

## **ITEM # 5.0**

### **HOMESTEAD EXEMPTION VARIANCE:**

A tract of land out of Lot 192,  
John H. Shary Subdivision  
R1  
Rodrigo Gutierrez

### **REVIEW DATA**

**SITE** – This tract is located on the east side of Union St. approximately 283’ north of E. 2 ½ St. – see vicinity map. The lot measures 75’x 165’ or 12,375 sq. ft. The lot exceeds the minimum square footage size requirements for an R1 lot. The applicant proposes to construct a single-family residence.

**WATER** – The applicant is to connect to an existing 8” water line located along the west side of Union St. to supply water to the lot.

**SEWER** – The applicant is to connect to existing 8” sanitary sewer line located along the east side of Union St. to provide sewer service to the lot. The Capital Sewer Recovery Fee is waived as per the Homestead Exemption Variance.

**STREET & STORM DRAINAGE** – The subject site has frontage to Union St. No additional ROW will be required per Homestead Exemption Variance.

### **OTHER COMMENTS**

- Waiver of park and sewer capital recovery fees.
- A fire hydrant is within the required 500’ minimum distance of the property. No additional fire hydrants are needed.
- A streetlight is located on front of the Lot.
- Submittal of affidavit of intention to build a single-family residence within one year for personal use only.

**RECOMMENDATION:** Staff recommends approval





**SITE  
LOCATION**

**GLASSCOCK RD.**

**E. 2-1/2 ST.**

**UNION AVE.**

