






15



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0133
Address: 3806 BULL CREEK RD



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 200'

CASE# C15-2015-0133
ROW# 11395784
TAX# 0122 000406

m/2

CITY OF AUSTIN CPD ✓
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 3806 Bull Creek Road

LEGAL DESCRIPTION: Subdivision – Oakmont Heights

Lot(s) 1 Block 11 Outlot Annex 2 Division Travis

County

I/We Todd Otto & Lisa Danielson on behalf of
myself/ourselves as authorized agent for Spirit Rock, LLC affirm
that on July 8, 2015, hereby apply for a hearing before the Board of Adjustment for
consideration to:

(check appropriate items below and state what portion of the Land Development Code you are seeking a variance from)

✓ ERECT ___ ATTACH ___ COMPLETE ___ REMODEL ___ MAINTAIN

new duplex on lot with an existing duplex

in a SF-3 district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

Lot shape is irregular (triangular), lot shape is not allowing for reasonable use on building area.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

What is unique about this property is that it's an irregular triangular shaped lot that is unique to this block area.

- (b) The hardship is not general to the area in which the property is located because:

Lots surrounding this property are all regular rectangle lots. This is the only triangular lot.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Duplex has been here since 1960. We are just requesting to rebuild what was already there.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

Not Applicable

M/1/3

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

Not Applicable

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

Not Applicable

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Not Applicable

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Todd Otto & Lisa Danielson Mail Address 8200 Neely Drive #248

City, State & Zip Austin, TX 78759

Printed Todd Otto & Lisa Danielson Phone 512-744-8503 Date 7/16/2015

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

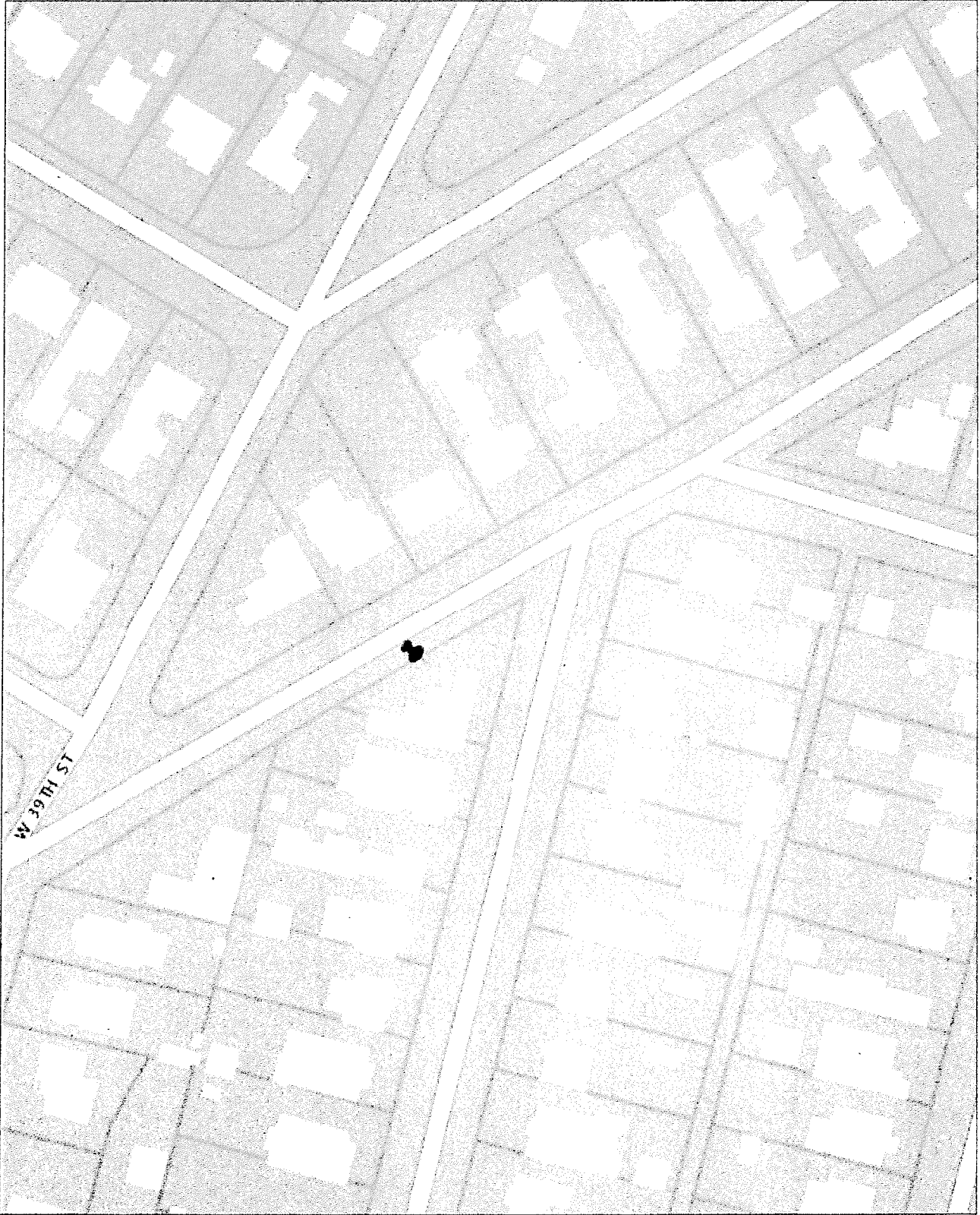
Signed Todd Otto & Lisa Danielson Mail Address 8200 Neely Drive #248

City, State & Zip Austin, TX 78759








Printed Todd Otto Phone 512-744-8503 Date 7/16/2015

311
4

Surrounding Structures CITY OF AUSTIN DEVELOPMENT WEB MAP



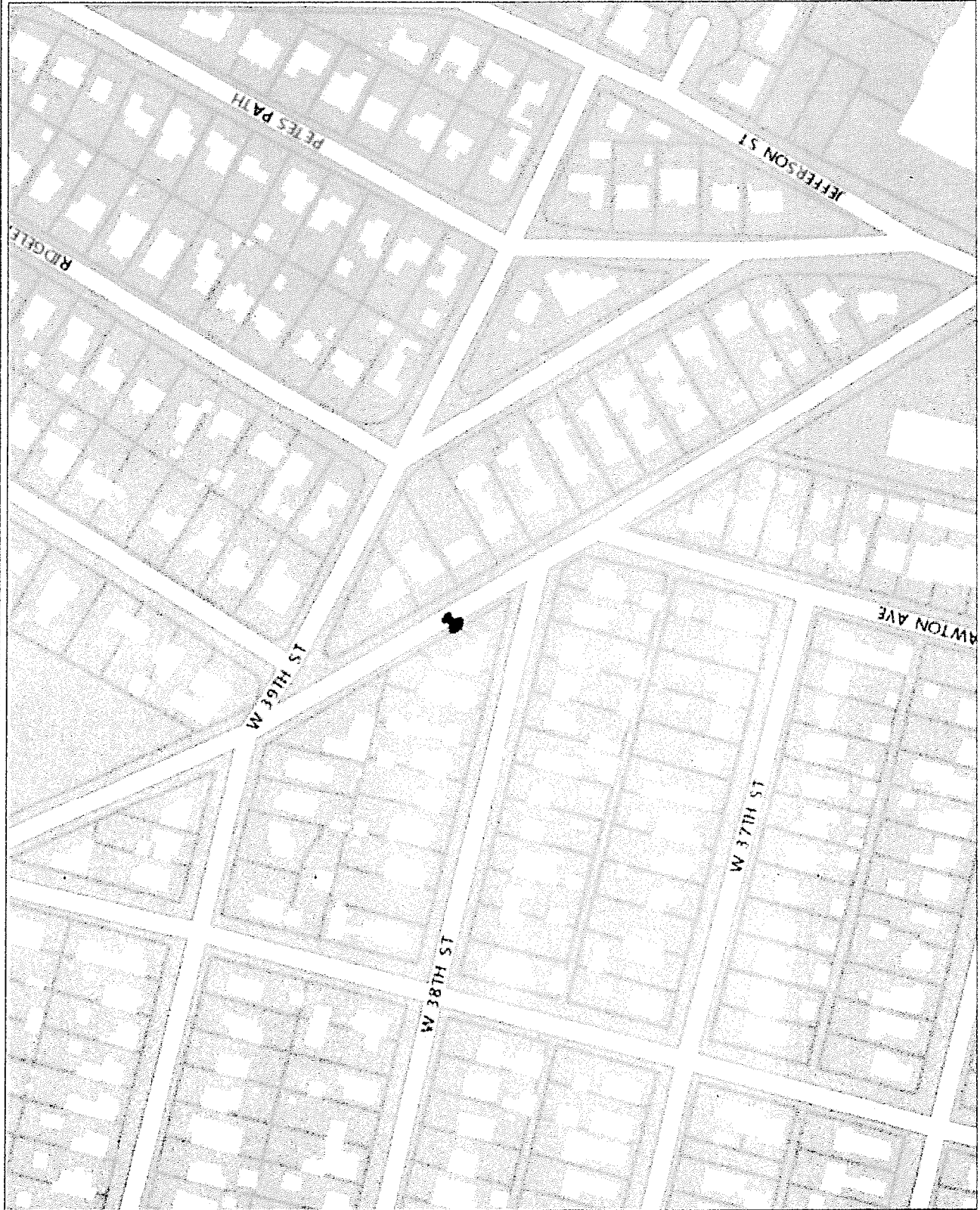
Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County








THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTIES MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

SLR

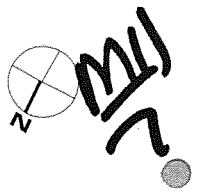
CITY OF AUSTIN DEVELOPMENT WEB MAP



Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.



FAR CALCULATIONS

1st FLOOR GROSS AREA	1841
2nd FLOOR GROSS AREA	403
TOTAL GROSS FLOOR AREA	2244
TOTAL GROSS SLOPED AREA OF LOT	2725
FLOOR AREA RATIO	82%
FROM CITY OF AUSTIN	

BUILDING COVERAGE

LOT SQ. FT.	2725 = 100.0%
TOTAL 1st FLOOR COND. AREA	1841
UNIT A CASFOOT	145
UNIT B CASFOOT	145
TOTAL COV. PORCHES	44
TOTAL COV. PATIOS	140
TOTAL BUILDING COVERAGE	2068 = 75.9%
IMPERVIOUS COV.	
TOTAL BUILDING COV.	2068
UNIT A DRIVEWAY & WALK	717
UNIT B DRIVEWAY & WALK	565
A/C PADS	16
TOTAL IMPERV. COVERAGE	2801 = 102.8%

NOTES:

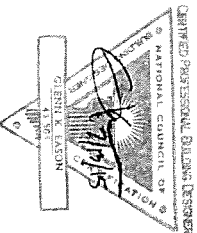
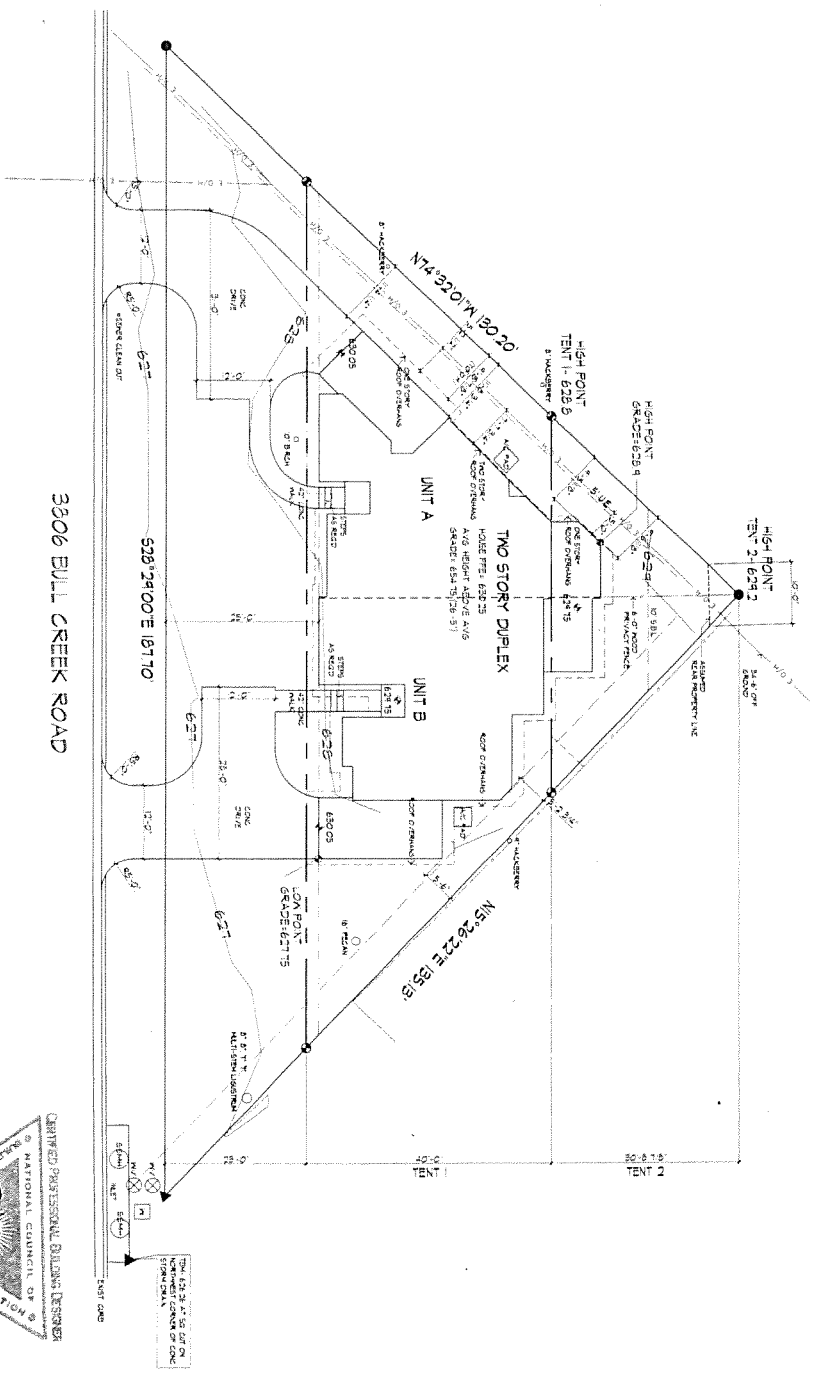
PROVIDE POSITIVE DRAINAGE AWAY FROM
BUILDING. ALL ROADS AND DRIVEWAYS
SHALL BE GRADED TO A MINIMUM
SLOPE OF 2% TOWARD THE STREET.
APPROPRIATE AND SHOULD BE VERIFIED WITH
ARCHITECTURAL AND ENGINEERING PLANS

