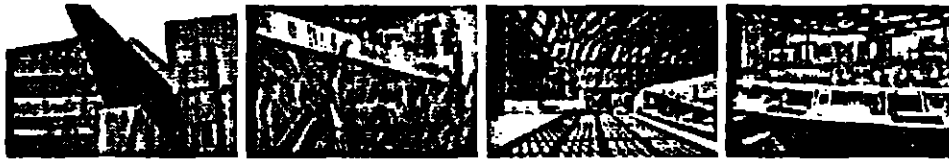


A U S T I N C I T Y C O U N C I L  
**AGENDA**

Thursday, June 22, 2006

#64

Back

**Watershed Protection and Development Review  
RECOMMENDATION FOR COUNCIL ACTION**

**Subject:** Approve an ordinance waiving the interim development regulations of Ordinance No. 20060309-058 to allow the remodeling of an existing single family residence at 1100 Jolena Circle, Austin, TX.

**Fiscal Note:** There is no unanticipated fiscal impact. A fiscal note is not required.

**Additional Backup Material**

(click to open)

- Backup 11100 Jolena Cir
- Backup documentation

**For More Information:** Sylvia Benavidez - 974-2522; Jol Harden - 974-3345

On March 9, 2006 the City Council adopted Interim development regulations which provided development limits in subdivisions within the City limits for which the original plat was approved before March 7, 1974, or on a tract that may legally be developed without being platted. Under Part 5 (D)(5) of the ordinance regarding minimum and maximum front yard setbacks, for a building permit to construct single-family, single family attached, two-family, secondary apartment, and duplex structures for a lot on a block face on which four or more lots are developed for a use described in Subsection (B):

(a) the lot with a principal structure closest to the street is disregarded, and the lot with a principal structure farthest from the street is disregarded;

(b) the minimum front yard setback is equal to the average of the minimum front yard setbacks of the principal structures on the remaining lots minus ten percent of the distance of that average; and

(c) the maximum front yard setback is equal to the average of the minimum front yard setbacks of the principal structures on the remaining lots plus ten percent of the distance of that average.

This ordinance includes a provision which allows City Council to waive the development limitations if the Council determines that the development regulations impose an undue hardship on the applicant and the development proposed by the applicant will not adversely affect public health, safety, and welfare.

Applicant Mr. Bernabe Hernandez is requesting a waiver from Ordinance No. 20060309-058 in order to remodel a single family residence at 1100 Jolena Circle, Austin, TX with a front setback of 18 ft. The average front setback on the block face is 31.5 ft. The one story single family residence will have 1979.5 square feet of gross floor area. The proposed development complies with the floor to area ratio and square footage limitations under Ordinance No. 20060309-058. The proposed development would also comply with all other zoning regulations, including building and impervious cover limitations as well as height requirements.

Staff recommends approval of the waiver request based on the information that the applicant has provided.

## **WAIVER REQUEST STAFF REPORT**

**PERMIT NUMBER:** BP-06-4608RA

**COUNCIL DATE:** June 22, 2006

**APPLICATION DATE:** May 8, 2006

**OWNER:** Bernabe Hernandez

**ADDRESS:** 1100 Jolena Circle

### **BACKGROUND**

On March 9, 2006 the City Council adopted Ordinance 20060309-058 establishing development regulations applicable to certain building permits for single-family, single family attached, two-family, secondary apartment, and duplex structures in areas of the City that were subdivided prior to March 1974.

### **APPLICATION**

On May 4, 2006, the applicant submitted an application for a waiver from Part 5 Setbacks, (D) (5) of Ordinance 20060309-058 that prescribes minimum and maximum front yard setback which except as provided in Paragraph (6), for a lot on a block face on which four or more lots are developed for a use described in Subsection (B):

- (a) the lot with the principal structure closest to the street is disregarded, and the lot with a principal structure farthest from the street is disregarded;
- (b) the minimum front yard setback is equal to the average of the minimum front yard setbacks of the principals structures on the remaining lots minus ten percent of the distance of that average; and
- (c) the maximum front yard setback is equal to the average of the minimum front yard setbacks of the principal structures on the remaining lots plus ten percent of the distance of that average.

