

Garman. When she died in January, 1998, she devised to Gerald Garman a life estate in 91-K-1 and all of her interest in 91-F-3.

Gerald Garman subsequently obtained the outstanding 1/6 interest in 91-F-3 from another Skolfield relative. At the time of his death on June 15, 2015, Gerald Garman owned a complete interest in 91-F-3 and a life interest only in 91-K-1. In his will, he devised his interest in 91-F-3 to his wife, J. Nelson Hill. The remainder interest in 91-K-1 passed to his children, Molly Payne and Scott Garman.

*Section 14-433 says: Lots of record that meet the minimum standards provided below shall be considered buildable lots . . . (3) Any lot of record as of July 15, 1985 and held under separate and distinct ownership from adjacent lots and meeting the applicable street frontage requirements of that time may be considered a buildable lot in the IR-1 and IR-2 zones, provided that the applicable yard dimensions can be met and provided further that a lot in the IR-1 zone shall have a minimum area of ten thousand (10,000) square feet . . .*

Because Trefethen Avenue lies between 91-F-3 and 91-K-1, they are not adjacent as a matter of law. 91-F-3 has 100 feet of frontage on Trefethen Avenue, which is the current requirement in the zone) and area of 11,800 square feet. A house could have a footprint of up to 2,376 sf and meet the 20% lot coverage requirement, and the IR-1 setbacks (30' front and rear and 20' side) would be comfortably met.

As such, I believe 91-F-3 meets all the requirements set forth in 14-433 and ask that you make a formal determination that it is a buildable lot of record.

Thank you for your assistance, Ann. Please call if you have any questions.

Best regards,

Brenda M. Buchanan

Cc: Jamie Nelson Hill Garman