LEGAL DESCRIPTION

QUAD 28
BLOCK 11
LOT 1
3806 BULL CREEK ROAD

AVERAGE GRADE	625.8
HIGH POINT GRADE	627.75
LOW POINT GRADE	625.65
TOTAL	2
AVERAGE GRADE	625.83

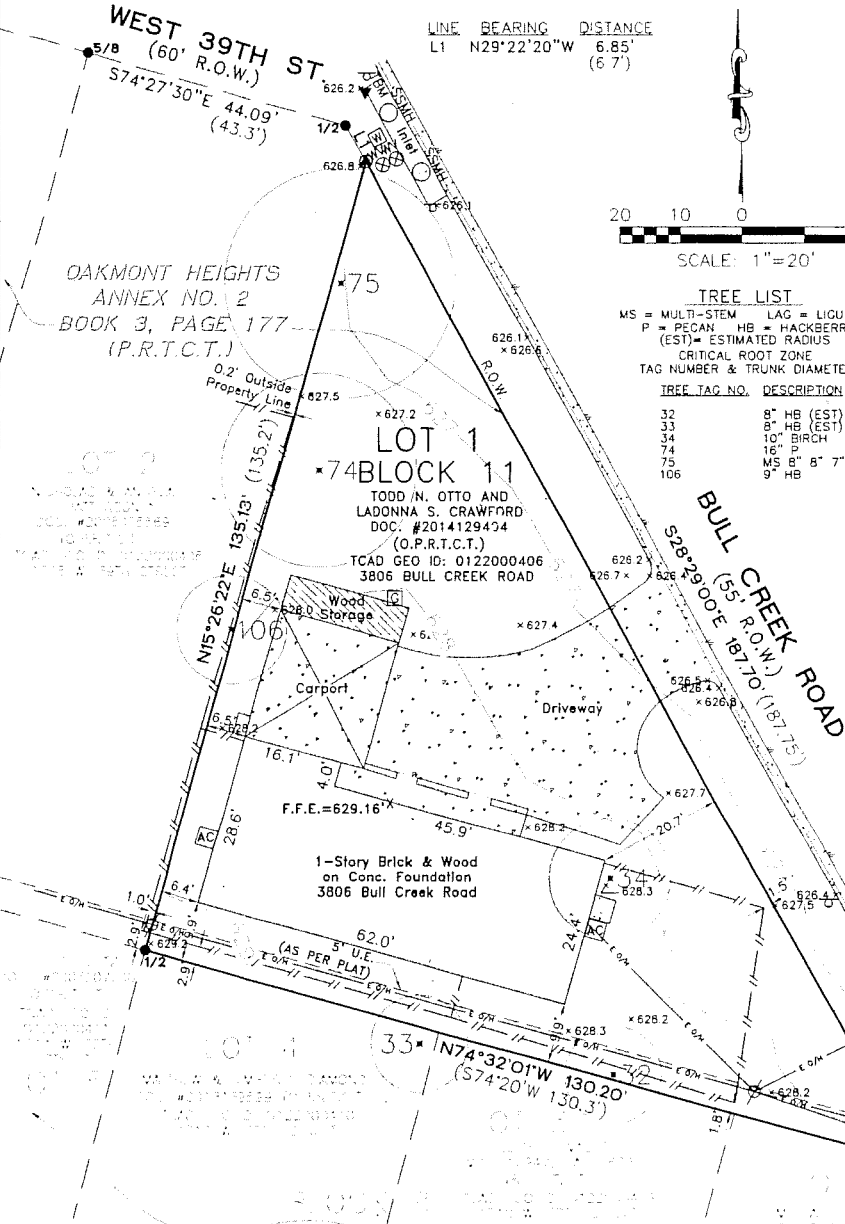
SITE PLAN
Proposed Structures
SCALE: 1"=20'



Existing Structures

STANDARD LAND, TOPOGRAPHIC & TREE SURVEY

Address 3806 BULL CREEK ROAD Reference OTTO/CRAWFORD
Lot 1 Block 11, OAKMONT HEIGHTS ANNEX NO. 2 a subdivision in TRAVIS County, Texas
of Record in Book 3 Page 177 of the Plat Records of TRAVIS County, Texas



- LEGEND**
- TBM TEMPORARY BENCHMARK SET
 - 1/2 1/2" IRON ROD FOUND WITH NO CAP (UNLESS OTHERWISE NOTED)
 - 5/8" IRON PIPE FOUND
 - 60D NAIL FOUND
 - (AS PER PLAT) BOOK 3, PAGE 177 (P.R.T.C.T.)
 - < > BOOK 3, PAGE 148 (P.R.T.C.T.)
 - P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
 - R.O.W. RIGHT-OF-WAY
 - F.F.E. FINISHED FLOOR ELEVATION
 - U.E. UTILITY EASEMENT
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

- OVERHEAD ELECTRIC/TELEPHONE LINE POWER POLE WITH GUY WIRE AND ANCHOR
- CONCRETE IMPROVEMENTS
- WOOD IMPROVEMENTS
- WOOD PRIVACY FENCE
- CRITICAL ROOT ZONE PER CITY OF AUSTIN GUIDELINES
- AIR CONDITIONER PAD
- WATER VALVE
- WATER METER
- SSMH STORM SEWER MANHOLE
- GAS METER
- STREET SIGN
- BREAK ON LINE (NOT TO SCALE)



SCALE: 1"=20'

TREE LIST

MS = MULTI-STEM LAG = LIGUSTRUM
P = PECAN HB = HACKBERRY
(EST) = ESTIMATED RADIUS
CRITICAL ROOT ZONE
TAG NUMBER & TRUNK DIAMETER

TREE TAG NO.	DESCRIPTION
32	8" HB (EST)
33	8" HB (EST)
34	10" BIRCH
74	16" P
75	MS 8" 5" 7" 7" LAG
106	9" HB

BUILDING LINES NOTES

1. ADDITIONAL BUILDING LINES AND EASEMENTS THAT MAY AFFECT THIS LOT ARE NOT SHOWN HEREON.
2. ADDITIONAL BUILDING SETBACK LINES THAT MAY ALSO BE AFFECTED BY LOCAL ZONING ORDINANCE REQUIREMENTS AND RESTRICTIVE COVENANTS ARE NOT SHOWN HEREON.

FLOOD PLAIN NOTE

THE PROPERTY DESCRIBED HEREON IS CONTAINED WITHIN ZONE "X" AS SCALED FROM FIRM MAP NUMBER 48453C0445H, DATED SEPTEMBER 26, 2008, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PURPOSE OF WHICH IS FOR FLOOD INSURANCE ONLY.

ON SITE TEMPORARY BENCH MARK

TBM(LS#79): SQUARE CUT ON TOP OF NORTHWEST CORNER OF CONCRETE STORM DRAIN INLET LOCATED AT THE SOUTHWEST CORNER OF WEST 39TH ST. AND BULL CREEK ROAD INTERSECTION APPROXIMATELY 100' NORTH OF CONCRETE DRIVEWAY CENTERLINE OF OUR SUBJECT TRACT WITH ADDRESS: 3806 BULL CREEK ROAD ELEVATION = 626.26' (SEE UPPER LEFT DRAWING)

VERTICAL BASIS OF CONTROL

GPS MONUMENT NO. K-25-1001 (CB01) (3" BRASS DISK ON BOX CULVERT)
3" BRASS DISK FOUND ON BOX CULVERT ON WALLER CREEK ON THE EAST SIDE OF AVENUE F WITH EAST 45TH STREET INTERSECTION.
ELEVATION = 608.99'
C.O.A. GRID COORDINATES N/10,085,395.49 E/3,118,803.09 (OFF SITE)

GPS MONUMENT NO. CB58 (3" BRASS DISK ON CONCRETE TRAFFIC ISLAND)
3" BRASS DISK FOUND ON CONCRETE TRAFFIC ISLAND AT THE JUNCTION OF WEST 38TH STREET AND WEST 35TH STREET AT THE WEST OF SHOAL CREEK.
ELEVATION = 579.64'
C.O.A. GRID COORDINATES N/10,085,028.06 E/3,112,116.43 (OFF SITE)

RESTRICTIVE COVENANTS AND EASEMENTS

RESTRICTIVE COVENANTS AND EASEMENTS AS RECORDED IN BOOK 3, PAGE 177 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS DO AFFECT THE SUBJECT LOT.

COMMITMENT NOTE

A TITLE COMMITMENT WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY. ALL EASEMENTS OF WHICH I HAVE KNOWLEDGE ARE SHOWN OR DEPICTED HEREON. OTHER THAN VISIBLE EASEMENTS, NO UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST ARE SHOWN HEREON. NO ADDITIONAL RESEARCH OF EASEMENTS WAS PERFORMED BY LANDMARK SURVEYING, LP FOR THIS SURVEY.

I HEREBY STATE THAT A SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON, THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAY, EXCEPT AS SHOWN; THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY; AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF THE PROPERTY TO THE BEST OF MY KNOWLEDGE.