### **SETBACKS**

The proposed remodel (addition) requires the applicant to request a Council Waiver because it creates a structure that does not comply with the setback limitations set forth in Part 5(D) (5) of the ordinance:

### Existing Setbacks of Lots

(lots running west to east on Jolena)

Lot #31	18 ft (not included – subject property)
Lot #30	33 ft
Lot #29	26 ft (disregarded, closest from street)
Lot #28	27 ft
Lot #27	31 ft
Lot #26	41 ft
Lot #25	48 ft (disregarded, farthest from street)
Lot #24	26 ft
Lot #23	31 ft

### SETBACK CALCULATIONS

Under Part 5, Section D (5) of Ordinance 20060309-058, the setback for the proposed front remodel (addition) is figured thusly:

- (a) the lot with a principal structure closest to the street is disregarded, and the lot with a principal structure farthest from the street is disregarded;
  - 48 ft and 26 ft are disregarded
- (b) the minimum front yard setback is equal to the average of the minimum front yard setbacks of the principal structures on the remaining lots minus ten percent of the distance of that average; and
  - $31.5 \text{ (avg. of remaining lots)} - 3.15 \text{ (10 percent)} = 28.35 \text{ minimum setback}$
- (c) the maximum front yard setback is equal to the average of the minimum front yard setbacks of the principal structures on the remaining lots plus ten percent of the distance of that average.
  - $31.5 \text{ (avg. of remaining lots)} + 3.15 \text{ (10 percent)} = 34.65 \text{ maximum setback}$

Under Part 5, Section (E) of Ordinance 20060309-058, for a corner lot, this section prescribes minimum and maximum street side yard setbacks. Applicant lot is a corner lot, but this section does not apply because addition will be located in the front and within the boundaries of the existing structure.

### DEVELOPMENT REGULATIONS

The proposed remodel (addition) requires the applicant to request a Council Waiver because it creates a structure that does not comply with front setback set forth in Part 5 Section D(5) of Ordinance 20060309-58. The applicant request a front setback of 18 ft. and the minimum front setback from the ordinance is 28.35 ft.

The proposed development does not require the applicant to request a Council Waiver from Part 4(B) of the ordinance because it complies with the greater of two size limitations:

- (a) 0.4 to 1 floor-to-area ratio.
  - Proposed remodel (addition) complies with this section. Applicant proposes 1979.5 of gross floor area on 6342.03 s.f. lot, which equates to a 0.31 FAR
- (b) 2500 Square feet.
  - Proposed structure will have 1979.5 s.f. The structure does not exceed 2500 allowed by 520.5 s.f.

### **PROPOSED DEVELOPMENT**

Applicant proposes the following construction:

- Applicant requests a front setback of 18 ft.
- Construct an addition of 400 s.f. to a single family residence at 1100 Jolena Circle

Applicant's additional construction:

- 144 s.f. covered porch
- 333 s.f. driveway
- 210 s.f. walkway on private property

### **ZONING**

- This lot is currently zoned Single Family Residential (SF-3)
- It lies within the Johnston Terrace Neighborhood Assn., M.E.T.S.A. Neighborhood Assn., Austin Neighborhoods Council, and PODER People organized in Defense of Earth & Her Resources.

### **WAIVER**

The applicant requests the waiver under Part 5, Setbacks (D) (5) on the following grounds:

- The regulations imposes undue hardship on the applicant, the development proposed by the applicant will not adversely affect the public health, safety and welfare and waiving the regulation will not have a substantially adverse impact on neighboring properties.

### **STAFF ASSESSMENT**

The information submitted with the applicant's waiver application can be summarized as follows:

- Photos from the neighborhood submitted as evidence that the new addition will be compatible to the existing structures in the neighborhood.
- Letter from neighbors indicating support.

**STAFF RECOMMENDATION: APPROVAL**

Staff recommends approval of the waiver request based on the information that the applicant has submitted.

