

December 11, 2023

Dear Fulton town council,

I , Mary McGeein am requesting a variance on lot size to replat the property on 306 San Antonio Street . The property fronts at 306 San Antonio Street and runs rectangular through to Chaparral. The lot is 50 x 160. I received information that after replat I would need to maintain 4,000 square feet to build a new structure on Chaparral. When the paperwork arrived at your office from Griffith and Brundrette I learned that the square feet needed is 5,000. I was told I need to request a variance, so that is the reason for this communication.

The reason I want to build a primary residence on Chaparral is I am on limited income and want to qualify for homestead exemption, the park model on 306 San Antonio does not qualify, so the future may find me taxed off my property without an exemption in place. When granted permission for the variance I will sell the park model to finance the new build. I have provided a rough first draft of a build. I am flexible and although the plans say 894sqft I prefer something smaller , 600-700sqft. I will build something tasteful and complimentary to the neighborhood. I have been a resident of Rockport/Fulton since 2010 and wish to continue living here.

Currently there are three 4000sqft lots in my emmediate neighborhood, two with homes , one without. They are as follows:

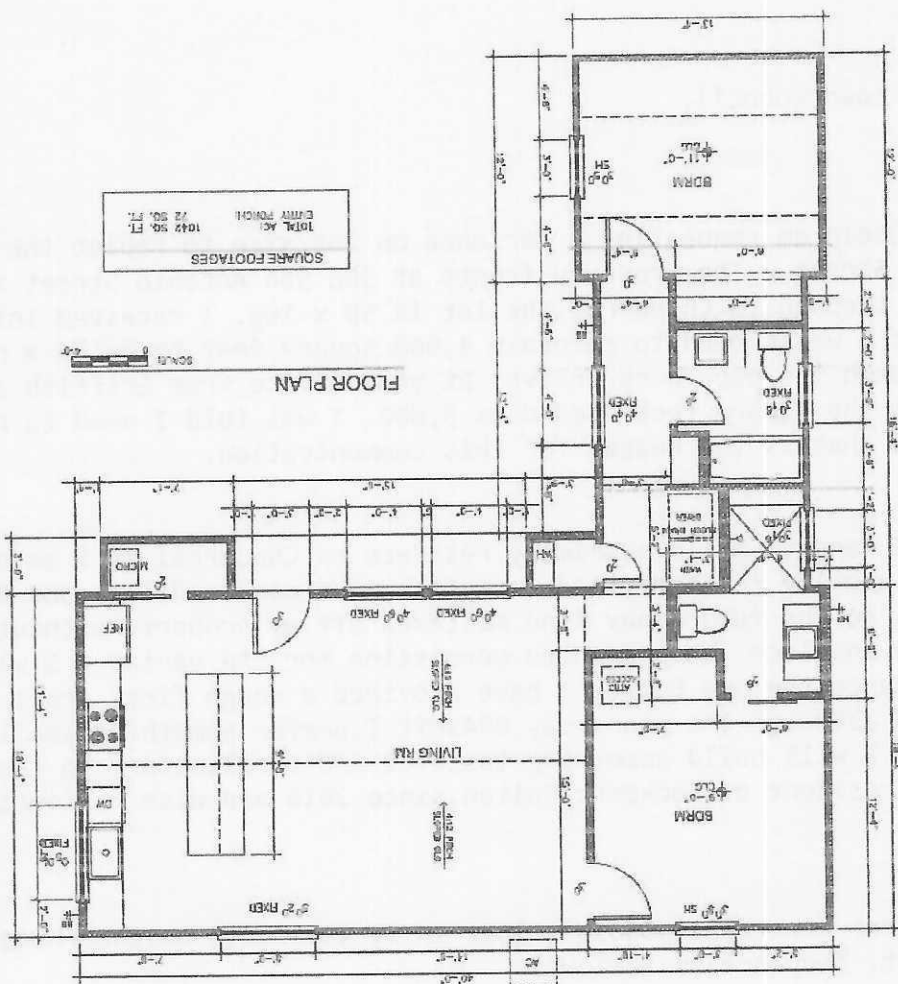
304 N. 4th Street

309 Chaparral

302 San Antonio Street

I ask that you please consider all the information I have provided and grant the variance to me.

