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RE: Zoning help needed - 1407 newton St. WALK-IN

From: Johnson, Tyler <Tyler.Johnson@austintexas.gov>

Sent: Mon, Feb 22, 2021 at 9:38 am

To: ryan@gullahorn.com

 image001.png (15.7 KB)

Good morning Ryan,

The lot may qualify as a substandard lot per [Land Development Code 25-2-943](#). If the lot meets the following criteria, it may be developed as a single-family use:

(B) A substandard lot may be used for a single-family residential use if the use is permitted in the zoning district in which the lot is located and the lot complies with the requirements of this subsection.

(1) A substandard lot recorded in the county real property records **before March 15, 1946** must:

- (a) have **an area of not less than 4,000 square feet**; and
- (b) be **not less than 33 feet wide at the street or at the building line**, or have access to a street by an easement that is:
 - (i) not less than ten feet wide if it serves one lot, or not less than 18 feet wide if it serves more than one lot;
 - (ii) not more than 150 feet in length; and
 - (iii) maintained for access by the property owner.

To summarize, this lot was platted/recorded in **1921**. If it meets the 4,000 sq. ft. lot size requirement and has a lot width of at least 33', it may be developed as a single-family use.

Respectfully,

Tyler Johnson

Plans Examiner B, Residential Plan Review

City of Austin Development Services Department

6310 Wilhelmina Delco Dr, Austin, Texas 78752

Office: 512-974-1664



CITY OF AUSTIN
Development
SERVICES DEPARTMENT

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Please contact my direct supervisor with any kudos or concerns at susan.barr@austintexas.gov

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