**Residential Building Permit and Waiver  
Application**

11 need to verify if duplex or single family residence

## CITY OF AUSTIN

### RESIDENTIAL PERMIT APPLICATION

BP Number	BX-04-4608 BX	
Building Permit No.		
Plat No.		Date 5-8-2006
Reviewer	[Signature]	

#### PRIMARY PROJECT DATA

Service Address	1100 Jolena Circle			Tax Parcel No.	
Legal Description	Lot 31	Block	Subdivision Johnster Terrace	Section 8	Phase
If in a Planned Unit Development, provide Name and Case No. (attach final approved copies of subdivision and site plan)					
If this site is not a legally divided lot, you must contact the Development Assistance Center for a Land Status Determination.					
Description of Work	Add Bedroom & Storage				
<input type="checkbox"/> New Residence					
<input type="checkbox"/> Duplex					
<input type="checkbox"/> Garage <input type="checkbox"/> attached <input type="checkbox"/> detached	Addition (specify)				
<input type="checkbox"/> Carport <input type="checkbox"/> attached <input type="checkbox"/> detached					
<input type="checkbox"/> Pool	Other (specify)				
Zoning (e.g. SF-1, SF-2...)	SF3		Height of building		# of floors 1
On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval. (LDC 25-2-551(B)(6))					
Does this site have a Board of Adjustment ruling? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach the B.O.A. documentation					
Will this development require a cut and fill-in excess of 4 feet? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Does this site front a paved street? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No A paved alley? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					

#### VALUATIONS FOR REMODELS ONLY

Building	\$	
Electrical	\$	
Mechanical	\$	
Plumbing	\$	
Driveway & Sidewalk	\$	
TOTALS		
(labor and materials)		

#### DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size	6342.03 sq. ft.
Job Valuation	\$4500.00
(Labor and materials)	
Total Job Valuation (remodels and additions)	\$4500.00
(Labor and materials)	

#### PERMIT FEES

(For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$33.00	\$
Electrical	\$84.00	\$
Mechanical	\$	\$
Plumbing	\$	\$
Driveway & Sidewalk	\$	\$
TOTALS	\$	\$

#### OWNER / BUILDER INFORMATION

OWNER	Name	Bernabe Hernandez	Telephone (h)	385-1324
BUILDER	Company Name	Bernabe Hernandez	Telephone (w)	
DRIVEWAY / SIDEWALK	Contact/Applicant's Name	Bernabe Hernandez	Pager	
	Contractor		FAX	
			Telephone	
CERTIFICATE OF OCCUPANCY	Name	Bernabe Hernandez	Telephone	
	Address	1100 Jolena Circle	City	Austin TX
			ZIP	78721

If you would like to be notified when your application is approved, please select the method:

telephone e-mail:

You may check the status of this application at [www.ci.austin.tx.us/development/pierivr.htm](http://www.ci.austin.tx.us/development/pierivr.htm)

Service Address 1100 Joleen Circle

Applicant's Signature BETRIKE HEYMONDET

Date 4-19-06

## BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	<u>1599.5</u> sq.ft.	New / Addition <u>400</u> sq.ft.
a. 1 <sup>st</sup> floor conditioned area	sq.ft.	sq.ft.
b. 2 <sup>nd</sup> floor conditioned area	sq.ft.	sq.ft.
c. 3 <sup>rd</sup> floor conditioned area	sq.ft.	sq.ft.
d. Basement	sq.ft.	sq.ft.
e. Garage / Carport		
<u>attached</u>	sq.ft.	sq.ft.
<u>detached</u>	sq.ft.	sq.ft.
f. Wood decks (must be counted at 100%)	sq.ft.	sq.ft.
g. Breezeways	sq.ft.	sq.ft.
h. Covered patios	sq.ft.	sq.ft.
i. Covered porches	<u>148</u> sq.ft.	sq.ft.
j. Balconies	sq.ft.	sq.ft.
k. Swimming pool(s) [pool surface area(s)]	sq.ft.	sq.ft.
l. Other building or covered area(s)	sq.ft.	<u>400</u> sq.ft.
Specify, _____		

TOTAL BUILDING AREA (add a. through l.) \_\_\_\_\_ sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable)

2127.5

33.5 % of lot

## IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	<u>2127.5</u> sq.ft.
b. Driveway area on private property	<u>324</u> sq.ft.
c. Sidewalk / walkways on private property	<u>240</u> sq.ft.
d. Uncovered patios	sq.ft.
e. Uncovered wood decks (may be counted at 50%)	sq.ft.
f. Air conditioner pads	<u>16</u> sq.ft.
g. Concrete decks	sq.ft.
h. Other (specify) _____	sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

