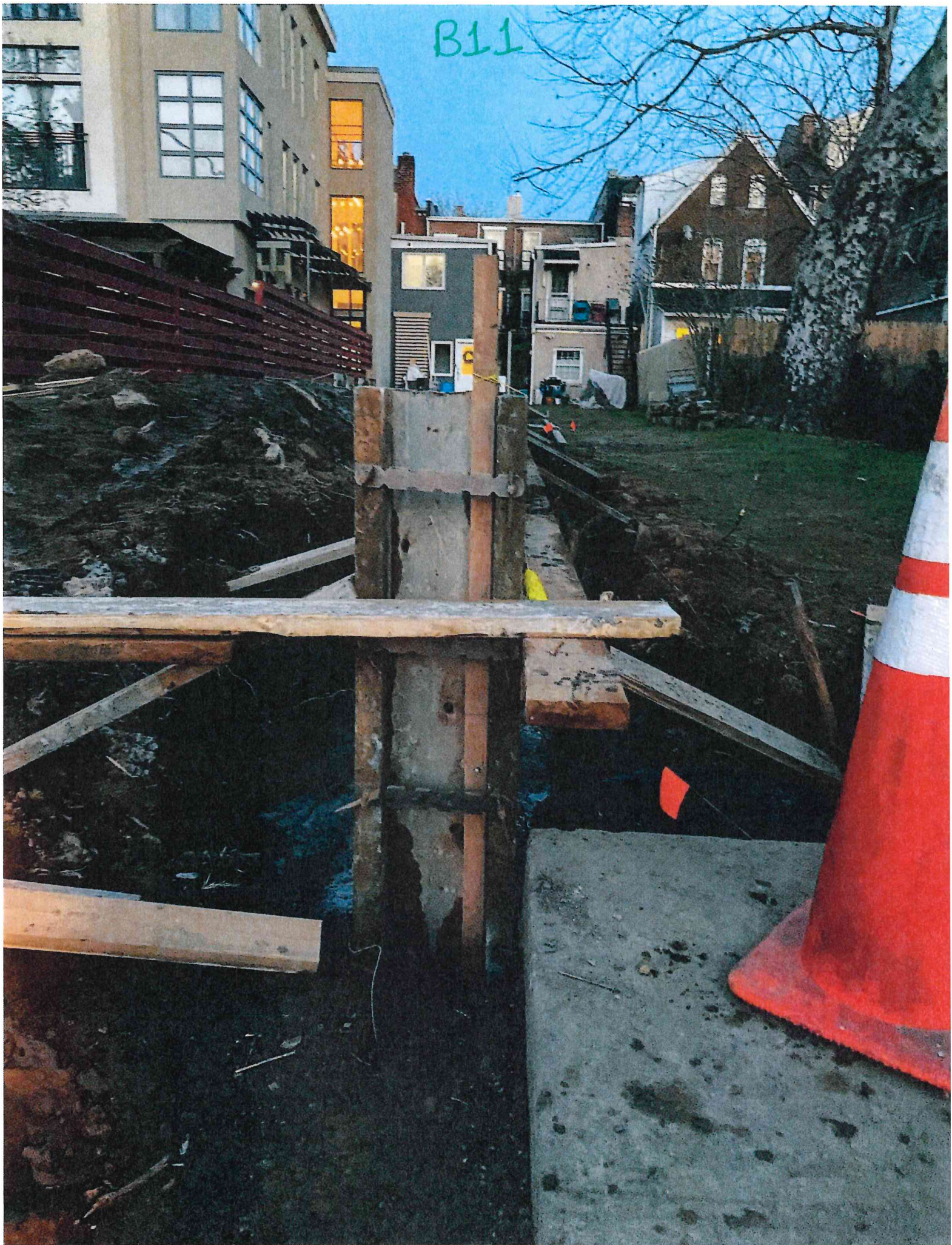




B19



B11



B12





B13



B15



B16



05/11/2023 3:58 PM

B17



05/11/2023 4:01 PM

B18



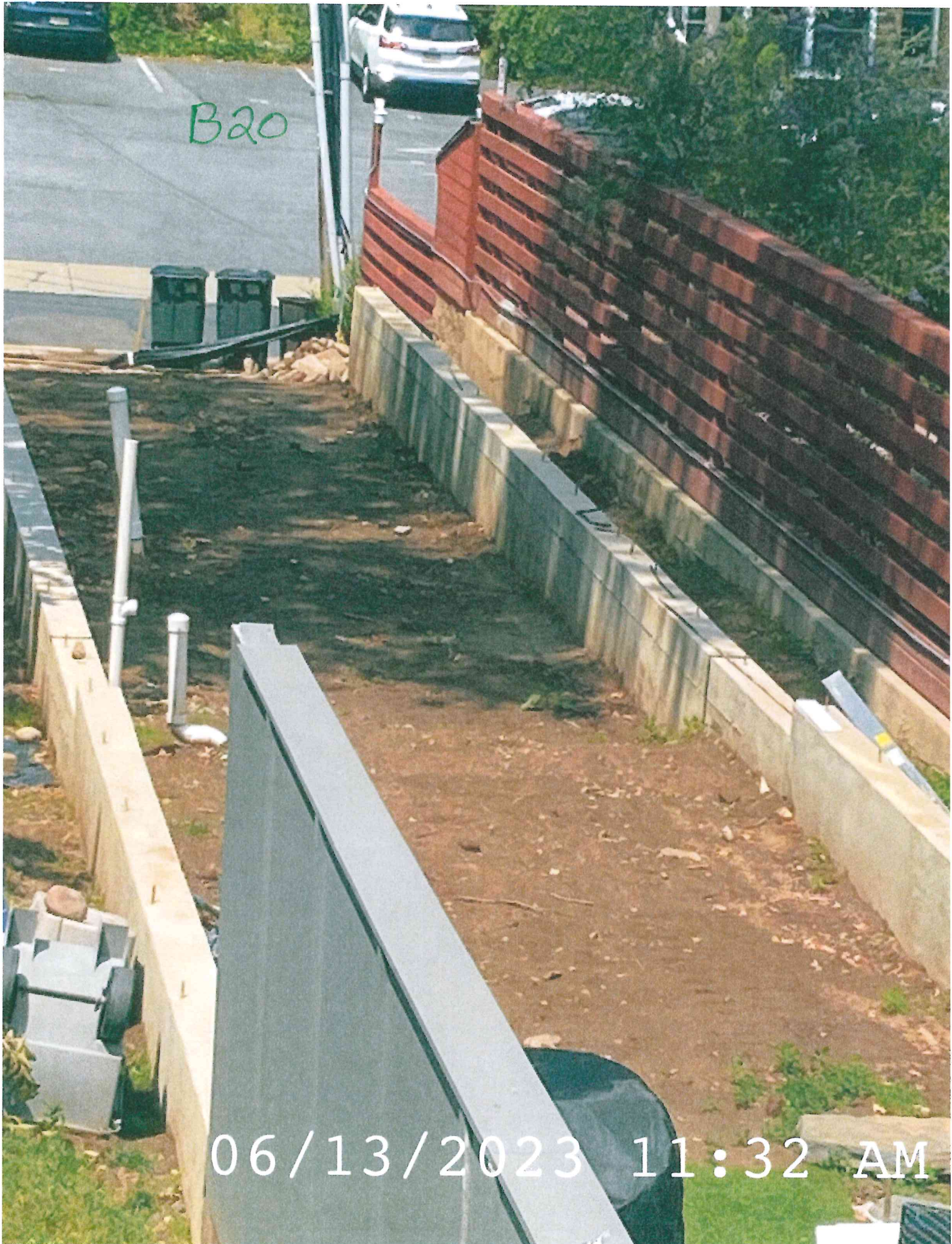
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05/14/2023 3:39 PM

B20

06/13/2023 11:32 AM



124 – 128 N. 3rd St. Property Line Construction


“...shall be at least 4 feet from any side or rear lot line.”

I. I believe the administration acted in error and in conflict with the current zoning laws regarding the construction of a Parking Pad (Garage/Accessory Building).

- A. Original “Zoning Permit Application is to install a parking pad” (Permit No: 2100428).
- B. On the first page of the Zoning Application in item “2. Site Diagram”...
 - 1. “Parking Pads must be located to the side or rear and shall be 4 feet from any side or rear lot line.”
- C. 595-20 Downtown (DD) District
 - 1. Section E. Accessory buildings.
 - (1) Shall be set back four feet from any and all side lot lines.

II. I believe I’m not being heard regarding this matter, and I’m here to document my concerns and my complaint(s).

- A. I believe this is an administrative matter that needs to be corrected.
- B. I’m asking the Council to address what I believe is a zoning permit that was issued in error.
 - 1. Identify a person to work with me.
 - 2. Provide a date when this will start to be addressed.
 - 3. Issue an immediate stop to any additional work on the Parking Pad (Garage/Accessory Bldg).
 - a) Specifically, issue a temporary stop to further work (pouring of the cement floor for the Parking Pad/Garage, etc.) by Thurs., 6/15/23.