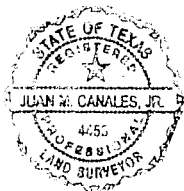
AS SURVEYED BY:
LANDMARK SURVEYING, LP
FIRM REGISTRATION NO. 100727-00

Juan M. Canales, Jr.

JUAN M. CANALES, JR.
Registered Professional Land Surveyor No. 4453
Surveyed: February 11, 2015

THIS SKETCH IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR.

CLIENT: TRUST REALTY, LLC
DATE: FEBRUARY 18, 2015
OFFICE: MB
CREW: S. DUNN, R. MARTINEZ
F.B.I.: 1421/18
JOB #: 1186-01-01/02/03
DISK: T:\Trust Realty, LLC\3806 Bull Creek Road\Topo & Tree Survey\Lot 1 Bk 11-Add1.dwg



WEST 38TH ST.
(60' R.O.W.)

BEARING BASIS (1949)
Book 3 Page 148 P.R.T.C.T.

Landmark
SURVEYING, LP
FIRM REGISTRATION NO. 100727-00
2205 E. 5TH STREET
AUSTIN, TEXAS 78702
PH: (512)320-7411 FAX: (512)320-7413

ml
9

September 14

Board of Adjustments

2015

3806 Bull Creek Road

C15-2015-0133

mll
10

Dear Board of Adjustments,

Pertaining to 3806 Bull Creek Road, Austin, TX 78731

REQUEST

I would like to request a variance to code 25-2-773 – Duplex Residential Use section B (2) that indicates that the minimum lot width be 50 feet. I request that I am granted your permission to construct a duplex with a lot width of 37'4" due to the irregular shape lot relative to the lot in the subdivision (triangle lot).

I contend that my entitlement to the requested variance is based on the following findings

July 2014

- July 2014 - In person appointment with a city reviewer - Juan Camou
- To discuss removing existing old duplex and build a new duplex
- I brought the survey and wanted to go over all the city codes before purchasing the property to confirm that I would be able to build the duplex. Juan has assisted me on other duplex projects.
- I wanted to make sure I was following all the codes as it was an irregular shaped lot
- He told me that this lot would work for building a duplex and we confirmed it met the minimum lot area of 7,000 feet
- He knew that I wanted to be very thorough as it this was one of the most expensive properties I had purchased thus far.
- I am also interested in living in one side of the duplex and creating a condo regime.
- I received a yellow tag as proof that I had come in to discuss details for building of a new duplex with a city examiner
- Respectfully had he known, I am sure he would have told me, I am not sure exactly how it happened however, later I found out, there was a misinterpretation or an unknowingness of the lot width minimum. Had I known that day and had he told me I did not meet the lot minimum requirement, I would never had purchased the duplex, paid the architect and engineer for plans and specs and submitted them to the city along with their fee's
- 7/23/2014 – My architect even drew up an example and sent over to Juan, before I purchased the duplex and Juan confirmed over conference call with my architect and me that the proposed plan new duplex plan would work

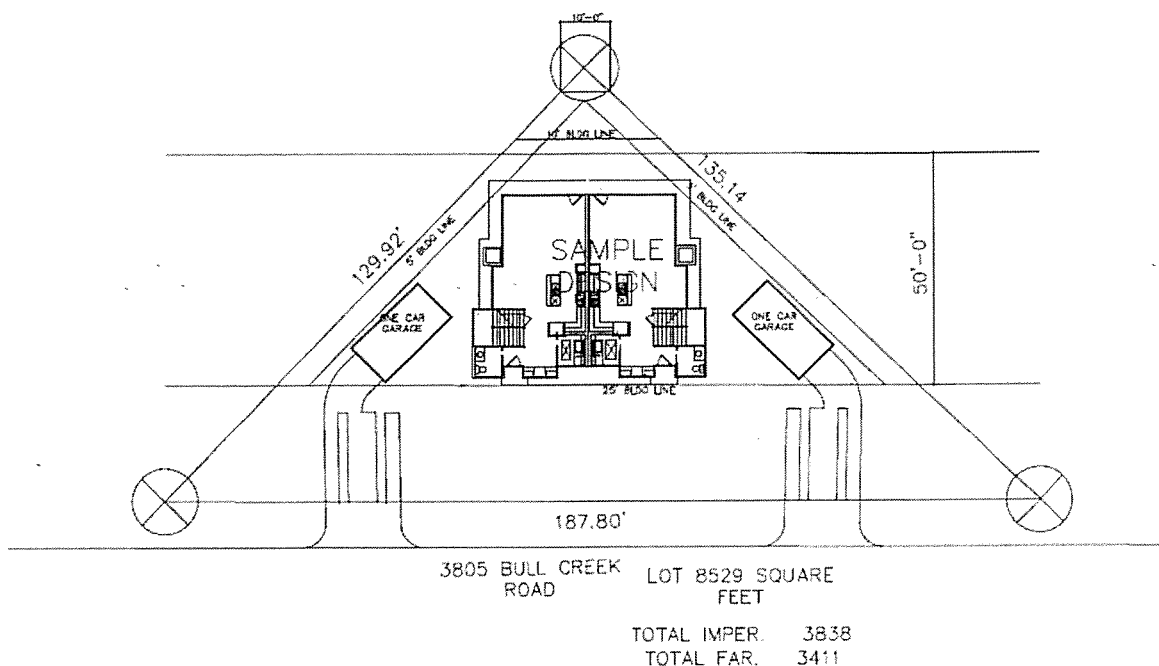
From: Lisa Danielson [<mailto:lisadanielson10@gmail.com>]

Sent: Wednesday, July 23, 2014 1:33 PM

To: Camou, Juan

Subject: RE: bull creek lot-revised Okay we want to make sure we are interpreting your notes correctly. See attached and confirm. Thanks!

ml
11



- He did reference the codes in an email to us and we all discussed the back property line and how to establish the rear boundary line.
- 5/22/15, I found out when I got my Residential Zoning Review for my permitting from Susan Barr, Juan's understanding of the code and how to measure the lot width on an irregular shaped lot was misinterpreted or he did not know or bring it up.
- There are very few Triangle lots.
- June of 2015, I had numerous phone conversations with Kathy Haught (Supervisor) and an in-person appointment with Daniel Word (supervisor) discussing and talking about the interpretations and how to move through this, and the only way was to go in front of the board of adjustments which was suggested by all city parties.
- 6/3/2015 Kathy Haught – over the phone and in an email discussed the importance of understanding this code and how to interpret it for irregular shaped lots as to the hardship that happens when it is misinterpreted

On Jun 3, 2015, at 2:16 PM, Haught, Kathy <Kathy.Haught@austintexas.gov> wrote:

Lisa,

We will certainly follow up with not only Juan, but the entire review section to be sure all are aware of the code sections. Unfortunately we cannot waive any fees of any kind. Kathy

MH
12

On Jun 3, 2015, at 1:40 PM, Haught, Kathy <Kathy.Haught@austintexas.gov> wrote:

Hello Lisa,

John McDonald and I took a look at this today and feel there is no way around the Code requirements for the setback other than the option for BOA as the reviewer pointed out. I would be hopeful the BOA would be sympathetic to the physical restraints of the site.

Let us know if we can do anything else.

Kathy

- 6/3/2015 I asked Kathy about waiving the fee's if I did not go in front of the Board of Adjustments and was told that even though a mistake had been made on their part, Application fee, Electric, Demo, and Appointment fees could not be waived.
- After deciding to go in front of the Board of Adjustments, I reached out to neighborhood association through email on 7/8/2015. Did not receive response. Tried contacting them through phone to follow up, however their website indicated that it had not been updated since 2011 and did not have any contact information. I am not sure the website is updated.

CODES:

25-1-22 - MEASUREMENTS.

ML
13

(A)

Lot area is the net horizontal area within the lot lines, excluding the portion of the lot:

(1)

that provides street access, if the lot is a flag lot; or

(2)

that is located below 492.8 feet of elevation above sea level, if the lot is adjacent to Lake Austin.

