

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2017-0283.0A**DATE:** December 4, 2018**SUBDIVISION NAME:** Hayah Subdivision, Resubdivision of Lot 3 Block E, Eubank Acres  
Section 1**AREA:** 0.5447 acres**LOT(S):** 2**OWNER/APPLICANT:** Fayez S. Kazi**AGENT:** Civiltude  
(Jessica Milligan)**ADDRESS OF SUBDIVISION:** 11603 Tedford St.**WATERSHED:** Walnut Creek**COUNTY:** Travis**EXISTING ZONING:** SF-1**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Single-Family

**VARIANCES:** A variance to section 25-4-175 to allow a residential flag lot has been requested. The applicant is proposing one residential flag lot with this application. The applicant has obtained approval from the Fire Department to verify accessibility for emergency responders, approval from the Austin Water Utility, Austin Energy, and the City Arborist to verify there is adequate room for the required utilities and enhanced tree protection on the site. It is Staff's opinion that the proposed subdivision is compatible with the surrounding development since adjacent properties have been resubdivided. It should also be noted that there are no known deed restrictions on the site, and a note has been added that requires all addresses for residential lots utilizing a flag lot design must be displayed at their closest point of access to a public street for emergency responders. Because the application meets the flag lot criteria as required by the Land Development Code, the Staff recommends approval of the variance.

**DEPARTMENT COMMENTS:** The request is for the approval of the Hayah Subdivision, Resubdivision of Lot 3 Block E, Eubank Acres Section 1 composed of three lots on 0.5447 acres. The applicant is proposing to resubdivide an existing lot into a two lot subdivision for residential uses.

**STAFF RECOMMENDATION:** If the variance is approved, the staff recommends approval of the plat. With variance approval, this plat would meet all applicable State and City of Austin LDC requirements.

**CASE MANAGER:** Cesar Zavala  
Email address: [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)

**PHONE:** 512-974-3404



CASE#: C8-2017-0283.0A  
ADDRESS: 11603 TEDFORD ST.  
PROJECT: HAYAH SUBDIVISION, RESUBDIVISION OF  
LOT 3 BLOCK E, EUBANK ACRES  
CASE MANAGER: CESAR ZAVALA

# HAYAH SUBDIVISION, A RESUBDIVISION OF LOT 3 BLOCK E EUBANK ACRES SEC1

A SUBDIVISION 0.544 ACRE OF LAND LOCATED IN  
THE LOT 3 BLOCK E EUBANK ACRES SEC1

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT, FAYEZ S. KAZI, BEING OWNER OF A 0.539 ACRE OF LAND LOCATED IN LOT 3 BLOCK E EUBANK ACRES SEC1, AN ADDITION IN TRAVIS COUNTY, TEXAS, A SUBDIVISION OF RECORD IN VOLUME 1, PAGE 42 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN OF RECORD IN INSTRUMENT NO. 2017133726 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 0.539 ACRE OF LAND IN ACCORDANCE WITH THIS HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017, A.D.

FAYEZ S. KAZI  
11601 TEDFORD ST.  
AUSTIN, TEXAS 78753

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED FAYEZ S. KAZI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES

I, FAYEZ S. KAZI, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH CHAPTER 25 OF THE AUSTIN CITY CODE, AS AMENDED.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48453002701, REVISED AUGUST 18, 2014.

FAYEZ S. KAZI  
REGISTERED PROFESSIONAL ENGINEER NO. 96489  
DATE

CIVILITUDE (TSPE FIRM# 12469)  
5110 LANCASTER COURT  
AUSTIN, TEXAS 78723

I, LARRY A. PROBECK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

LARRY A. PROBECK, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5187  
DATE

PROBECK LAND SURVEYORS,  
PO BOX 550695  
DALLAS, TEXAS 75355

BENCHMARK 1:"X" SET ON TOP OF IRON PIPE AT  
SW PROPERTY CORNER, ELEV 734.68'

BENCHMARK 2:"X" SET ON TOP OF IRON PIPE AT  
NW PROPERTY CORNER, ELEV 732.00'