Home Help Enter search term... 

← City of Easton, PA / The Code / Part II: General Legislation / Zoning
Part 2 Zoning Uses, Districts and Regulations →

§ 595-20 Downtown (DD) District.
Minimum building height of 40 feet and a minimum of three stories.

E. Accessory buildings.

- (1) Shall be set back four feet from any and all side lot lines.
- (2) Rear yard setback shall be four feet where no vehicular access exists and six feet otherwise.
- (3) Accessory buildings shall be located behind the principal structure.

F. Design standards. The following design standards shall apply:

- (1) Existing grid network of streets and alleys shall be maintained.
- (2) Sidewalks. New sidewalks shall be a minimum width of five feet on both sides of any street. In the case where there is existing sidewalk and curbing, new sidewalk and curbing width shall match.
- (3) Lots. Lot widths and sizes shall emulate existing lots on a block and adjacent blocks, but may vary up to 25% of the lot on the blocks, to create diversity for new and infill development.
- (4) Parking requirements. Notwithstanding anything to the contrary in this section, off-street parking is not required for new uses within the DD except for nonresidential uses requiring seven or more parking spaces and residential uses consisting of four or more dwelling units. In such cases, the minimum parking spaces requirement of § 595-33B of this chapter shall only apply to the number of dwelling units in excess of three, and all such required spaces may be provided off site in compliance with § 595-33I, Joint use, and § 595-33K, Location of facilities. Mixed-use parking shall be provided in accordance with § 595-33G, Maneuvering area; space layout.
- (5) All driveways, parking pads, and parking areas located in the Downtown shall be paved.

§ 595-20 Downtown (DD) District.

D. Dimensional criteria. The dimensional criteria for the Downtown District (DD) shall be in accordance with the following table:

Permitted Use	Blocks			Minimum Lot Requirements			Minimum Yard Setbacks			Maximum Building Height (feet) ¹	Maximum Impervious Coverage
	A	B	C	Area (square feet)	Width (feet)	Build-to Line (feet)	Side (feet)	Rear (feet)			
Residential mid-rise	X			7,500	75	5	0	0	75	100%	
		X		6,500	60	0	0	0	75	100%	
			X	5,500	55	0	0	0	75	100%	
Residential high-rise	X			8,000	80	5	0	0	100	100%	
		X		7,500	75	0	0	0	110	100%	
			X	6,500	65	0	0	0	90	100%	
Mixed uses; non-residential uses	X			3,000	30	10	0	0	100	100%	
		X		2,500	25	0	0	0	110	100%	
			X	2,000	20	0	0	0	90	100%	
Multifamily dwelling	X			7,000	70	5	0	0	40	100%	
		X		6,000	60	0	0	0	40	100%	
			X	5,000	50	0	0	0	40	100%	

§ 595-20 Downtown (DD) District.

(17) Fences, walls, and hedges.

[Amended 9-8-2021 by Ord. No. 5758]

- (a) Shall be used to screen off-street parking areas and utilities.
- (b) Chain-link fences shall not be permitted in the Downtown District.
- (c) Fences, walls, and hedges shall not exceed four feet in height in the front yard and shall not exceed six feet in the rear yard.
- (d) Fences and walls shall be constructed of durable materials and shall not be constructed using barbed wire, razor wire, electric fencing, broken glass, or any other material that endangers the public health, safety and welfare.
- (e) Walls in the front of a principal structure shall be no greater than 36 inches in height and shall be brick or masonry construction. Walls of any kind shall not be located within a street right-of-way or a driveway site distance.
- (f) Walls which are used as landscaping features shall be considered fences and shall be subject to the same height limitations.
- (g) Fences in front of a principal structure shall have an opacity of no more than 50%, measured at each fence section between supports or posts. The sections of solids and voids shall be uniform throughout the fence section.
- (h) Fence height shall be measured from the grade level on the side of the fence facing the property installing the fence.
- (i) Fences installed on top of walls or within three feet of the top of walls shall be measured from the base of the wall when determining maximum fence height.
- (j) Fences shall be installed with the rail side facing the property installing the fence and the pickets on the outside,

A5



CITY OF EASTON PENNSYLVANIA

Department of Planning & Codes
123 South 3rd St., 2nd Floor
Easton PA 18042
610-250-6609 fax 610-250-6789
cmanges@easton-pa.gov

November 22, 2021

Christopher and Cindy Greene
50 Barron Hill Road
Easton PA 18042

Re: 128 N 3rd Street

Application #2100428

Dear Property Owner:

I have reviewed your Zoning Permit Application to install a parking pad at the above referenced address and herewith issue a Zoning Permit to you, since your proposal is in conformance with the requirements of the Easton Zoning Ordinance. This approval is valid for six (6) months in accordance with § 595.05 of the Easton Zoning Code.

