

SITE PLAN WITH SPECIAL EXCEPTIONS APPLICATION

PREPARED FOR:
CORG, LLC
1179 Center Street
Auburn, Maine 04210

Regarding property located at

**1194 Center Street
Auburn, Maine 04210**

Auto Sales and Service

Prepared by:
DAVIS LAND SURVEYING

Stuart A. Davis
Professional Land Surveyor #2208
64 Old County Road
Oxford, Maine 04270

October 18, 2015

Davis Land Surveying, LLC

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Oxford, Maine 04270

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December 5, 2015

City of Auburn
Planning Board
50 Court Street
Auburn, Maine 04210

RE: 1194 Center Street – Site Plan with Special Exceptions Application

Dear Planning Board members,

Enclosed please find a Site Plan with Special Exceptions Application (Exhibit 1) with exhibits on behalf of CORG, LLC. The property is located at 1194 Center Street and has been previously been used as a Convenience Store – Gas Station for many years prior being purchased by CORG, LLC in September 25, 2012 in Deed Book 8501, Page 323 (Exhibit 4). The property is shown as Lot 24 on the City of Auburn Tax Map 324 (Exhibit 3). The property contains 9,532 sq.ft. and is located within the General Business District.

Exhibit A – Site Plan - Existing Conditions plan shows the existing conditions, property lines and existing utilities. The current improvements include a single story building with 1,310 sq.ft. which includes 255 sq.ft. of office space. Lot coverage consists of 6,433 sq.ft. of existing pavement and with the building has a total Lot Coverage of ±81%.

CORG, LLC would like to change the use of the property to an Auto Sales & Service business. The proposed business will provide sales of quality used cars and service of their vehicles as well as provide automotive services to the general public. The intention is to start with a staff of one full time employee an expand staff as needed. The current property has 2 existing entrances for ingress and egress onto Center Street and one entrance for ingress and egress onto Turner Street. The applicant is looking to keep the 3 existing entrances active. There is an existing sign that will be used for the Auto Sales & Service. The current property is services by City of Auburn Water & Sewer with no changes to those services. None of the property falls within a Special Designated Flood Hazard Zone based on the City of Auburn FIRM 23001C02134E (Exhibit 6).

We look forward to the opportunity to discuss the project with the Planning Board and welcome any comments and suggestions in hopes of securing an approval, with conditions, if necessary.

Respectfully Submitted,



Stuart Davis PLS

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| Exhibit 7 | Waiver Request |

Project Plans:

| | |
|-----------|---------------------|
| Exhibit A | Existing Conditions |
|-----------|---------------------|

PROJECT DATA

The following information is required where applicable, in order to complete the application.

IMPERVIOUS SURFACE AREA/RATIO

| | | |
|-----------------------------------|------|---------------|
| Existing Total Impervious Area | 7743 | sq. ft. |
| Proposed Total Paved Area | 6433 | sq. ft. |
| Proposed Total Impervious Area | 7743 | sq. ft. |
| Proposed Impervious Net Change | 7743 | sq. ft. |
| Impervious Surface Ratio Existing | 81 | % of lot area |
| Impervious Surface Ratio Proposed | 0 | % of lot area |

BUILDING AREA/LOT COVERAGE

| | | |
|---|------|---------------|
| Existing Building Footprint | 1310 | sq. ft. |
| Proposed Building Footprint | 0 | sq. ft. |
| Proposed Building Footprint Net Change | 0 | sq. ft. |
| Existing Total Building Floor Area | 1310 | sq. ft. |
| Proposed Total Building Floor Area | 0 | sq. ft. |
| Proposed Building Floor Area Net Change | 0 | sq. ft. |
| New Building | NO | (yes or no) |
| Building Area/Lot Coverage Existing | 14 | % of lot area |
| Building Area/Lot Coverage Proposed | 0 | % of lot area |

ZONING

| | |
|-------------------------|-----|
| Existing | GB |
| Proposed, if applicable | N/A |

LAND USE

| | |
|----------|-------------------|
| Existing | Convenience/ Gas |
| Proposed | Used Car/ Service |

