

§ 154.112 PERMIT REQUIRED FOR EARTH CHANGES AND TO ALTER TOPOGRAPHY.

A building permit is required to modify the topography of any zoning lot from its current condition. It is a goal of the town to retain the current dune topography to the maximum extent possible and require developers of zoning lots to plan the development of the zoning lot so as to minimize changes in topography. All applicants for a building permit shall be required to submit a topographic survey, signed by a Indiana Registered Surveyor, showing the existing topography of the zoning lot and proposed final topography of the zoning lot. In granting a permit, the Building Commissioner shall determine that:

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(A) The planning and design of the of all structures, revetments, retaining walls and the like are designed to minimize the amount of topographic change of the zoning lot necessary for the construction of the proposed buildings and structures.

(B) The level and shape of all finish grading will complement the natural land form of the zoning lot and all abutting lots and rights-of-way.

(C) That proposed landscaped areas will complement the natural land form of the zoning lot and all abutting lots and rights-of-way.

(D) That the proposed changes of topography minimize disruption of existing plants and/or ground cover on the zoning lot and all abutting zoning lots.

(E) That the proposed changes of topography provide for adequate fire safety access as determined by the Town of Long Beach Fire Chief.

(Ord. 0203, passed 6-10-02) Penalty, see § 154.999