When the work has been completed, please call (610) 250-6609 to schedule a final inspection of this project.

Sincerely,

Carl Manges
Zoning Administrator

CM/jmk

enc.

□ UCC-21-1469
not provided ?

AL



CITY OF EASTON
123 South Third Street
Easton, Pennsylvania 18042

ZONING APPLICATION
phone 610-250-6724 - fax 610-250-6607
e-mail codes@easton-pa.gov

PLEASE CIRCLE ALL THAT APPLY

Deck, Patio, Porch, Driveway, Parking Pad, Garage, Shed, Fence

NOV 12 2021

Jmk

SITE ADDRESS 128 N 3rd Street, Easton, PA 18042
OWNER Christopher and Cindy Greene
MAILING ADDRESS 50 Barron Hill Rd., Easton, PA 18042
PHONE 610-360-0579 EMAIL cindy@greenemarketplace.com

Construction/installation is subject to zoning and planning requirements as well as all other applicable codes and ordinances. A building permit and engineering may also be required.

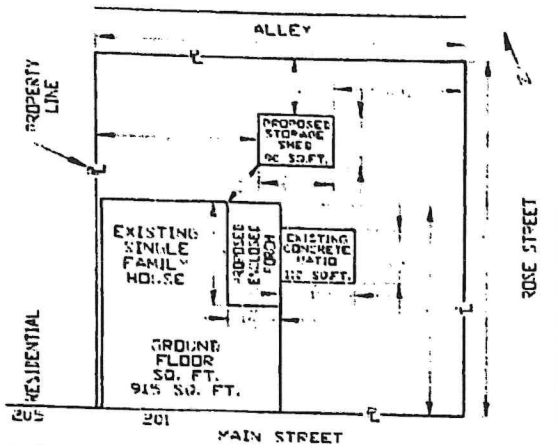
- Zoning and Planning Board Approvals** - To be reviewed by Zoning Officer. Owner is responsible for maintaining the setback requirements. Setbacks must comply with those applicable for the zoning district and block size of the proposed construction.
- Site Diagram** - Show all existing and proposed buildings. Indicate distances from all lot lines, square footage of proposed construction and lot boundaries.
 - Driveways / Parking Pads Only:** Must show site triangle and approval from engineering department for any curb-cuts, crossovers, etc. Also, please note surface, ie, gravel, macadam, concrete, etc. Parking Pads must be located to the side or rear and shall be at least 4 feet from any side or rear lot line.
- Plans/Permits** - Plans and permits may be required for your project such as a deck. A shed more than 120 square feet will also require a building permit.
- Required Inspections** - Construction work must be inspected in accordance to your construction permit(s) if applicable. The building permit will give further instructions.
- Zoning Inspections** - Please contact the zoning officer to schedule inspection of your project and the proper set backs at 610 250-6609.

FOR ACCESSORY STRUCTURE	SN	SS	WW	DD	RC	AR	INS 1	INS 2
HEIGHT SHALL NOT EXCEED	15	15	15	15	15	15	15	15
SIDE YARD SETBACK	4	4	3	4	10	5	10	10
REAR YARD SETBACK WHERE NO VEHICULAR ACCESS EXISTS	4	4	3	4	10	4	10	10
REAR YARD SETBACK WHERE VEHICULAR ACCESS DOES EXIST	6	6	6	6	10	10	10	10
DISTANCE TO OTHER STRUCTURES	4	4	4	0	6	5	6	6

\$50.00 FILING FEE REQUIRED WITH SUBMITTAL

PAID
NOV 12 2021

DATE REC'D: <u>11/12/2021</u>	ZONING REVIEWED: <u>11/22/21</u>	
FEE REC'D: <u>\$50.00 ck# 305</u>	APPROVED <input checked="" type="checkbox"/>	DENIED <input type="checkbox"/> REVIEWED BY: <u>Cam</u>
REC'D BY: <u>Jmk</u>	REFER TO CODES FOR CONSTRUCTION OF FUTURE GARAGE. APPROVED FOR PARKING PAD	
PERMIT NO: <u>2100428</u>	ENGINEERING REVIEWED:	
ZONING DISTRICT: <u>DD-SC-B</u>	APPROVED <input type="checkbox"/>	DENIED <input type="checkbox"/> REVIEWED BY:

