





**Details of Action:**

**Summary of Action:**

Allow the subdivision plat to be accepted without surveying the remainder of Lot 18 as created by the Dean Hill Addition subdivision plat, based on the following evidence of hardship. 1.The adjacent property to the northwest (Parcel 120EG029), which contains a portion of Lot 18, is under separate ownership from the subject property of this plat. The northern portion of Lot 18 was added to Lot 19 by deed in 1987 (instrument # 198706160021427). This plat proposes to create a lot of record for the southern part of Lot 18. To include the adjacent parcel on the plat, the property owner would have to survey property that does not belong to them.

2.The current owner acquired the southern part of Lot 18 (Tract 1) and Tract 2 (Parcel 120EG027) in 2024 by deed (instrument # 202408020006579); however, the division of Lot 18 was never reflected on a recorded plat. Since Parcel 120EG029 is under separate ownership, the property owner would have to survey property that does not belong to them should the variance not be approved.

3.Approval of this variance will not be detrimental to public safety, health, welfare, or injurious to other properties, as the new lot meets all criteria of the Subdivision Regulations, with the exception of surveying the entirety of Lot 18.

Approve the final plat to create a single lot in the RN-1 district.

**Date of Approval:**

5/14/2026

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

Court of Competent Jurisdiction

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**