

**SW 4th Avenue Minor Subdivision Final Plat Application
Justification Statement**

This justification statement is provided as required by Current Planning Comment #1 regarding the subject application which is as follows:

Comment #1: R-1-A Standards

The dimensions that are underlined below do not meet the minimum requirements

	Required	Provided, Lot 1	Provided, Lot 2
Lot Width and Frontage:	60'	<u>50'</u>	<u>50'</u>
Lot Dept:	100'	<u>90' **</u>	100'
Lot Area:	7,500 SF	<u>4,500 SF *</u>	<u>5,000 SF *</u>

*estimate by staff, please provide.

**prior to right of way dedication

STAFF: please provide a justification statement for the request that addresses the need for the creation of lots that do not comply and indicate why or how the request is necessary and appropriate.

Response:

The proposed Minor Subdivision is actually less a “subdivision” of land than it is a combination of previously platted lots of record, although this narrative acknowledges the requirements of LDR Section 4.3.1(D) which requires that for lots created after October 1, 1990 the City Commission to declare that it is necessary to create this nonconformity. Proposed Lot #1 as shown on the proposed Reyes Plat is comprised of lots 17 and 18 of “Block 32 Delray” which was recorded in Plat Book 6, Page 87 on June 1, 1917, and these lots are each 25’ wide by 90’ deep. The dedication mandated by the City of 2’ of additional right-of-way for the alley will further reduce the depth of this proposed lot. Proposed Lot #2 as shown on the proposed Reyes Plat is comprised of lots 11 and 12 of “Block 32 Delray” also recorded in Plat Book 6, Page 87 on June 1, 1917, and these lots are each 25’ wide by 100’ deep.

The net result of the combination of previously platted lots of record as noted above will be two (2) lots that are 50’ x 90’ for Lot 1 (PCN 12-43-46-16-01-032-0170), and 50’ x 100’ for Lot 2 (PCN 12-43-46-16-01-032-0110). This combination will reduce the nonconformity of these lots and create two new lots that are configured in a manner consistent with the existing development pattern in this neighborhood. Consequently, approval of this Minor Subdivision will enable the development of two (2) new homes in this neighborhood which are consistent with the existing development pattern, will reduce the nonconformity of the existing 25’ wide lots, and will be an enhancement to the area.