(B)

Lot depth is the horizontal distance between the mid-point of the front lot line and the midpoint of the rear lot line.

(C)

Except as otherwise provided in this title, lot width is measured at the front setback line and at a distance of 50 feet to the rear of the front setback line.

The width is checked at those two locations to make sure that the minimum width is maintained between those points.

(D)

In determining required yards and setbacks for an irregularly shaped lot or a lot bounded by only three lot lines, the rear lot line is:

(1)

a line ten feet long;

(2)

parallel to the front lot line; and

(3)

at the most distant location from the front lot line.

(E)

A distance from a structure to a line or location is measured from the exterior face of the nearest wall or vertical support of the structure to the line or location. For a structure that does not have a wall or vertical support, the building official shall determine the point of measurement

25-2-773 DUPLEX RESIDENTIAL USE.

(A)

For a duplex residential use, the base zoning district regulations are superseded by the requirements of this section.

(B)

For a duplex residential use:

(1)

minimum lot area is 7,000 square feet;

(2)

minimum lot width is 50 feet;

Hardship & Reasonable Use Bullet Points:

- The property has an existing legal description. It was legally platted this way in 1931 and has a duplex already sitting on it.
- I did not move the lot lines. As a matter of fact lot lines have never been moved.
- The property in question has lot size, and SF3 zoning for duplex.
- The lot area is a funky irregular triangle shape that is unique to the block area.
- If it wasn't such a strangely shaped lot, we would not be requesting the variance of the minimum lot requirement.
- Duplex residential use code is not friendly to triangular lots, it causes limitation.
- Lot shape is not allowing for reasonable use on building area
- I am not changing the character of the area. In fact I would like for my home to be similar in style to those in the neighborhood.
- The density is not increasing.
- I am not increasing the traffic.
- I am not increasing the number of units – there are two units on there now.
- I am not asking to do something that is not already there. An existing duplex has been on this property since 1960.
- I am requesting to rebuild what is already there.
- Many of the properties on Bull Creek are Duplex/Condo Regime.
- Can't fix the lot width, and that is why asking for help.
- I am complying with the plans that I have submitted to the city. I have met the McMansion rules, parking rules, setback rules, and impervious cover rules.
- Austin Energy and Eben Kellog do not oppose the application for variance requested.
- I am not asking for variances of anything else. I can build around existing conditions, however I can't fix the width of the triangular irregular lot and that is why I am asking for help and requesting that this variance be approved.

311
14

CITY OF AUSTIN DEVELOPMENT WEB MAP



- Legend
- Lot Lines
 - Streets
 - Building Footprints
 - Named Creeks
 - Lakes and Rivers
 - Parks
 - County

13/3/11

Lot Lines in the area of my property



FAR CALCULATIONS

1st PLANTER SPACES AREA	104
2nd PLANTER SPACES AREA	104
TOTAL SPACES PLANTER AREA	208
TOTAL SPACES SPACES AREA OF LOT	275.5
PLANTER AREA RATIO	24.3
Area of lot not paved	

BUILDING COVERAGE

[illegible]

INDEPENDENT COV.

TOTAL BUILDING COV.	2943
UNIT A DRIVEWAY & WALK	77
UNIT B DRIVEWAY & WALK	569
A/C PADS	18
TOTAL IMPRV. COVERAGE	5813 = 43.45

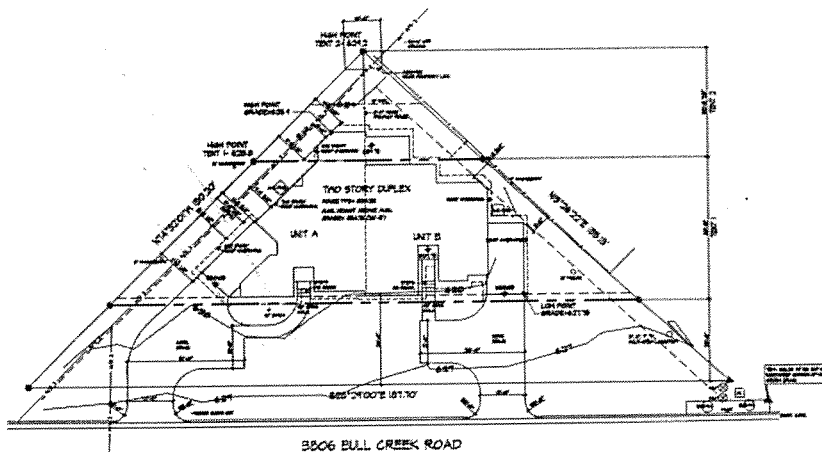
Abstract

PROBABLE REPTILES: CHANGING ABOUT FROM
SOME WARMER TO COOLER STRUCTURE
PROBABLE REPTILES: CHANGING ABOUT FROM
SOME WARMER TO COOLER STRUCTURE

LEGAL DESCRIPTION

[illegible]

AVG. PRICE	
HIGH POINT PRICE	628.4
LOW POINT PRICE	621.70
TOTAL	1888.00
	+ 2
AVG. PRICE	629.00



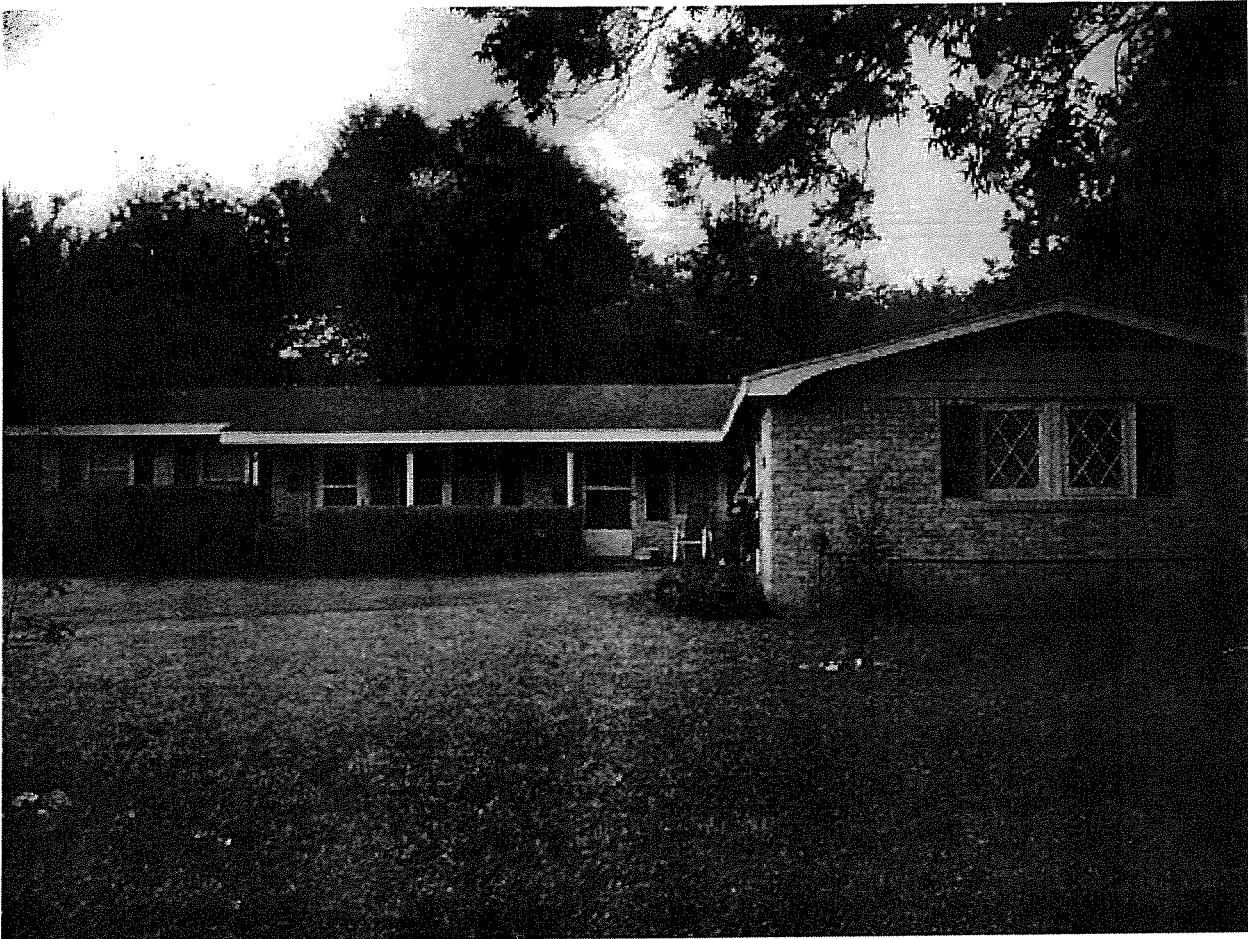
3506 BULL CREEK ROAD



688.8 33708-01-01/02/03

[illegible]