2667.5

42 % of lot



CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

APPLICANT'S  
SIGNATURE

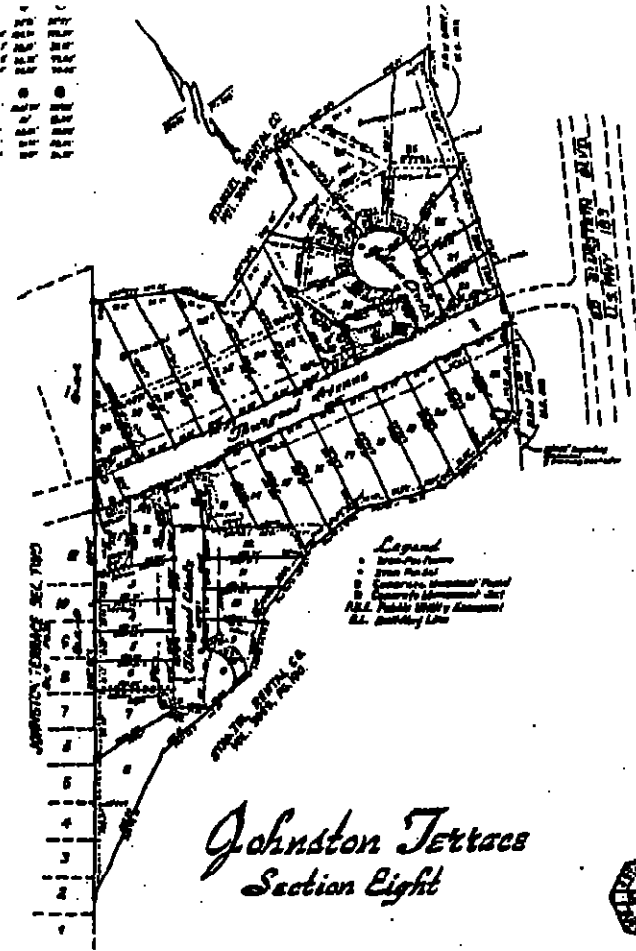
Bernabe Hernandez

DATE 4-19-06

Rejection Notes/Additional Comments (for office use only):

1) Total lot size 6342.03' x .4 = 2536.8 FAR  
2) 2500'

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100



*Johnston Terrace  
Section Eight*

THE STATE OF TEXAS,  
COUNTY OF TARRANT.

BEFORE ME, the undersigned authority, a notary public in and for Tarrant County, Texas, on this day personally appeared Paul H. Haskins, known to me to be the person whose name is subscribed to the foregoing instrument of writing and he acknowledged to me that he executed the same for the purposes and considerations therein expressed and as the foregoing words appear.

Witness my hand and seal of office, this 1st day of February, 1972, A.D.

*Paul H. Haskins*  
NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

APPROVED FOR RECORDING:  
Paul H. Haskins 72

RECORDED AND RETURNED FOR COUNTY OF TARRANT CLERK'S OFFICE, THIS 1st DAY OF February, 1972, A.D.  
Paul H. Haskins

FILED FOR RECORDING 1st DAY OF February, 1972, A.D.  
Paul H. Haskins

THE STATE OF TEXAS,  
COUNTY OF TARRANT.

I, Paula Haskins, Clerk of the County Court, Tarrant County, Texas, do hereby certify that the foregoing instrument of writing with its caption and consideration was filed for record in my office on the 1st day of February, 1972, A.D., and duly recorded in the 1st book of 1972 in the Public Records of said County.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF TARRANT COUNTY AND SEAL OF THE COUNTY CLERK, THIS 1st DAY OF February, 1972, A.D.

*Paula Haskins*  
COUNTY CLERK, TARRANT COUNTY, TEXAS

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF TARRANT COUNTY AND SEAL OF THE COUNTY CLERK, THIS 1st DAY OF February, 1972, A.D.