RESIDENTIAL, IF APPLICABLE

| | |
|--------------------------------------|-----|
| Existing Number of Residential Units | N/A |
| Proposed Number of Residential Units | N/A |
| Subdivision, Proposed Number of Lots | N/A |

PARKING SPACES

| | |
|--------------------------------------|---|
| Existing Number of Parking Spaces | 4 |
| Proposed Number of Parking Spaces | 1 |
| Number of Handicapped Parking Spaces | 0 |
| Proposed Total Parking Spaces | 5 |

ESTIMATED COST OF PROJECT

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

| | | |
|--------------------------|------|--------|
| Existing Impervious Area | 7743 | sq ft. |
| Proposed Disturbed Area | 7743 | sq ft. |
| Proposed Impervious Area | 7743 | sq ft. |

- If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.*
- If the proposed impervious area is greater than one acre including any impervious area crated since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.*
- If the total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.*
- If the development is a subdivision of more than 20 acres but less than 100 acres then that applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then that application shall be made to MDEP unless determined otherwise.*

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing _____ passenger car equivalents (PCE) (Since July 1, 1997)

Total traffic estimated in the peak hour-proposed _____ passenger car equivalents (PCE) (Since July 1, 1997)

If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the GB zoning district.
2. Parcel Area: 0.2 acres / 9,532 square feet(sf).

| Regulations | Required/Allowed | Provided |
|------------------------------------|---|---------------|
| Min Lot Area | <u>10,000</u> / | <u>9,532</u> |
| Street Frontage | <u>100</u> / | <u>±458</u> |
| Min Front Yard | <u>25</u> / | <u>±36</u> |
| Min Rear Yard | <u>35</u> / | <u>±6</u> |
| Min Side Yard | <u>5</u> / | <u>±7</u> |
| Max. Building Height | <u>45</u> / | |
| Use Designation | <u>Retail</u> / | <u>Retail</u> |
| Parking Requirement | 1 space/ per <u>300</u> square feet of floor area | |
| Total Parking: | <u>1</u> / | <u>5</u> |
| Overlay zoning districts (if any): | / | / |
| Urban impaired stream watershed? | YES/NO If yes, watershed name _____ | |

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submission shall include payment of fee and fifteen (15) complete packets containing the following materials:

1. Full size plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

Refer to the application checklist for a detailed list of submittal requirements.

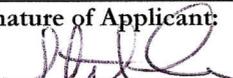
L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

Auburn: www.auburnmaine.org under City Departments/ Planning and Permitting/Land Use Division/Zoning Ordinance

Lewiston: <http://www.ci.lewiston.me.us/clerk/ordinances.htm> Refer to Appendix A of the Code of Ordinances

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

| | |
|--|-------------------------|
| Signature of Applicant:  | Date: <u>12-5-15</u> |
|--|-------------------------|



Development Review Checklist

City of Auburn Planning and Permitting Department
City of Lewiston Department of Planning and Code Enforcement



THE FOLLOWING INFORMATION IS REQUIRED WHERE APPLICABLE TO BE SUBMITTED FOR AN APPLICATION TO BE COMPLETE

PROJECT NAME: _____ **Corg, LLC -- Auto Sales & Service** _____

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: 1194 Center Street -- Auburn, Maine
Map 324 - Lot 24

| Required Information | | Check Submitted | | Applicable Ordinance | |
|-----------------------|---|------------------|--------------|----------------------|---------------|
| | | Applicant | Staff | Lewiston | Auburn |
| Site Plan | | Applicant | Staff | Lewiston | Auburn |
| | Owner's Names/Address | Address Needed | | | |
| | Names of Development | X | | | |
| | Professionally Prepared Plan | X | | | |
| | Tax Map or Street/Parcel Number | X | | | |
| | Zoning of Property | X | | | |
| | Distance to Property Lines | X | | | |
| | Boundaries of Abutting land | X | | | |
| | Show Setbacks, Yards and Buffers | X | | | |
| | Airport Area of Influence (Auburn only) | N/A | | | |
| | Parking Space Calcs | X | | | |
| | Drive Openings/Locations | X | | | |
| | Subdivision Restrictions | N/A | | | |
| | Proposed Use | X | | | |
| | PB/BOA/Other Restrictions | N/A | | | |
| | Fire Department Review | | | | |
| | Open Space/Lot Coverage | N/A | | | |
| | Lot Layout (Lewiston only) | N/A | | | |
| | Existing Building (s) | X | | | |
| | Existing Streets, etc. | X | | | |
| | Existing Driveways, etc. | X | | | |
| | Proposed Building(s) | N/A | | | |
| | Proposed Driveways | N/A | | | |
| Landscape Plan | | | | | |
| | Greenspace Requirements | N/A | | | |
| | Setbacks to Parking | N/A | | | |
| | Buffer Requirements | N/A | | | |
| | Street Tree Requirements | N/A | | | |