Site Plan

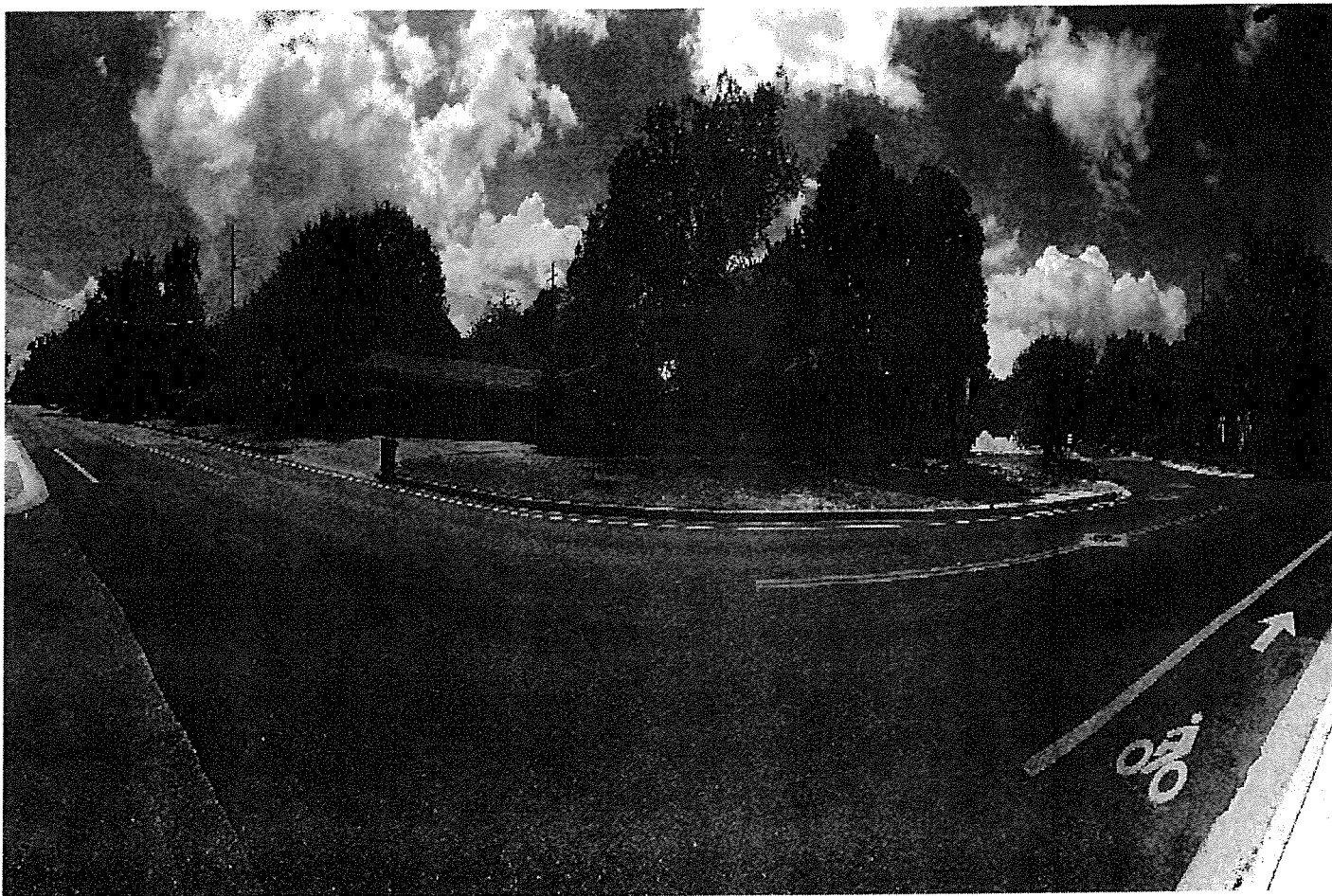


311
1/2

Image 1. Current building on 3806 Bull Creek Road.



Image 2. Current building of 3806 Bull Creek Road beside two story homes.



11/19

Image 3. Panoramic view of property.

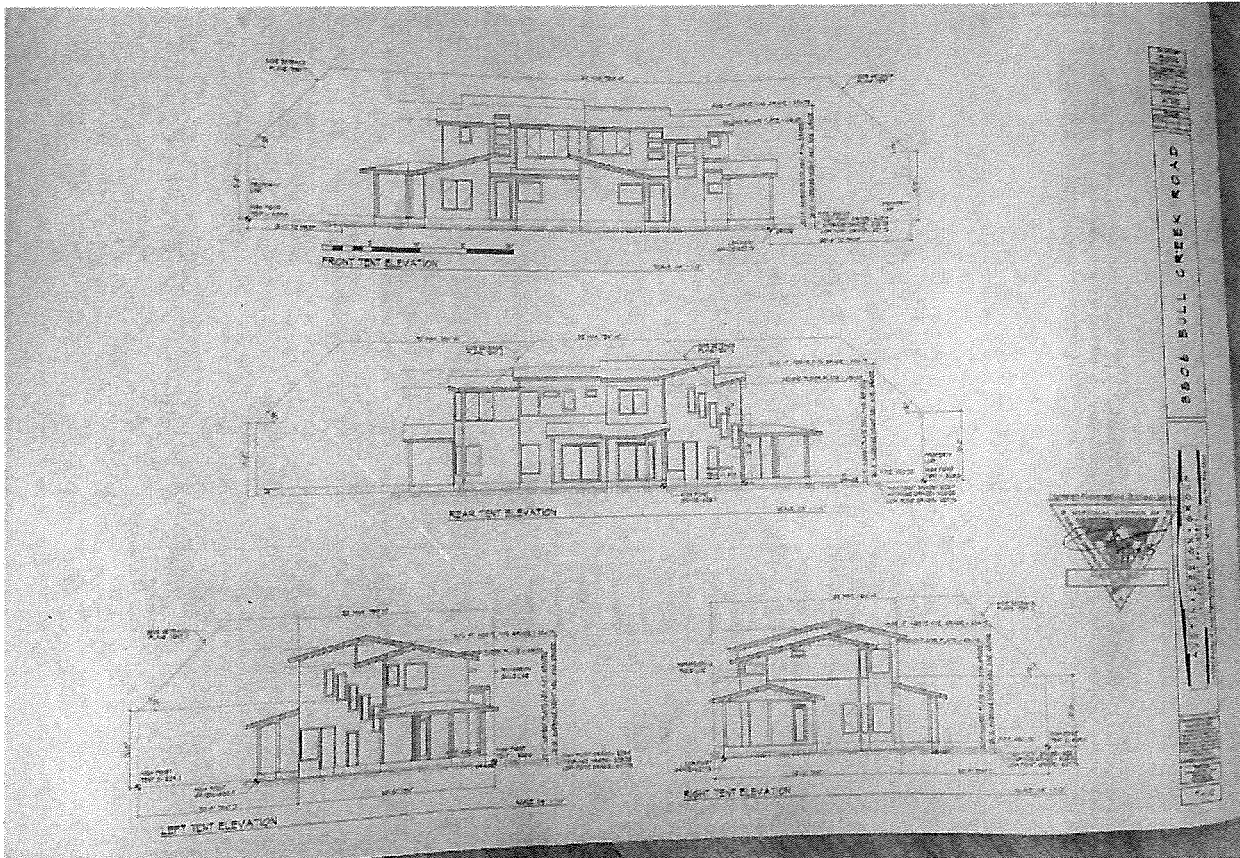


Image 4. Elevation plan of intended home to be built on property.