*Paula Haskins*  
COUNTY CLERK, TARRANT COUNTY, TEXAS

1-20-72

For Registration see Book 1972, page 207.  
Paul Haskins, Tarrant County, Texas.  
Paula Haskins, County Clerk, Tarrant County, Texas.  
Paul Haskins, County Clerk, Tarrant County, Texas.

28-71-141

Kramer Service Center  
2412 Kramer Lane, Bldg. "C"  
Austin, Texas 78758  
(512) 505-7206



**Austin Energy**  
**Electric Service Planning Application (ESPA)**  
(Please Print or Type)

St. Elmo Service Center  
4411-B Meinardus Drive  
Austin, Texas 78744  
(512) 505-7500

**For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø**

Customer Name	_____	Phone	_____
Address	<u>1100 IDENA Circle</u>		
Legal Description	_____		
Lot	<u>31</u>	Block	_____ Commercial/Residential? <u>R</u>

Service Main Size	_____ (amps)	Service Conductor	_____ (type & size)
Service Length	_____ (ft.)	Number of Meters?	<u>1</u> Multi-Fuel Y N
Overhead/Underground?	<u>1ØTP</u>	Voltage	<u>120/240V</u> <input checked="" type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)
Total Square Footage	_____	Total A/C Load	_____ (# of units) _____ (Tons)
Largest A/C unit	_____ (Tons)	LRA of Largest A/C Unit	_____ (amps)
Electric Heating	_____ (kW)	Other	_____ (kW)

Comments: Add on / Electrician To pull permit

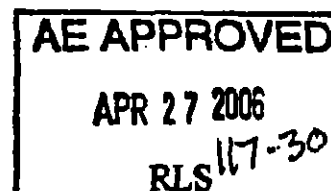
ESPA Completed by (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

AE Representative \_\_\_\_\_ Date \_\_\_\_\_

Approved: ☒ Yes ☐ No (Remarks on back)

Phone 974-2632

**Application expires 90 days after date of Approval**



THIS PROPERTY DOES NOT  
LIE WITHIN THE 100 YEAR FLOODPLAIN,  
AND HAS A ZONE X RATING AS  
SHOWN ON THE FLOOD INSURANCE RATE MAPS.  
F.I.R.M. MAP No. 480824  
PANEL 0125 E  
DATED: 8/18/13

## WAIVER APPLICATION CHECKLIST

Failure to provide the information identified in this checklist may result in your application being rejected or submitted incomplete.

\_\_\_\_\_ COMPLETE WAIVER APPLICATION

\_\_\_\_\_ COMPLETE & REVIEWED RESIDENTIAL APPLICATION

\_\_\_\_\_ SUPPORTING DOCUMENTATION

- ☒ 1) PROOF OF HARDSHIP
- ☒ 2) IMPACT ON DRAINAGE
- ☒ 2) NEIGHBORHOOD SUPPORT LETTERS
- ☒ 3) PROOF OF FINANCIAL INVESTMENT IN PROJECT
- ☒ 4) PHOTOS OF PROPERTY & SURROUNDING PROPERTIES

\_\_\_\_\_ COPY OF TCAD'S APPRAISAL ROLL INDICATING

- \_\_\_\_\_ 1) SQUARE FOOTAGE OF SUBJECT PROPERTY
- \_\_\_\_\_ 2) SQUARE FOOTAGE OF ADJACENT RESIDENCES
- \_\_\_\_\_ 3) HOMESTEAD EXEMPTION

\_\_\_\_\_ COPY OF PLAT

\_\_\_\_\_ COPY OF APPROVED LAND STATUS DETERMINATION

\_\_\_\_\_ F.A.R. (FLOOR TO AREA RATIO) CALCULATION

\_\_\_\_\_ DRAWINGS FROM ARCHITECT OR ENGINEER (SEALED & DATED)

\_\_\_\_\_ DEMOLITION OR RELOCATE PERMIT MUST BE FILED ON 5<sup>TH</sup> FLOOR  
CONCURRENTLY (if applicable) BP# \_\_\_\_\_

\_\_\_\_\_ OTHER \_\_\_\_\_

You will be required to review your application with a Residential Zoning Planner.  
You will be notified at this time of the next City Council hearing (Ord#2060216-043.)