| | | | | | |
|--|---|-----|--|--|--|
| | Screened Dumpsters | X | | | |
| | Additional Design Guidelines | N/A | | | |
| | Planting Schedule | N/A | | | |
| Stormwater & Erosion Control Plan | | N/A | | | |
| | Compliance w/ chapter 500 | N/A | | | |
| | Show Existing Surface Drainage | N/A | | | |
| | Direction of Flow | N/A | | | |
| | Location of Catch Basins, etc. | N/A | | | |
| | Drainage Calculations | N/A | | | |
| | Erosion Control Measures | N/A | | | |
| | Maine Construction General Permit | N/A | | | |
| | Bonding and Inspection Fees | N/A | | | |
| | Post-Construction Stormwater Plan | N/A | | | |
| | Inspection/monitoring requirements | N/A | | | |
| | Third Party Inspections (Lewiston only) | N/A | | | |
| Lighting Plan | | N/A | | | |
| | Full cut-off fixtures | | | | |
| | Meets Parking Lot Requirements | | | | |
| Traffic Information | | N/A | | | |
| | Access Management | | | | |
| | Signage | | | | |
| | PCE - Trips in Peak Hour | | | | |
| | Vehicular Movements | | | | |
| | Safety Concerns | | | | |
| | Pedestrian Circulation | | | | |
| | Police Traffic | | | | |
| | Engineering Traffic | | | | |
| Utility Plan | | | | | |
| | Water | N/A | | | |
| | Adequacy of Water Supply | X | | | |
| | Water main extension agreement | | | | |
| | Sewer | X | | | |
| | Available city capacity | | | | |
| | Electric | | | | |
| | Natural Gas | | | | |
| | Cable/Phone | | | | |
| Natural Resources | | | | | |
| | Shoreland Zone | N/A | | | |
| | Flood Plain | X | | | |
| | Wetlands or Streams | N/A | | | |
| | Urban Impaired Stream | N/A | | | |
| | Phosphorus Check | N/A | | | |
| | Aquifer/Groundwater Protection | N/A | | | |
| | Applicable State Permits | N/A | | | |

| | | | | | |
|---|---|-----|--|--|--|
| | No Name Pond Watershed (Lewiston only) | N/A | | | |
| | Lake Auburn Watershed (Auburn only) | N/A | | | |
| | Taylor Pond Watershed (Auburn only) | N/A | | | |
| Right Title or Interest | | | | | |
| | Verify | X | | | |
| | Document Existing Easements, Covenants, etc. | N/A | | | |
| Technical & Financial Capacity | | N/A | | | |
| | Cost Est./Financial Capacity | | | | |
| | Performance Guarantee | | | | |
| State Subdivision Law | | N/A | | | |
| | Verify/Check | | | | |
| | Covenants/Deed Restrictions | N/A | | | |
| | Offers of Conveyance to City | N/A | | | |
| | Association Documents | N/A | | | |
| | Location of Proposed Streets & Sidewalks | N/A | | | |
| | Proposed Lot Lines, etc. | N/A | | | |
| | Data to Determine Lots, etc. | N/A | | | |
| | Subdivision Lots/Blocks | N/A | | | |
| | Specified Dedication of Land | N/A | | | |
| | | | | | |
| Additional Subdivision Standards | | N/A | | | |
| | Single-Family Cluster (Lewiston only) | | | | |
| | Multi-Unit Residential Development (Lewiston only) | | | | |
| | Mobile Home Parks | | | | |
| | Private Commercial or Industrial Subdivisions (Lewiston only) | | | | |
| | PUD (Auburn only) | | | | |
| A jpeg or pdf of the proposed site plan | | | | | |
| Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving | | | | | |

PART II – CODE OF ORDINANCES
Chapter 60 – ZONING
ARTICLE XVI. - ADMINISTRATION AND ENFORCEMENT
DIVISION 2. - SITE PLAN REVIEW

SUBDIVISION I. IN GENERAL

Sec. 60-1277. Objective.