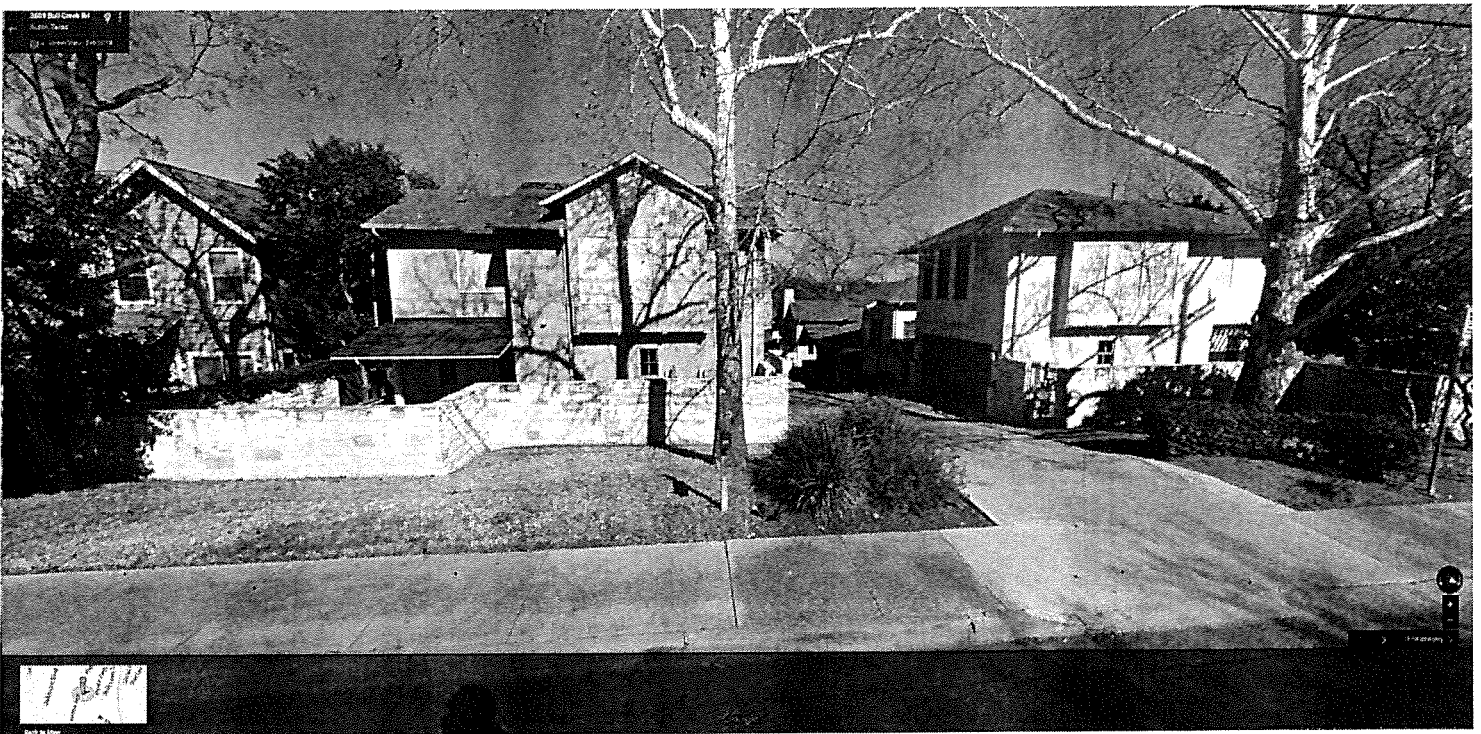
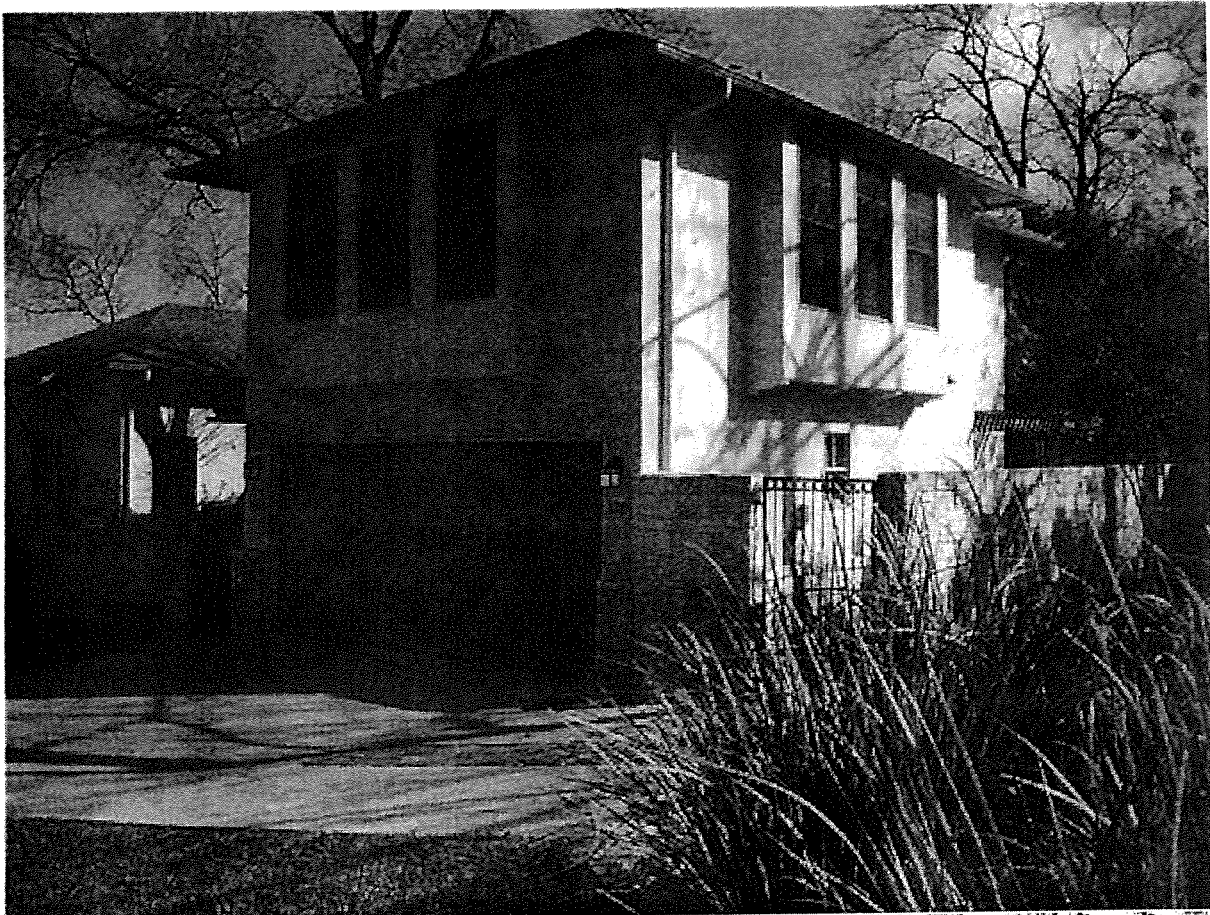


Image 5. Residential duplexes in the neighborhood, specifically located on Bull Creek Rd. across from my property