**CITY OF AUSTIN  
REQUEST TO WAIVE DEVELOPMENT REGULATIONS  
UNDER ORDINANCE NUMBER 20060309-058**

STREET ADDRESS: 1100 Tokena Circle  
 LEGAL DESCRIPTION: Subdivision Johnston Terrace Section 8  
 Lot(s) 31 Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division \_\_\_\_\_  
 Zoning District: \_\_\_\_\_ Neighborhood Plan (if applicable): \_\_\_\_\_

Type of work to be done (Select appropriate option and provide description of the proposed project):

New Construction: \_\_\_\_\_  
☒ Addition: Add Garage

Please select one of the following:

☒ 1. I request a waiver to the interim development regulations because the regulations impose an undue hardship as described: when I bought the property in 2003, the garage was already built according to permit of June 02. To notify the city, the size will be based on current, and will not affect purpose.

The granting of this waiver will not adversely affect the public health, safety and welfare.

Explain: The "garage" is inside my property and it has been there since 2002, and I do not know of any problem to anybody.

☒ 2. Waiving the regulation will not have a substantially adverse impact on neighboring properties

Explain: The construction is well built of cement block and concrete, does not disrupt the architectural harmony of the neighborhood. The lot is big and there is no corner.

2. The following development agreement permits the activity: \_\_\_\_\_

3. I have acquired a right under Texas Local Government Chapter 245 (Issuance of Local Permits), or have a common law vested right that has been fully adjudicated by a court of competent jurisdiction. Please specify and provide supporting documentation: \_\_\_\_\_

**ALL APPLICATIONS MUST BE ACCOMPANIED BY A RESIDENTIAL PERMIT APPLICATION**

Signature of applicant/ owner: Bernabe Hernandez Benitez

Note: The waiver application will be considered incomplete if the applicant fails to provide information requested in this application as well as requirements for residential building permit submittal. Please attach any additional information that will support your request, such as: photos, architectural drawings, letters of support from neighbors or additional documentation.

**FOR STAFF USE**

Date waiver application filed with City of Austin: \_\_\_\_\_

Date scheduled for City Council action: \_\_\_\_\_

**Supplemental Information Submitted by  
Applicant**

I, Bernabe Hernandez owner of the property addressed as 1100 Jolena Circle Austin, TX 78721, bought this property in May 31<sup>st</sup> 2003 from Ernesto del Toro which gave me a permission to construct a garage 20x20 in which there was already some concrete and walls of 8 feet and 3 inches of height. When I bought this property I didn't know I had to get a new permission to finish what was started (the concrete and walls). To finish this I had to wait and save some money. I spent around three thousand dollars.

Bernabe Hernandez 4 27 06  
385 - 13 24  
350 - 02 00 \*



On the interior of the wall we used 75  
2\*4 of 10 Ft. of the wood (\$300)

The roof we used 28 2\*6 of 10 Ft. Madera  
(\$200.)

On the <sup>Wood</sup>~~barillas~~ we <sup>used</sup>~~sued~~ 30 2\*6 of 8 Ft.  
wood (\$180.)

Out side on the porch we used 40 2\*6 of 8  
Ft. wood (\$280.)

We also used 12 2\*8 of 8 Ft. wood (\$120)

For the sealing we used 50 papers of  
playwood (\$500.)

We used to cover 10 papers of hardboard  
(\$400.)

We used siding hardboard 20 strips of  
6"\*12" (\$180.)

We also used 3 box of nails 4 <sup>saws</sup>~~paper de~~  
~~recrucho~~, nails of concrete. (\$80.)