In considering a site plan, the planning board shall make findings that the development has made provisions for:

- (1) Protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust and vibration; and preservation of light and air;
- (2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;
- (3) Adequacy of the methods of disposal for wastes; and
- (4) Protection of environment features on the site and in adjacent areas.
(Ord. Of 9-21-2009, § 7.1c)

DIVISION 3. SPECIAL EXCEPTION

Sec. 60-1336. Conditions.

- (a) As conditions prerequisite to the granting of any special exceptions, the board shall require evidence of the following:
 - (1) That the special exception sought fulfills the specific requirements, if any, set forth in the zoning ordinance relative to such exception.

The Application as presented, does fulfill said requirements in zoning relative to such exception with the change of use from a Convenience Store to Auto Sales & Service.

- (2) That the special exception sought will neither create nor aggravate a traffic hazard, a fire hazard or any other safety hazard.

The Application as presented, will not either create or aggravate a traffic, fire, or safety hazard with the change of use from a Convenience Store to Auto Sales & Service.

- (3) That the special exception sought will not block or hamper the comprehensive plan pattern of highway circulation or of planned major public or semi-public land acquisition.

The Application as presented, will not either block or hamper the Comprehensive Plan pattern of highway circulation or of planned major public or semi-public land acquisition with the change of use from a Convenience Store to Auto Sales & Service.

- (4) That the exception sought will not alter the essential characteristics of the neighborhood and will not tend to depreciate the value of property adjoining and neighboring the property under application.

The Application as presented, will not alter the essential characteristics of the neighborhood and will not tend to depreciate the value of property adjoining and neighboring the property under application with the change of use from a Convenience Store to Auto Sales & Service.

- (5) That reasonable provisions have been made for adequate land space, lot width, lot area, stormwater management in accordance with section 60-1301 (14), green space, driveway layout, road access, off-street parking, landscaping, building separation, sewage disposal, water supply, fire safety, and where applicable, a plan or contract for perpetual maintenance of all the common green space and clustered off-street parking areas to ensure all such areas will be maintained in a satisfactory manner.

Only change is from a prior Convenience Store to Auto Sales & Service. All services and utilities to remain the same.

- (6) That the standards imposed are, in all cases, at least as stringent as those elsewhere imposed by the city building code and by the provisions of this chapter.

Current improvements and conditions meet or exceed City of Auburn

Land Use Codes.

- (7) That essential city services which will be required for the project are presently available or can be made available without disrupting the city's comprehensive plan.

Only change is from a prior Convenience Store to Auto Sales & Service. All services and utilities to remain the same.