LOT TABLE		
LOT	TYPE	AREA
LOT 3A	SINGLE FAMILY	0.2838 ACRE [11,493 SQFT]
LOT 3B	SINGLE FAMILY	0.2809 ACRE* [12,235 SQFT]
TOTAL		0.5447 ACRE [23,728 SQFT]
*LOT AREA EXCLUDING 15' FLAG		
LOT 3B = 10,601 SQ. FT.		
LOT 3B = 0.2434 ACRE		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 25°24'19" W	7.44'
L2	S 63°56'56" E	6.80'
L3	N 26°03'04" E	24.23'
L4	N 64°58'54" W	104.53'
L5	N 25°04'19" E	56.23'
L6	S 63°28'48" E	47.51'
L7	N 30°05'09" W	10.84'
L8	N 26°37'59" E	27.09'
L9	N 64°34'59" W	157.44'
L10	S 64°55'41" E	106.97'
L11	N 25°04'20" E	15.00'
L12	S 25°04'20" W	5.01'
L13	S 64°55'41" E	107.22'
L14	N 26°03'04" E	15.00'
L15	N 25°24'19" E	3.00'
L16	S 25°11'43" W	9.18'
L17	N 63°56'44" W	2.75'
L18	S 26°03'04" W	10.55'
L19	N 26°00'33" E	6.00'
L20	S 63°59'27" E	6.00'
L21	S 26°00'33" W	6.00'
L22	N 63°58'27" W	6.00'
L23	N 63°38'57" E	43.16'
L24	N 26°00'33" E	8.00'
L25	S 63°59'27" E	8.00'
L26	S 26°00'33" W	8.00'
L27	N 63°59'27" W	8.00'
L28	S 71°41'54" E	46.96'

## GENERAL NOTES:

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

3. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

4. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

5. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

6. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

7. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

8. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

9. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

10. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

11. EROSION/SEDIMENTATION CONTROLS AREA REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION.

12. ALL DRAINAGE, EROSION CONTROLS, WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

13. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. TEDFORD STREET, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

14. ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAT SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL - SECTION 1.3.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS / ELECTRIC SERVICE DESIGN & PLANNING.

15. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

16. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.

17. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS AND WATER AND WASTEWATER LINE(S) ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

18. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, EUBANK ACRES SEC1, SHALL APPLY TO THIS RESUBDIVISION PLAT.

19. A FEE-IN-(UE) OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 1 RESIDENTIAL UNIT. NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE.

20. ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET.

21. SOLE ACCESS TO TEDFORD ST. FOR LOTS 3A & 3B SHALL BE PROVIDED THROUGH THE JOINT USE ACCESS EASEMENT.

22. MAINTENANCE OF THE JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT USE DRIVEWAY.

23. WATER METERS AND CLEANOUTS SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS.

24. EACH LOT SHALL HAVE INDEPENDENT WATER METERS AND CLEANOUTS. PRIVATE PLUMBING SHALL NOT CROSS LOT LINES. PRIVATE LINES MAY CROSS PERPENDICULARLY BUT OTHERWISE SHALL NOT BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT.

25. THE PROPOSED UNIT 2 ON LOT 2 SHALL BE CONSTRUCTED WITH A RESIDENTIAL SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 130.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

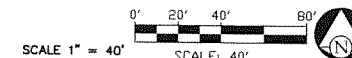
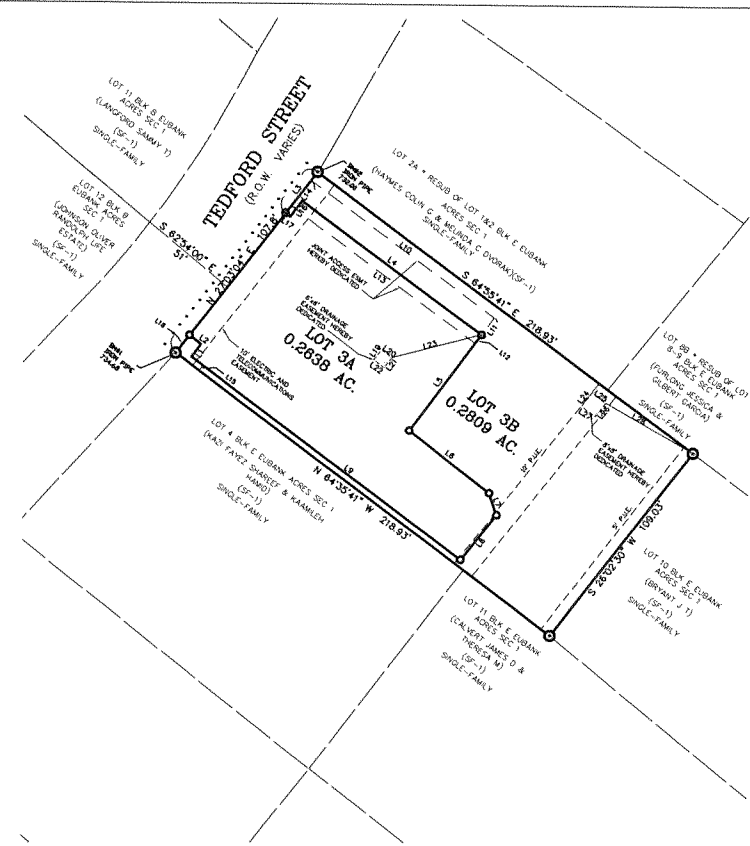
APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

J. RODNEY GONZALES, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

JOLENE KIOLBASSA, CHAIR

ANA AQUIRRE, SECRETARY



SCALE 1" = 40'  
LEGEND  
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY  
RIGHT-OF-WAY  
FOUND 1/2" IRON PIPE (UNLESS NOTED)  
FOUND 1/2" REBAR  
BENCHMARK  
SET 1/2" IRON ROD  
PROPOSED SIDEWALK  
EASEMENT BOUNDARY

## BEARING BASIS NOTE:

BEARING ORIENTATION IS  
BASED ON THE TEXAS STATE  
PLANE COORDINATE SYSTEM,  
CENTRAL ZONE 4203, NAD-83.

