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**From:** Patricia Gehlen  
**To:** Michaels, Warren  
**Date:** 04/18/2004 12:55:15 PM  
**Subject:** Re: Lot Split Question

Hi Warren,  
Sorry for so many voice mail messages. The quick answer to your question is "no" for combining a portion of the HR-1 lot with the HR-3 lot to meet the minimum lot size of 5,000 square feet for the HR-3 lot. We did discuss several other options concerning the other HR-3 properties you own in the area which would allow you to accomplish the same goal (5,000 square foot lot minimum). These options are best discussed with a map in hand so please let me know when you are available to stop so we may discuss them.

Patricia

>>> Warren Michaels <warren.michaels@direcway.com> 04/05/2004 1:01:18 PM >>>  
Hi Patricia,

Thanks for your help on this. Here's the question;

1025 N. Euclide Ave is a single family house on a 9,143.75 sq ft lot zoned HR1. 1017 N. Euclid Ave is contiguous and is located directly south of the aforementioned parcel; it is a single family house of 1,472 sq ft on a lot shared with a 1,303 sq ft duplex (actually two duplex, but one is being demo'd). that lot is 10,656 sq ft and is zoned HR3.

Here's the question in all of this; Can I split off a 3.6 ft x 96 ft strip of the HR1 zoned lot and add it to the HR3 zoned lot so that the logical split for the single family house (1017 N. Euclid Ave) on the HR3 lot would total 5,000 sq ft? In other words, the logical split for 1017 N. Euclid Ave would equal 4,656 sq ft of the HR3 lot and 344 sq ft of the contiguous HR1 zoned lot. Will that meet the LUC?

Also, being that this type of split regarding a single family home was largely overlooked when it came to splitting an R3 lot, is there the possibility an administrative decision could be made so as to avoid bastardizing the HR1 with the taking of the 3.6 ft x 96 ft strip?

Thanks again for your help on this.

Warren Michaels

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# MEMORANDUM

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**DATE:** March 3, 2004

**TO:** Zoning Administration Division  
DSD Zoning Review Section

**FROM:** Walter Tellez  
Zoning Administrator

**SUBJECT:** LUC 2.3.6, R-3, Apartments Operated by Church, 724 N. 10<sup>th</sup> Ave.  
Land Use Code: Zoning Administrator Determination

A church owned and operated apartment complex renting the apartments to private individuals remains an apartment complex because no occupants are supervised or specifically released to the address by the state after serving their sentence in the correctional system. The pastor allows his residents to voluntarily attend on-site religious services however the site is not used as a church specifically.

s:zoning administration/za determination/LUC 2.3.6.doc