CORG, LLC -
1179 Center Street
Auburn, Maine 04210

October 20, 2016

City of Auburn
Planning Board
60 Court Street
Auburn, Maine 04210

Dear Board Members,

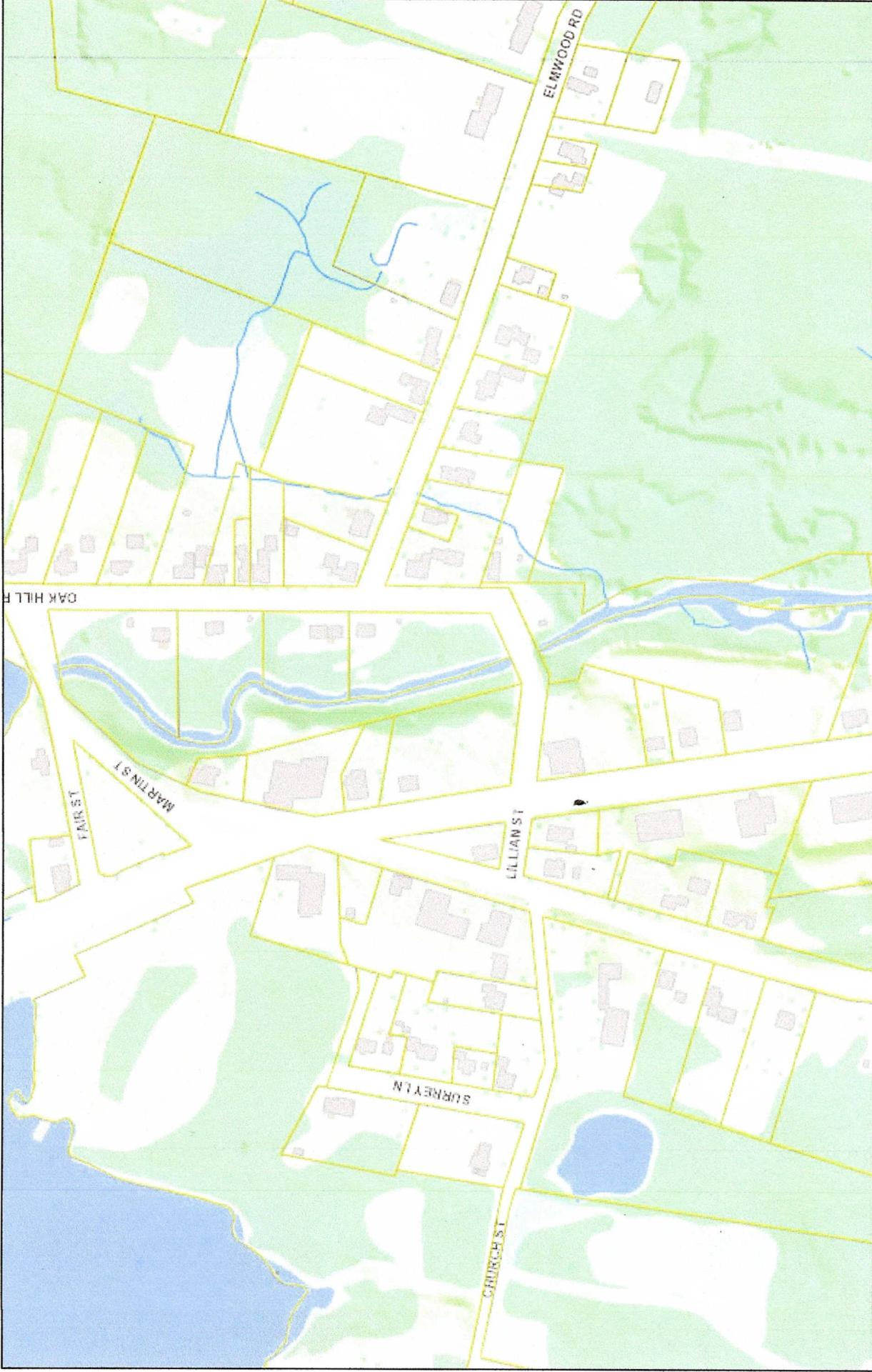
I authorize Stuart Davis of Davis Land Surveying to act as my agent in presenting the Site Plan Special Exceptions Application before you.

Sincerely,



CORG, LLC - A-1 Auto
Richard & Gayle Hall

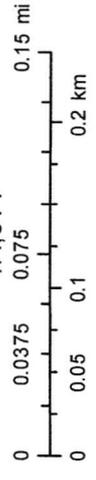
City of Auburn, Parcel Viewer



October 20, 2015

Parcels

1:4,514



Sources: Esri, HERE, DeLorme, Intermap, increment P. Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey,

City of Auburn, Maine
City of Auburn, Maine

**SHORT FORM QUITCLAIM DEED
WITH COVENANT**

LEEMILT'S PETROLEUM, INC., A New York Corporation, having a place of business at 125 Jericho Turnpike, Ste 103, Jericho, NY 11753, for consideration paid, grants to **CORG, LLC**, a Maine Limited Liability Company, whose mailing address is c/o A-1 Auto, Inc., 1179 Center Street Auburn, Maine 04210, with Quitclaim Covenant, the premises located in the City of Auburn, County of Androscoggin and State of Maine, as described on **Exhibit A** attached hereto and made a part hereof.