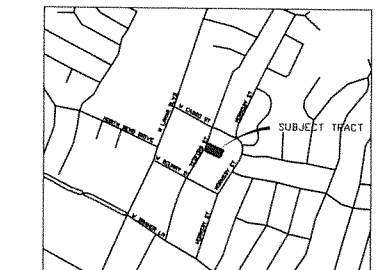
STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS DO  
HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING  
AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR  
RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_ M.,  
AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_ M.,  
OF SAID COUNTY AND STATE IN DOCUMENT  
NO. \_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS  
COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK  
OF SAID COUNTY THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY



## VICINITY MAP (NOT TO SCALE)

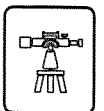
11603 TEDFORD ST. AUSTIN, TX 78753  
Grid: M32 MAPSCO: 4960

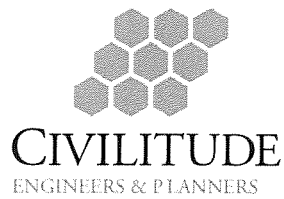
APPLICATION SUBMITTAL DATE: NOVEMBER 22, 2017

LARRY A. PROBECK  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5187

PROBECK LAND SURVEYORS,  
PO BOX 550695  
DALLAS, TEXAS 75355  
PHONE (214)549-5349

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING  
FIRM REGISTRATION NO. 10042600





5110 Lancaster Ct  
Austin, Texas 78723  
Firm Registration #12469

Phone 512 761 6161  
Fax 512 761 6167  
info@civildute.com  
www.civildute.com

MEMORANDUM

TO: Cesar Zavala, Case Manager

FROM: Faye Kazi, PE

DATE: October 3, 2018

SUBJECT: C8-2017-0283.0A, Hayah Resubdivision, 11603 Tedford St.

This letter is a request for a variance to section 25-4-175 of the Land Development Code to utilize a flag lot design for a resubdivision of an existing single family residential lot into two single family residential lots. This resubdivision is compatible with the surrounding uses and an exhibit highlighting the different residential uses in the area is attached to this memo.



## MEMORANDUM

**TO:** Members of the Zoning & Platting Commission

**FROM:** Cesar Zavala, Planner Senior  
Development Services Department

**DATE:** November 27, 2018

**SUBJECT:** C8-2017-0283.0A Hayah Subdivision, Resubdivision of Lot 3 Block E,  
Eubank Acres Section 1

The applicant for the above referenced subdivision application has requested a variance from Section 25-4-175(A)(2) of the Land Development Code to utilize a flag lot design for a resubdivision creating 2 single family residential lots. In reviewing the variance request, staff evaluated the request based upon the criteria below, (see criteria and staff response):

**(i) has provided accessibility for emergency responders;**

*The application has been reviewed by the Austin Fire Department and AFD staff has determined that the flag lot configuration proposed will not inhibit accessibility for emergency responders.*

**(ii) has adequate room for required utilities**

*The applicant has provided a driveway and utility plan for review by the City of Austin Water and Wastewater Department and Austin Energy Department. The reviewers for both departments have determined that the utility/driveway plan has adequate room to provide utility service to both lots and utilities will not cross the proposed new lot lines.*

**(iii) enhances environmental and tree protection;**

*The applicant has provided a tree survey to arborist staff with the City of Austin and the arborist have no objections or further recommendations.*