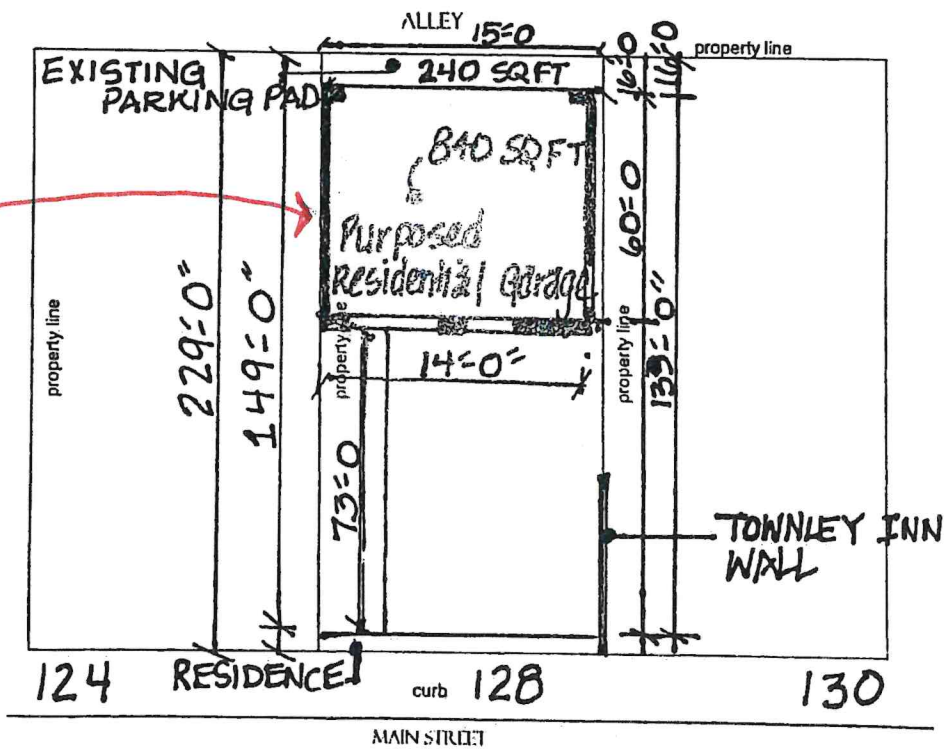


SAMPLE SITE DIAGRAM
Please remit on separate page or you may use the space provided below.

For your property measurements go to: www.ncpub.org
Property Records/agree
Map
Sketch

Use of Principal Building: RESIDENCE	Sq. Ft. of Lot: 3435 SQ FT	ZONING USE ONLY
Check: <input type="checkbox"/> Deck <input type="checkbox"/> Patio <input type="checkbox"/> Shed <input type="checkbox"/> Fence <input type="checkbox"/> Other	PARKING PAD • FUTURE GARAGE	
Setbacks: Front Yard _____ Rear Yard _____ Left Side _____ Right Side _____		
Height of Proposed Structure (if applicable): 14	Size of Proposed Structure: 14 X 60	
Existing Impervious Surface: 30%	Proposed Imperv Surface: 24.4%	Distance to other structures: 15/73-0
FENCE Type: _____ Height: _____ Spacing between posts: _____	Is property a corner lot: <input checked="" type="checkbox"/>	

Current Wall 75'



\$50.00 FILING FEE REQUIRED WITH SUBMITTAL

128 N 3rd Street - Summary
Rear Residential Parking Pad permit for future garage
14' -0" x 60' -0"

The Property has an existing parking pad 15' - 0" wide X 16' - 0" deep.
The 16'0 deep parking pad will remain and will be the access point to the proposed parking pad and future residential garage

The residential parking pad will be constructed with frostline footers and foundation as shown attached details assuming the future 4" wall, 12" rafters, with asphalt shingles as in the neighboring residence.

The future exterior will have structural maintenance free decorative block construction on the sides with 2x4 construction on both ends finished with wainscoting to match front of the residence.

The Townley Inn has more than 5 points of contact with our property line including our building. We will get consent from the Townley for the new parking pad and future garage's proximity to their property. The residential structure on the opposite side of the 128 property parking pad/future garage has a 15'0 distance. Our residence is 73'0 from the purposed parking pad and future residential garage.

The parking pad is as shown on sketch area of the provided Easton permit form.
The parking pad will be ready for a future garage that will follow the standards set by the other detached residential garages located on bank street alley.

Cindy and Chris Greene