Meaning and intending to convey the same premises as conveyed in a deed from Lido Company of New England Inc. dated September 30, 1986 and recorded in the Androscoggin County Registry of Deeds in Book 1994, Page 262, on October 3, 1986.

Grantee is purchasing the premises in its "AS IS WHERE IS" condition and shall assume all responsibility and liability with respect to the condition of the premises and shall comply with all environmental laws, rules and regulations. Grantee shall be responsible for and shall defend, indemnify and hold Grantor and its parent and affiliated companies and their successors and assigns harmless from and against all claims, actions, losses, demands, judgments, damages or liabilities (including, without limitation, reasonable attorneys' fees, costs and disbursements), injuries, fines, payments, administrative orders, consent agreements, penalties, cost and expenses of any kind whatsoever brought with respect to any and all environmental conditions and contamination on, under or related to the premises and from Grantee's failure to comply with or to remediate the premises in accordance with all applicable laws, rules and regulations, including, without limitation, with respect to the use of underground storage tanks on the premises and for any contamination related to or emanating from such underground storage tanks or their associated piping, lines and motor fuel dispensing systems, and their compliance with applicable laws. The foregoing obligations and indemnity of the Grantee shall be deemed a covenant running with the land and shall be binding on the Grantee, its successors and assigns, and any subsequent purchasers or owners of the premises.

Grantee agrees that the premises shall not be used, in whole or in part, (i) as an automobile service station, petroleum station, gasoline station or for the purpose of conducting or carrying on the business of selling, offering for sale, storage, handling, distributing or dealing in petroleum, gasoline, motor vehicle fuel, diesel fuel, kerosene, benzol, naphtha, greases, lubricating oils, or any fuel used for internal combustion engines, or lubricants in any form, or other petroleum or petroleum-related products customarily associated with service stations (provided however that may sell, store, and use motor vehicle fuel and lubricants in limited amounts which are customary in connection with the operation of automobile repair facilities of similar size), or (ii) for a period of thirty (30) years following the date hereof, for residences of any type, places of worship, bed and breakfast facilities, rooming houses, hospitals, nursing homes or similar geriatric facilities, child care, playground or recreational area, schools (or any similar use which is intended to house, educate or provide care for children, the elderly or the infirm), agricultural uses, or the construction or installation of any water wells for drinking or

MAINE REAL ESTATE
TRANSFER TAX PAID

food processing. These covenants and use restrictions shall bind the Grantee, its successors and assigns, future owners of the premises and the premises itself, and shall be deemed covenants running with the land and each portion thereof.

IN WITNESS whereof, the said LEEMILT'S PETROLEUM, INC. has caused this instrument to be executed by Joshua Dicker, its Senior Vice President, thereunto duly authorized, this 25th day of September, 2012.

LEEMILT'S PETROLEUM, INC.

Keyshia Jackson
Witness

JD
By: Joshua Dicker
Its: Senior Vice President

SEAL

STATE OF NEW YORK
COUNTY OF NASSAU, SS.

September 25, 2012

Then personally appeared the above-named Joshua Dicker in his/her capacity as Senior Vice President of LEEMILT'S PETROLEUM, INC., and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of said corporation.

Before me,

Christine Fitter
Notary Public

CHRISTINE FITTER
Notary Public, State of New York
No. 4948579

Printed Name

Qualified in Suffolk County
Certified in Nassau County
Commission Expires March 20, 2015

EXHIBIT A

A certain parcel or tract of land situated in Auburn, County of Androscoggin, and State of Maine, with the buildings therein, bounded and described as follows, viz:

Situated at East Auburn, so-called, being triangular in shape and lying between and bounded by Turner, Mill and Center Streets, in said Auburn.