**(iv) is otherwise compatible with the surrounding neighborhood;**

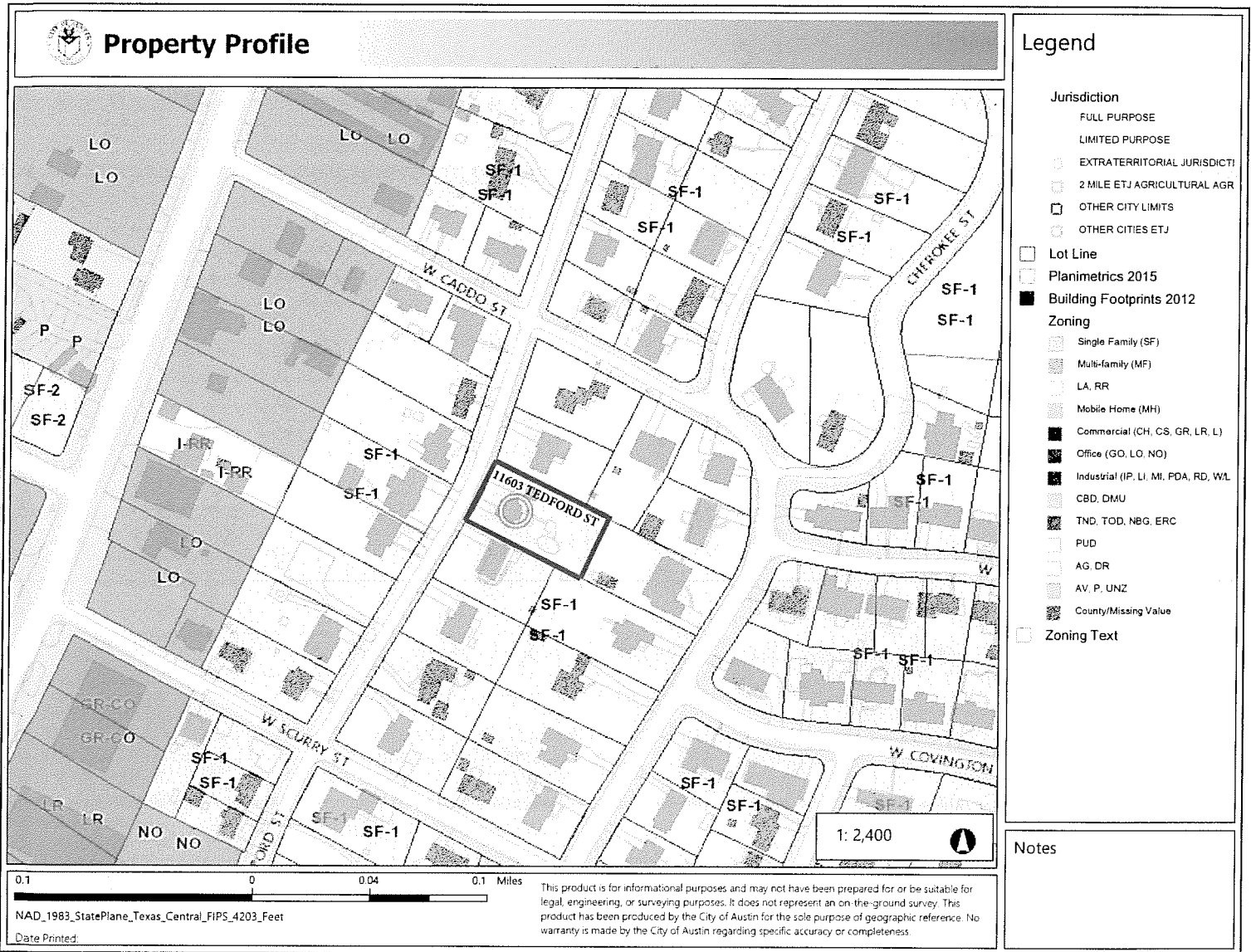
*The property is zoned SF-1 with a minimum lot size of 10,000 square feet. The proposed subdivision will meet the minimum lot size requirement with Lot 3A having a lot size of 11,493 square feet and Lot 3B 12,235 square feet. Additionally, other property within the area has been resubdivided, such as the adjacent property to the north and property located on the intersection of Tedford St. and Caddo St. As well as neighboring blocks having resubdivided lots as demonstrated on property located to the south of this block at Scurry St and Tedford St.*

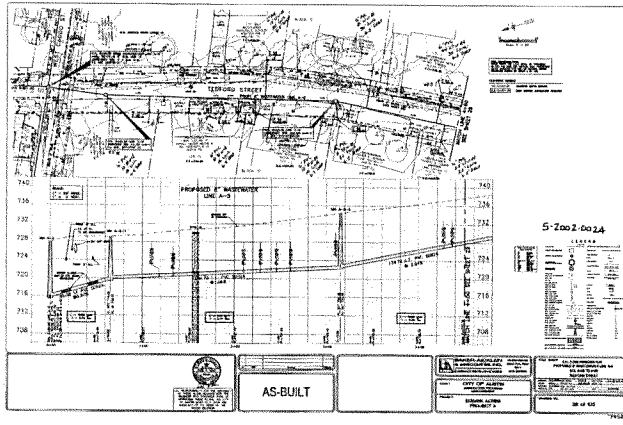
*The immediate area is zoned SF-1 which is the appropriate zoning for the proposed use. See the attached neighborhood exhibit which generally shows the development pattern in the immediate vicinity.*

**(v) the applicant provides a copy of any existing private deed restrictions;**

*The applicant has determined that there are no existing private deed restrictions that apply to this property.*

Based upon review of these criteria, staff **recommends** the variance request to develop a flag lot as a part of this resubdivision request.



[illegible]