11/2/21

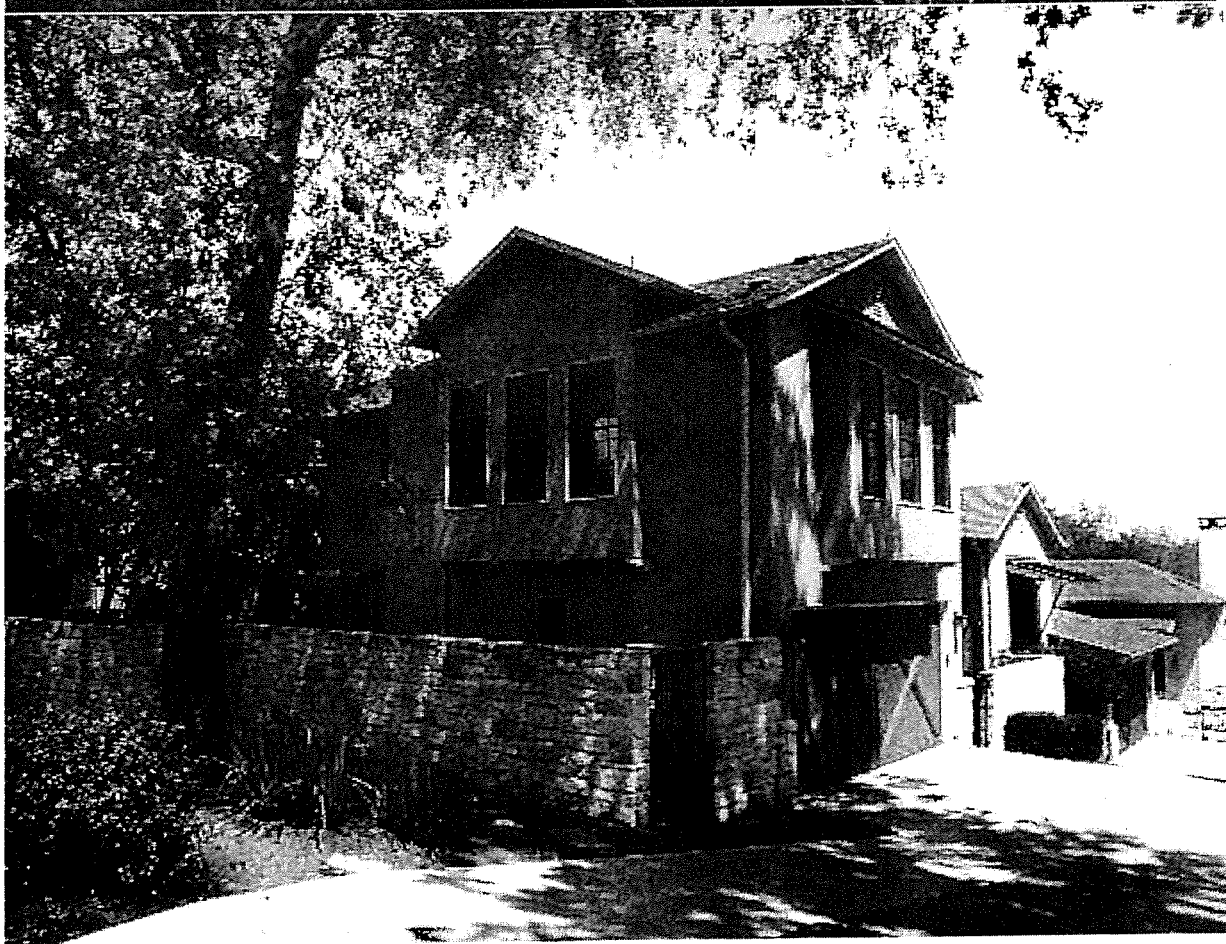
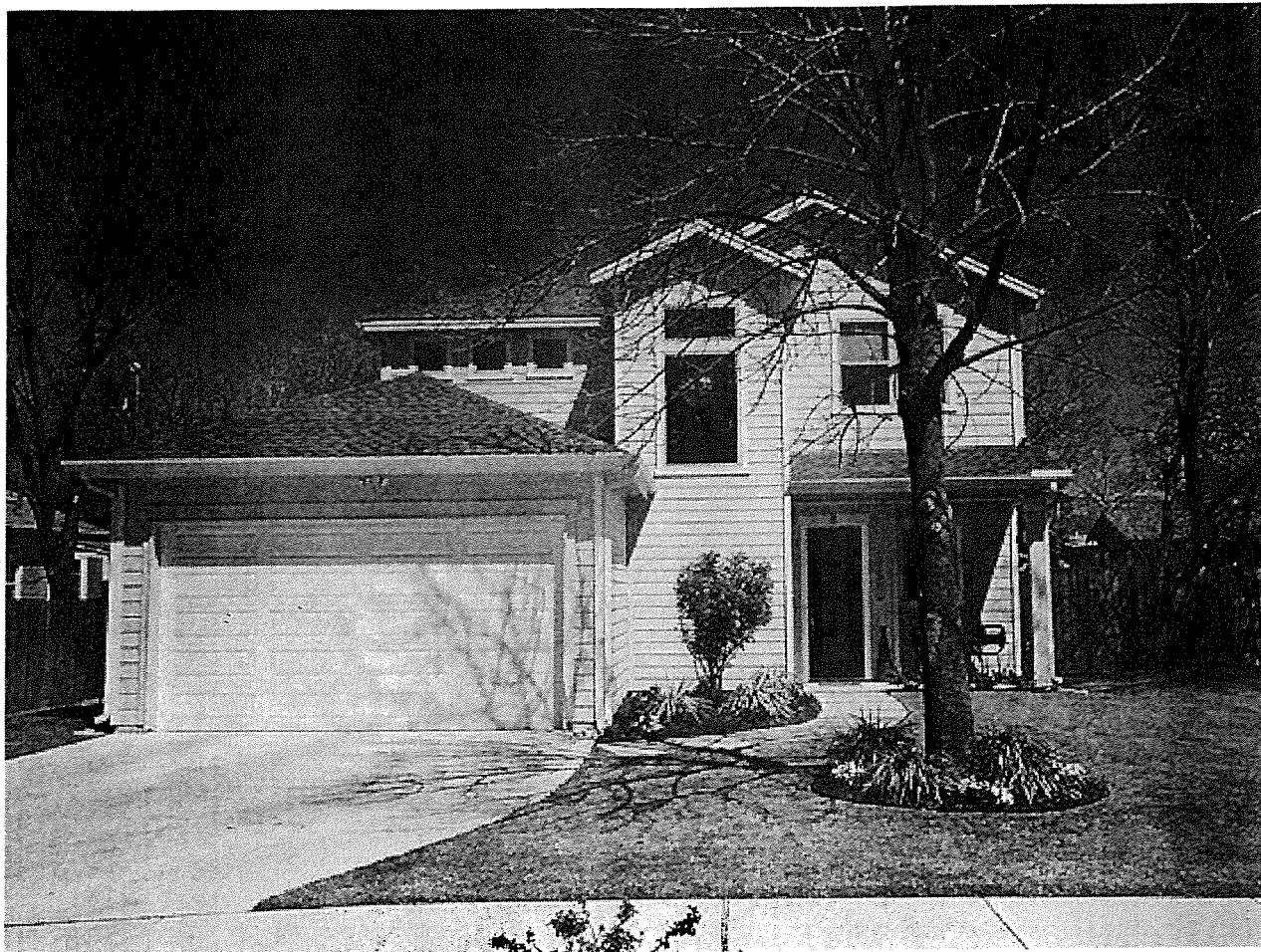


Image 6 & 7. Other examples of duplexes specifically located on Bull Creek Rd, across from my property.

Properties I have developed in Austin

12/22





m/1
23



m/1
24





I have always have had a respect for the City of Austin planning and development, I am not upset about the mishap as I know it was not intentional. The planners over the past 10 years have been very nice and exceptionally valuable in teaching me over the years.

My intention is to show and share with you that I am a conscious person who is passionate and enjoys bringing beauty to neighborhoods. I know that duplex I would build on Bull Creek would bring beauty and be a much more attractive property and bring value to the neighborhood than what is currently there.

I am please requesting that I be granted the variance for the minimum lot requirement due to the irregular shape lot relative to the lot in the subdivision.

Thank you!

Lisa Danielson

