

APPLICATION FOR VARIANCE

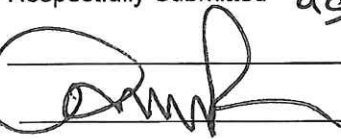
Name and Address of Applicant:
 Radco Construction - Radford Fedriz
 151 Bridge Water Loop
 Madison, MS 39110

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
5-1-21	PUD	See (Exhibit A)	081A-001/5500	X	See (Exhibit B)

Other Comments: As per Article 804 of the Madison County Zoning Ordinance.

Comments We would like to ask for a setback variance on the South property line shared with lot 990 @ Villas of Bridge Water. We are 24 inches over the 5 ft side setback. All parties have agreed to this variance; Developer-Wade Quinn & owner lot 990 - Tommy Lister

Respectfully Submitted



Radford Fedriz
 601-624-1449

Petition submitted to Madison County Planning and Development Commission on _____

Recommendation of Madison County Planning and Development Commission on Petition _____

Public Hearing date as established by the Madison County Board of Supervisors _____

Final disposition of Petition _____

BUILDING PERMIT

026958

Madison County, Miss.

NO VERBAL PERMITS GIVEN ON ANYTHING

12/01/2020

This permit is issued subject to compliance with all ordinances and or building regulations of Madison County, Mississippi in force and effect at the time this permit is issued. All permits for construction which has not begun within six(6) months of the date of issuance, or for which work has been abandoned for a period of six(6) months are declared null and void.

Permission is hereby granted RADCO CONSTRUCTION LL Owner

RADCO CONSTRUCTION LLC Contractor

To erect, repair or remodel RESIDENCE

Location 151 BRIDGE WATER LOOP City MADISON

side of street. Map No. 81

Lot 989 Blk Subdivision VILLAS OF BRIDGE WATER PH 1

Zoning PUD Occupancy 1 Type of construction VI

and Township 08N Range 1E Section 1 Parcel# 081A-01 -001/55.00

Work will start IMMEDIATELY Building size 2367

Land description LOT 989 VILLAS OF BRIDGE

ALL WORK TO COMPLY WITH MADISON COUNTY LAND ZONING AND BUILDING REQUIREMENTS

Forms 335/910 not Required

Flood insurance rate zone X

Flood insurance rate map and panel no 28089CO385F

Front set back 25

Side set back 5

Rear set back 20

Inspection fee 315.00 Pay method Check Check #

Permit fee 763.00 Pay method Check Check #

TOTAL 1078.00 TOTAL VALUE OF ALL WORK 201,000.00

Owner RADCO CONSTRUCTION LL

Mail address 117 LAKE BEND DR

MADISON MS 39110 601 624-1449

Contractor RADCO CONSTRUCTION LLC

Mail address 117 LAKE BEND DR

MADISON MS 39110 601 624-1449

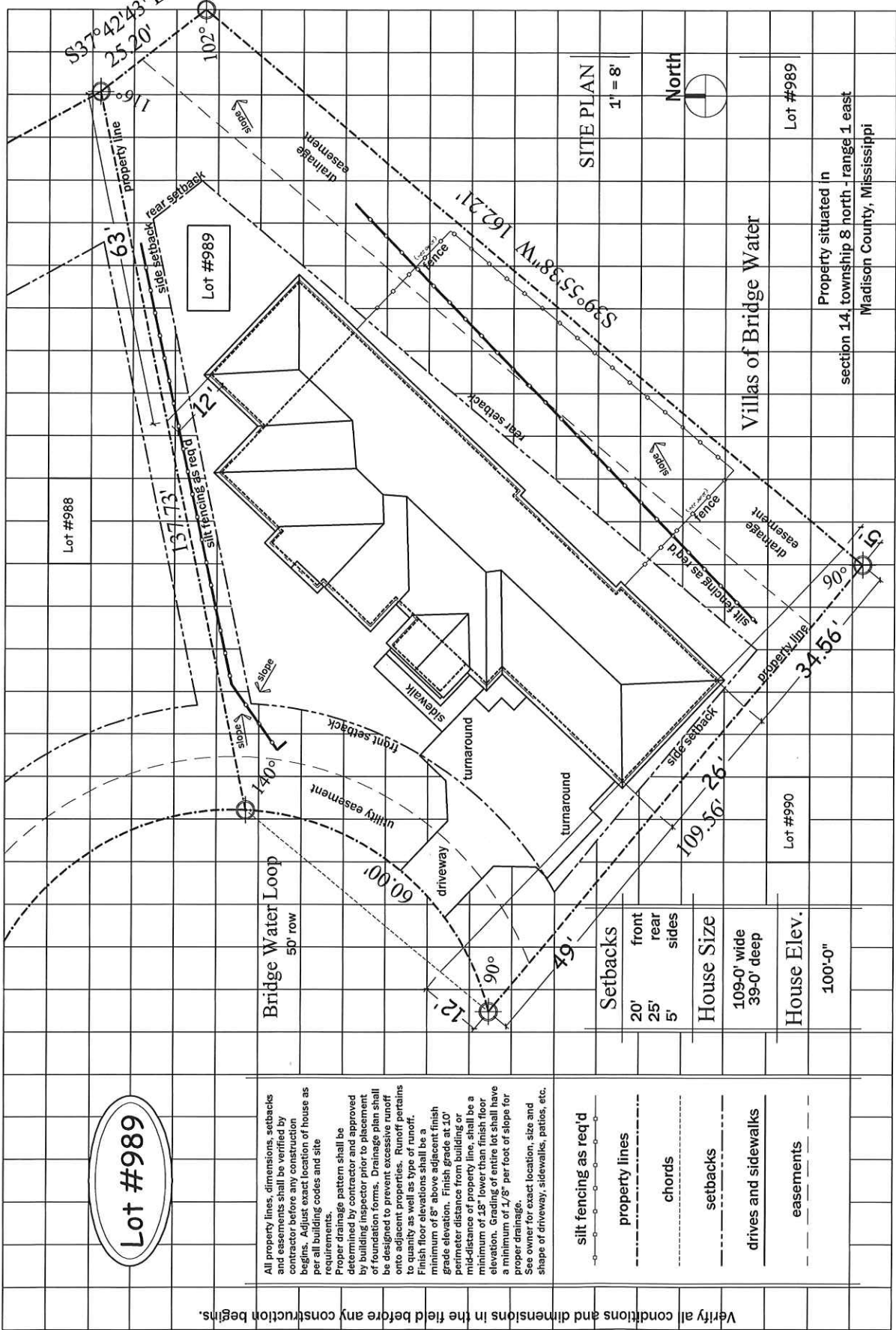
Building inspector JOHN NOBLE 601 859-3414 601 720-7999