For Sale By Owner: \$299,950 (2 beds, 2 baths, 1,042 Square Feet)



SQUARE FOOTAGES	
TOTAL AC	1042 SQ. FT.
EMPTY FINISH	72 SQ. FT.

FLOOR PLAN



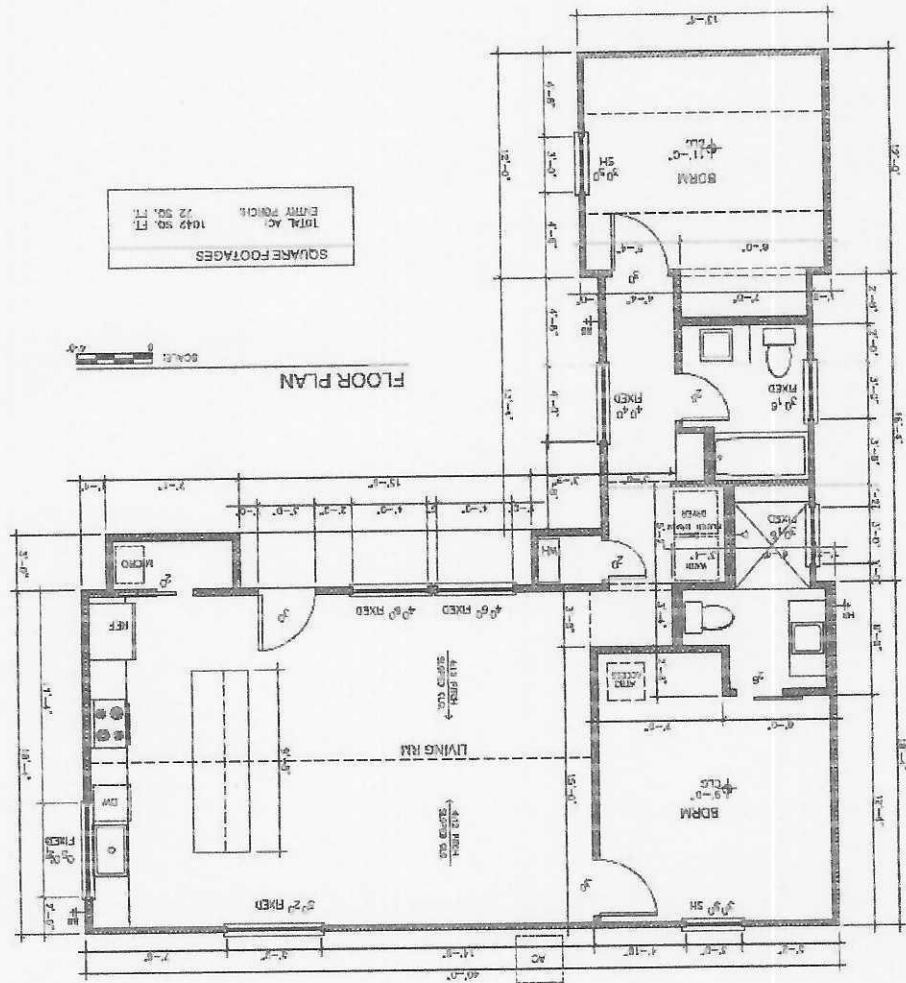
I thank you in advance.

Mary McGeein

marymcgeein@gmail.com

415-218-0334

For Sale By Owner: \$299,950 (2 beds, 2 baths, 1,042 Square Feet)



SQUARE FOOTAGES

TOTAL AC.	1042 SQ. FT.
EMPTY PORCH	22 SQ. FT.

FLOOR PLAN

SCALE: 1/8" = 1'-0"



SQUARE FOOTAGES:

TOTAL AC: 894 SQ. FT.
 PORCH: 30 SQ. FT.