



WRITTEN CONFIRMATION OF ZONING

Zoning Verification Letter

Confirms a property's zoning district and how the municipality classifies it.

PROPERTY

Euclid Avenue Mixed-Use Building
11470 Euclid Ave., Suite 402, Big City, USA 00000

PARCEL NUMBER

123-45-678

REPORT DATE

October 17, 2013

PREPARED FOR

**XYZ Lending and ABC LLP, To Be Formed
LLC**

REPORT NUMBER

ZW-1005

PREPARED BY

Jane Doe, AICP

ALTA 3.0 & 3.1 compliant

Accepted by Fannie Mae & Freddie Mac

\$3,000,000 GL & E&O



CITY OF BIG CITY

Department of City Planning & Zoning
Division of Zoning Administration

City Hall, Room 500
100 Main Street
Big City, USA 00000
(555) 010-0100
zoning@bigcity.example

October 10, 2013

REQUEST NO. **ZV-2013-0412**

PARCEL NO. **123-45-678**

FEE PAID **\$75.00 (Receipt 88341)**

ZoningWorx
Attn: Jane Doe, AICP
3187 Old Brainard Rd
Cleveland, OH 44124

RE: Zoning Verification, 11470 Euclid Avenue, Suite 402, Big City, USA 00000

Dear Ms. Doe:

In response to your request, the Department of City Planning & Zoning has reviewed its records for the property referenced above and confirms the following as of the date of this letter:

Property address	11470 Euclid Avenue, Suite 402, Big City, USA 00000
Property size	2,628 Sq. Ft. / 0.060 Acres
Zoning district	GR-K4 (General Retail Business)
Governing ordinance	Zoning Ordinance 53-12-03-1986
Overlay / historic district	None. The property is not located in a historic district.
Current use	Mixed use: office / apartments / retail. Permitted by right in the GR-K4 district.
Open zoning or building violations	None on file
Variances, special permits, conditions	None on file
Adjacent zoning	North GR-E3 · East GR-K4 · South GR-K4 · West GR-K5

Nonconformities. According to Department records, the existing building was constructed in 2008 in compliance with the zoning regulations in effect at that time. Under the current Zoning Ordinance, adopted in 2010, the property does not meet the off-street parking requirement of one space per 500 square feet (149 spaces required; 120 provided). The property is therefore considered legal, pre-existing and non-conforming as to parking, and the existing use may continue.

Reconstruction. If the structure is damaged or destroyed by fire, act of God or other casualty to an extent greater than 50% of its value, it may be rebuilt to the pre-existing conditions. No additions or physical building alterations that increase the nonconformity are permitted.

This letter is based on the records of the Department of City Planning & Zoning as of the date above. It does not constitute a building permit or a determination of compliance with building, fire, health or other codes, and it does not waive any requirement of the Big City Zoning Ordinance.

Sincerely,

Pat Morgan

Zoning Administrator, City of Big City, USA