

Planning Objective
1201 South Shields Plat

This application is simply to plat the lot of an existing single family home that has never been plated.

After the property has been plated, the intent is to eventually replace the existing run-down single family home with a new single-family home. We submitted a demolition/alteration permit application to the Advance Planning Department to be taken to the Landmark Preservation Commission (LPC) for a determination on whether or not the existing house can be torn down, and were told that the issue cannot be taken to the LPC until a building permit is issued for the replacement house. In accordance to Section 3.3.1(b) of the Land Use Code no building permit can be issued for the construction of any new principal building for properties that have not been plated. We therefore need to plat the property, thus this application.

Once the property is plated, we will pick up where we left off with the demolition/alteration permit application process.

As part of this plat application, we are not proposing any improvements. Any future improvements that we may propose will be done as part of a separate application and review process.

In reference to this plat application, Sheri Wamhoff stated in her 6/16/2006 e-mail to Troy Jones of MTA the following: *“For reviewing and approving a plat for a existing single family home we do not need street sections, soils report, or a traffic study.”* Additionally, we are not changing any impervious areas, therefore we won't need a drainage report.