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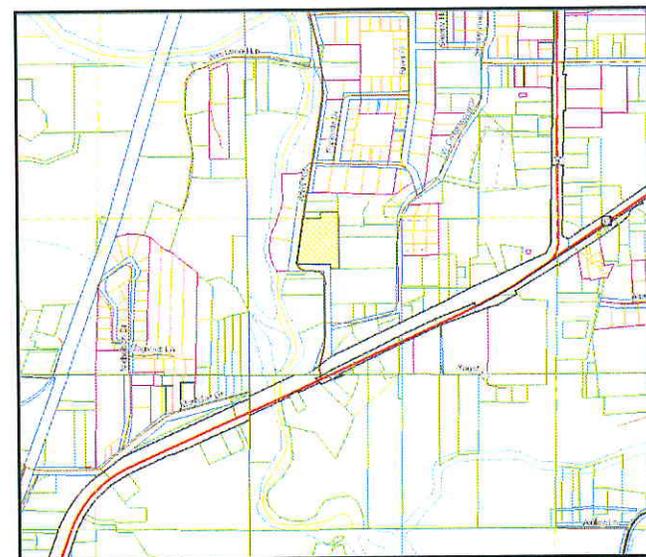
**RE: FZV-10-02 Mary Alice Lapp Zoning Variance Application**

«Salutation»

This office has received a request from Mary Alice Lapp for a variance to the Bulk and Dimensional Requirements of Section 3.09.040 (1) of the Flathead County Zoning Regulations which require a 1 acre minimum lot area in the location of the subject property. Occurring in an area zoned as R-1 Suburban Residential, the subject property is located approximately 1 mile northwest of Kalispell at 41 River Road (see Figure 1 below), and can legally be described as Assessor Tract 3FA in Section 4, Township 28 North, Range 21 West, P.M.M., Flathead County Montana.

The subject property is currently developed with two residential structures (see Figure 2 below), and the applicant would like to create a separate parcel (<1 acre) that would contain the northern-most structure and it's established yard and landscaping.

**Figure 1:** Location of subject property (highlighted in yellow).



**Figure 2:** Use on subject property (highlighted in yellow).

