

City of Alexandria - Ordinance Setback Waiver

AFFIDAVIT

State of Louisiana

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According to the City of Alexandria Code of Ordinances Section 28-3.7 SF-2 (moderate density) district, the minimum yard for side interior is five (5) feet for all buildings and swimming pools unless written consent has been obtained from the adjacent property owner(s), subject to Section 28-3.26(K), Zero lot line and any existing servitudes or easements. By the authority granted in the hereinabove cited Section, I or we, the undersigned property owner(s) of

Lot _____, Square (Block) _____, of _____

Subdivision, located adjacent to and adjoining Lot _____, Square (Block) _____, of

_____ Subdivision, do hereby grant _____

_____, property owner(s) of said

Lot _____ permission to construct a _____

within _____ feet of the side property line common to said Lots.

THUS DONE AND SIGNED in my notarial office in the Parish of Rapides, State of Louisiana on the _____ day of _____, 2009 in the presence me, Notary, and the undersigned competent witnesses.

Witnesses:

Owners Granting Consent

Notary Public

Sec. 28-3.7. SF-2, Single-family (moderate density) district.

A. *Permitted uses:* The following uses shall be permitted by right in the SF-2 district.

Church

Fire station

Park or playground, public

School, elementary or secondary

Single-family

B. *Special exceptions:* The following uses may be permitted as a special exception in the SF-2 district by the board of adjustment and appeals.

Cemetery

Club or lodge

Community home

Day care

Elderly housing

Golf course

Halfway house

Institution, philanthropic

Library or museum

Public building or use

Special home

C. *Minimum lot area:* The minimum area of a lot in the SF-2 district shall be six thousand (6,000) square feet.

D. *Maximum building height:* The maximum height of buildings in the SF-2 district shall be thirty-five (35) feet.

E. *Minimum yards:* The following minimum yards shall be provided in the SF-2 district.

1. Front: Twenty-five (25) feet.

2. Side, interior: Five (5) feet for all buildings and swimming pools unless written consent has been obtained from the adjacent property owner, subject to section 28-3.26(K), Zero lot line.

3. Side, street: Twelve (12) feet.

4. Rear: Five (5) feet from the adjacent property owner.

F. *Minimum open space:* A minimum of forty-five (45) per cent of the area of lots in the SF-2 district shall be open space.

G. *Special conditions:* Development in the SF-2 district shall be subject to the supplementary regulations of section 28-3.26.

(Ord. No. 198-1992, 8-18-92; Ord. No. 43-1995, § 1, 2-28-95; Ord. No. 221-2003, §§ I, II, 7-22-03; Ord. No. 253-2004, § II, 8-17-04; Ord. No. 33-2007, § II, 1-30-2007; Ord. No. 325-2008, § II, 10-7-08)