The above permit is a receipt for money paid for permit fee when signed by a building inspector or his representative.

OWNER/BUILDER SHALL PROVIDE SANITARY FACILITIES AT JOB SITE.

CUSTOMER





Lot #989

All property lines, dimensions, setbacks and easements shall be verified by contractor before any construction begins. Adjust exact location of house as per all building codes and site requirements.
Proper drainage pattern shall be determined by contractor and approved by building inspector prior to placement of foundation forms. Drainage plan shall be designed to prevent excessive runoff onto adjacent properties. Runoff pertains to quantity as well as type of runoff.
Finish floor elevations shall be a minimum of 8" above adjacent finish grade elevation. Finish grade at 10' perimeter distance from building or mid-distance or property line, shall be a minimum of 18" lower than finish floor elevation. Grading of entire lot shall have a minimum of 1/8" per foot of slope for proper drainage.
See owner for exact location, size and shape of driveway, sidewalks, patios, etc.

- silt fencing as req'd
- property lines
- chords
- setbacks
- drives and sidewalks
- easements

Setbacks	front 20'
	rear 25'
	sides 5'
House Size	109'-0" wide 39'-0" deep
House Elev.	100'-0"

Verify all conditions and dimensions in the field before any construction begins.

Lot #989

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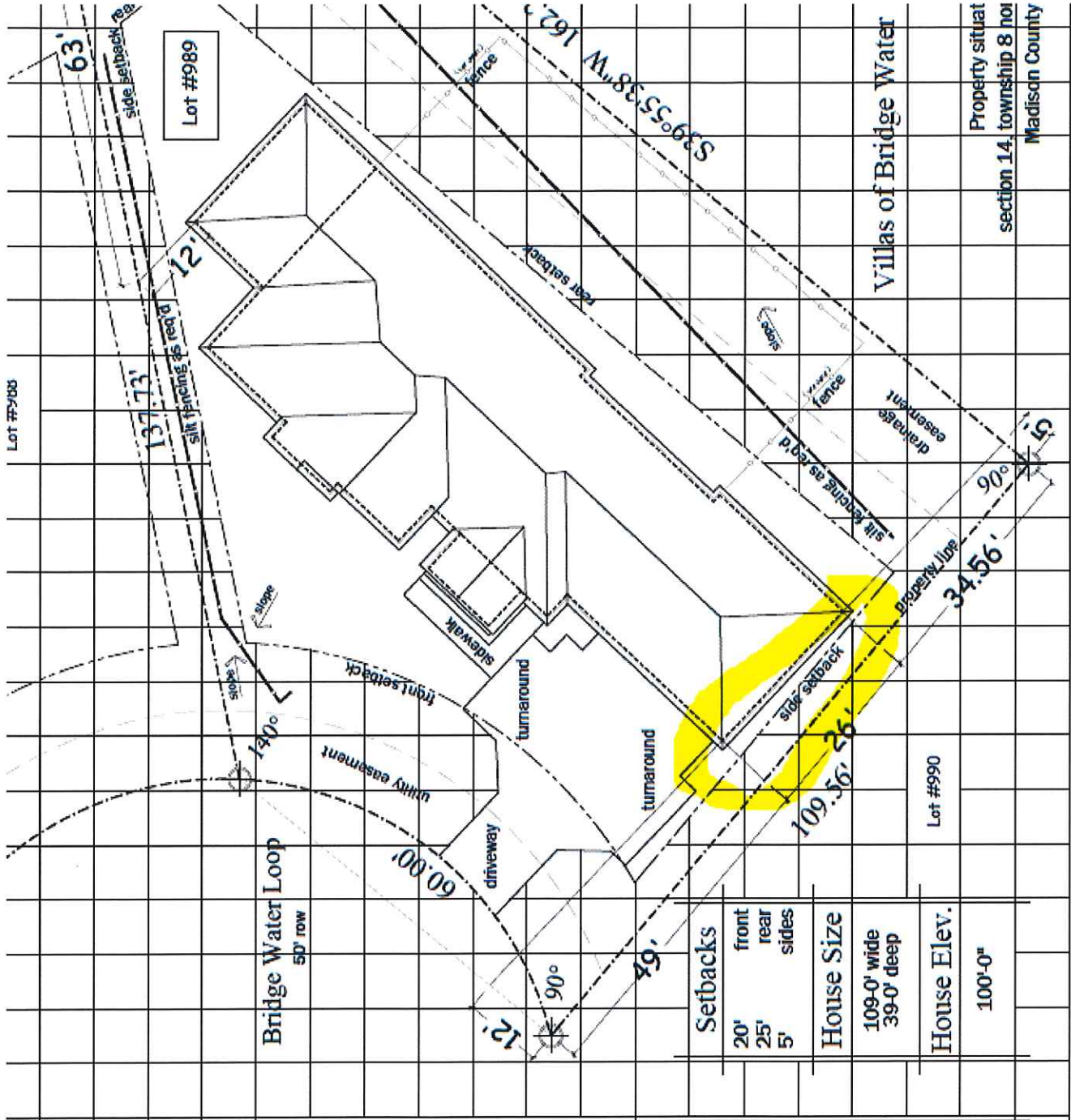
property lines