Said parcel or tract of land is approximately two hundred and thirty-one (231) feet on said Turner Street; two hundred and thirty-three and two tenths (233.2) feet on said Center Street; and one hundred and nine and six tenths (109.6) feet on said Mill Street.

Unofficial Property Record Card - Auburn, ME

General Property Data

| | |
|--|---|
| Parcel ID 324-024 | Account Number 324024000 |
| Prior Parcel ID -- | |
| Property Owner CORG LLC | Property Location 1194 CENTER ST |
| | Property Use COMMERCIAL |
| Mailing Address C/O A-1 AUTO INC | Most Recent Sale Date 9/25/2012 |
| 1179 CENTER ST | Legal Reference 8501-323 |
| City AUBURN | Grantor LEEMILTS PETROLEUM,INC |
| Mailing State ME Zip 04210 | Sale Price 44,000 |
| ParcelZoning | Land Area 0.280 acres |

Current Property Assessment

| | | | | |
|--------------|------------------------------|-----------------------------------|---------------------------|----------------------------|
| Card 1 Value | Building Value 94,500 | Xtra Features Value 15,000 | Land Value 115,200 | Total Value 224,700 |
|--------------|------------------------------|-----------------------------------|---------------------------|----------------------------|

Building Description

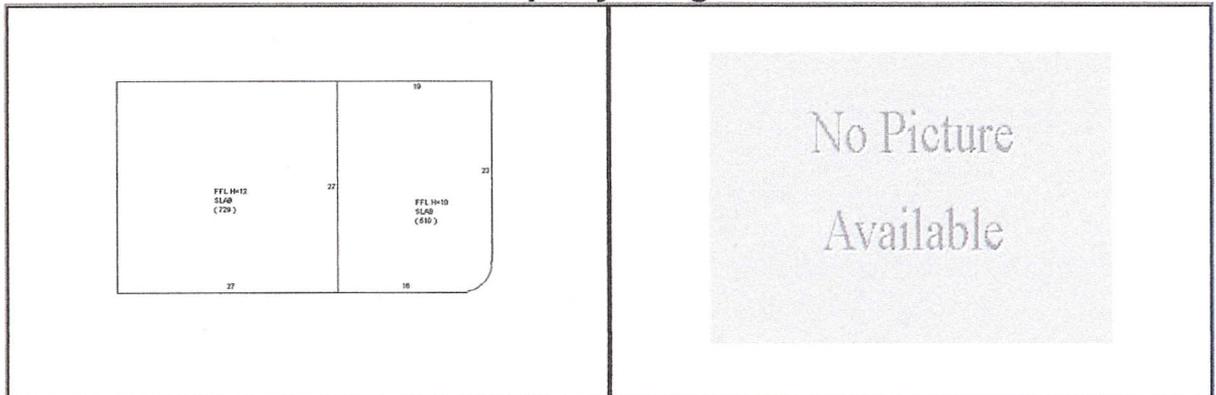
| | | |
|-----------------------------------|-------------------------------|--------------------------------|
| Building Style AUTO DEALER | Foundation Type SLAB | Flooring Type CONCRETE |
| # of Living Units 0 | Frame Type MASONRY | Basement Floor N/A |
| Year Built 1950 | Roof Structure GABLE | Heating Type FORCED H/W |
| Building Grade AV-GOOD | Roof Cover ASPHALT SH | Heating Fuel GAS |
| Building Condition Good | Siding VINYL | Air Conditioning 60% |
| Finished Area (SF) 1239 | Interior Walls DRYWALL | # of Bsmt Garages 0 |
| Number Rooms 0 | # of Bedrooms 0 | # of Full Baths 0 |
| # of 3/4 Baths 0 | # of 1/2 Baths 0 | # of Other Fixtures 0 |

Legal Description

Narrative Description of Property

This property contains 0.280 acres of land mainly classified as COMMERCIAL with a(n) AUTO DEALER style building, built about 1950, having VINYL exterior and ASPHALT SH roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

~ **Waiver Request** ~

City of Auburn Submissions for Site Plan – Special Exceptions

Article V: Section 60-607

General Provisions & Design Standards

Waivers Requested:

60-607-12d.

Waiver landscaped area within 10 feet of street right of way