



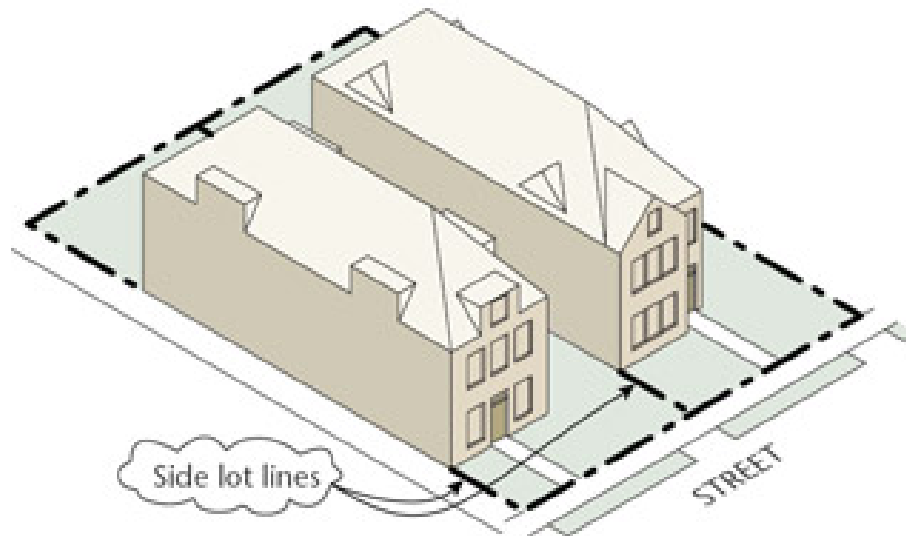
Zero-Lot-Line Homes

**Hunters Chase (II)
Maintenance Association
2008**



Zero-Lot-Line Homes

Most of the zero-lot-line homes in our community are built on narrow lots where one side of the home is on the edge of the property line.

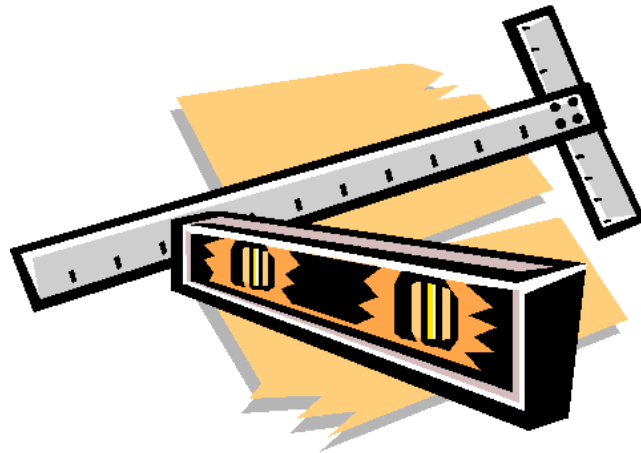




Building Code

City of San Antonio

- On zero lot line development where roof projections are allowed by deed covenant or ingress/egress easements, adequate gutters and downspouts shall be provided to direct roof water away from adjacent property.
- Roof projections shall not extend beyond a point $\frac{1}{3}$ the width of the easement or a maximum of 24 inches.





Responsibilities

The side of the zero-lot home is literally a fence. As with any fence shared by neighbors, both neighbors have a shared responsibility in maintaining the fence, including the zero-lot wall.





Courtesies

- Allow access for maintenance, both repairs and preventive maintenance.
- Maintain a 4 foot clearance from the zero-lot home.
- Keep shrubs and plants away from the zero-lot home.
- Avoid hanging baskets and outdoor ornaments on the wall of the zero-lot home. Also, any items should not be leaning against the wall.
- Avoid hitting or damaging the zero-lot wall.





Resolving Issues

Ways of handling conflicts that make it better:

- address the issue as soon as possible
- have discussions when things have cooled down
- attack the problem and not the person
- hold all parties involved responsible for arriving at the solution to the problem
- strive for solutions that have no losers

Brooke Hadwen, a professional mediator with the City of Burlington, Vermont. She helps residents find agreeable outcomes to neighborhood conflicts.