chords

setbacks

drives and sidewalks

easements



Setbacks

front 20'
 rear 25'
 sides 5'

House Size

109'-0" wide
 39'-0" deep

House Elev.

100'-0"

Lot #990

Villas of Bridge Water

Property situated
 section 14, township 8 north
 Madison County

Lot #989

Lot #988







RECORD AND RETURN TO:
First Guaranty Title, Inc.
509 Cobblestone Court, Ste. B
Madison, Mississippi 39110
Telephone: (601) 605-6626
FGT#2020013083 – Radco Const.

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid to the undersigned, the receipt and sufficiency of which is hereby acknowledged, the undersigned,

LQR, LLC,
a Mississippi limited liability company,
749 Oakmont Parkway
Ridgeland, MS 39157
Telephone: 601-506-5665

Grantor, does hereby sell, convey and warrant unto

Radco Construction, LLC,
a Mississippi limited liability company
117 Lake Bend Dr.
Madison, MS 39110
Telephone: 601-624-1449

Grantee, the following described land, lying and being situated in Madison County, Mississippi, to-wit:

★ Lots 984, 989 & 1016, Villas of Bridge Water, Phase 1, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi in Plat Cabinet F, Slides 151B and 152A, reference to which is hereby made in aid of and as a part of this description.


★ **Indexing Instructions:** Lots 984, 989 & 1016, Villas of Bridge Water Phase 1, Madison County, MS

IT IS AGREED AND UNDERSTOOD that the taxes for the current year are assessed in acreage and shall be paid by the Grantor herein. Taxes for the year 2020 and subsequent years shall be paid by the Grantee herein, its successors and/or assigns.

THIS CONVEYANCE is subject to any and all recorded reservations or conveyances of minerals, building restrictions, right-of-ways, easements and restrictive covenants applicable to the above described property.

As a part of the above-mentioned considerations, Grantee, for and on behalf of itself, its heirs, successors and assigns, hereby accepts said Lot "as and where is" and in its present condition with respect to suitability for Grantee's purposes, location, and physical condition, including, without limitation, soil types, fill material, and bearing capacity, and Grantee also hereby releases Grantor from any and all claims for damages as a result of the location and condition of said Lot, including, without limitation, damages which hereafter may be suffered by Grantee or its heirs, successors and assigns as a result of movement of soil, the natural flow of storm water, the overflow of established drainage ways, or the failure to maintain said drainage ways by the persons or agencies responsible therefor, or clearing and rough grading of the lot which may have been done as part of site preparation.

WITNESS the respective hand and signature of the undersigned Grantor hereto affixed on this the 20th of March, 2020.


LQR, LLC,
a Mississippi Limited Liability Company

By: Wade Quin, Manager

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY appeared before me on this the 20th day of March, 2020, the undersigned authority in and for the jurisdiction aforesaid, the within named, **Wade Quin**, who acknowledged that he is the **Manager** of **LQR, LLC**, a Mississippi limited liability company, and that for and on behalf of said company and as its act and deed, he executed the above and foregoing instrument on the day and year therein mentioned, after first having been duly authorized by said company so to do.



My Commission Expires:


Notary Public