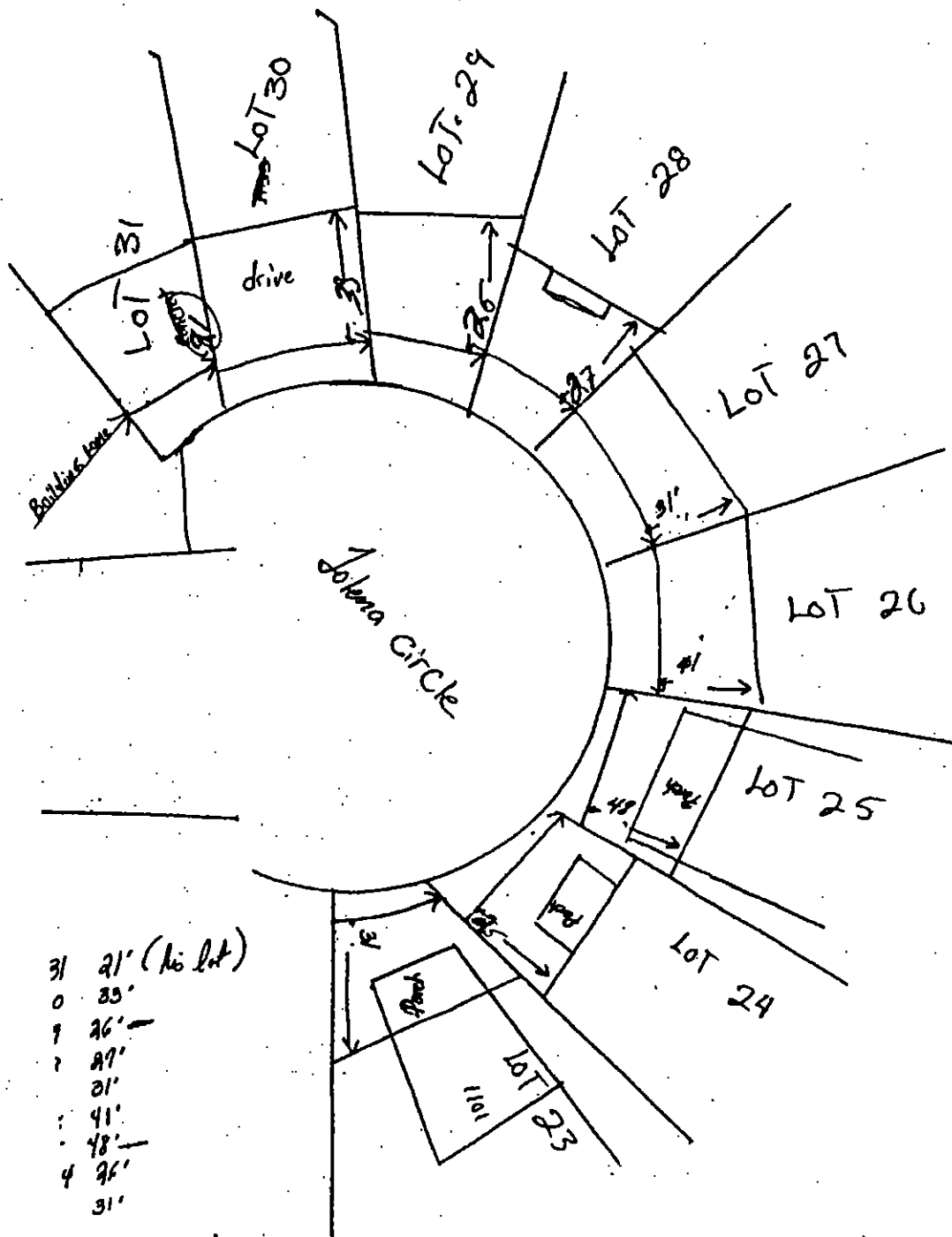
I do not have any problem with The Utility room construction & Storage on 1100 Jolene Circle.

Address	Owner Name	Signature	Date
1101 Jolene Circle A (512) 389-2257	Esther Hernandez	Esther Hernandez	4-26-006 4:16:006
1103 Jolene Circle B		Jesus Nino	386-5922 4:26:006
1105 Jolene Circle B		Andrés Ortiz	

José R.R.  
1108 Jolene Circle  
386-9444.

1104 Jolene Circle  
Austin TX 78721  
1102 Jolene Circle

Jesus Pelayo  
NO HAY  
PROBLEMA  
ESTA ES ACTO  
NO DAÑA  
A NADIE  
Jose Flores



31 21' (No lot)  
 0 33'  
 1 26'  
 2 29'  
 3 21'  
 4 41'  
 5 48'  
 6 26'  
 7 31'

$$7 \div 6 = 21.5$$





