

**CITY OF MCKINNEY
BOARD OF ADJUSTMENT APPLICATION**

Type of Request:

Variance

Special Exception

Appeal

FILING FEE \$50.00

RECEIPT DATE _____

Property Location:

810 THIRROCKMORTON McKinney TX 75069
Address City State Zip

4 1 HIGHT + HORN
Lot Number Block Subdivision Name

Owner's Information:

NORTH COLLIN COUNTY HABITAT FOR HUMANITY 972-542-5300
Owner's Name Phone Number

2060 COUCH DR. McKinney TX 75069
Address City State Zip

Owner is giving WILSON FRYAR authority to represent him/her at the meeting.
Applicant's Name

BLANE L. POUND
Owner's Printed Name Blane Pound
Owner's Signature

Applicant's Information:

BLANE L. POUND 972-542-5300
Name Company Name Phone Number

2060 COUCH DRIVE McKinney TX 75069
Address City State Zip

Seeking an appeal from Chapter 41, McKinney Zoning Ordinance, Section No. _____

Please list the type of variance(s) requested:

	Ordinance Requirements	Requested Dimensions	Variance From Ordinance
Lot Size	6,000 ^{sq}	476 ^{sq}	524 ^{sq} ✓
Lot Width	50'	45'	5' ✓
Lot Depth	100'		
Side Yard	5'		
Side Yard	5'		
Side @ Corner	15'	10'	5' —
Front Yard	25'		
Rear Yard	25'		
Driveway			
Other			

In order to make a finding of hardship and to grant a variance, the Board of Adjustment must determine that all of the following conditions are met. State how your request meets these conditions. Please note that the stated hardship shall not be financial or self-created.

1. The request variance is in harmony with the general purposed and intent of the ordinance, as amended, and continues to protect surrounding properties from any negative impacts because:

CONSTRUCTION OF A 1200' HOME FOR
LESS FORTUNATE FAMILY

2. The special or unique condition(s) of restricted area, shape, topography or physical features that exist on the subject parcel of land, which are not applicable to other parcels of land in the same zoning district, and which cause unusual and practical difficulty or unnecessary hardship in compliance with the provisions sought here to be varied are:

LOT WIDTH WILL NOT ALLOW FOR HOME
ON THIS CORNER LOT.
SIDE STREET IS NOT A MAJOR THROUGH STREET
(ONLY 3 BLOCKS LONG)

3. The hardship sought to be avoided is NOT the result of (a) the applicant's own actions (self-imposed or self-created) and (b) economic or financial hardship because:

DREXEL STREET CONSTRUCTION

4. The provisions of the ordinance, and its amendments, that are sought to be varied deprive the applicant of the following rights to use his property that are commonly enjoyed by other properties in the same zoning district which comply with these ordinance provisions:

LOCATING A RESIDENTIAL HOME

Items Submitted: Completed application and fee Plot/Site Plan or Survey drawn to scale

I hereby certify that the above statements are true and correct to the best of my knowledge.


Applicant's Signature

STATE OF TEXAS
COUNTY OF _____

Subscribed and sworn to before me this _____ day of _____, 20____

Notary Public
My Commission expires: _____

(seal)

Blane Pound

From: David Desmond <ddesmond@mckinneytexas.org>
Sent: Tuesday, August 13, 2013 11:00 AM
To: 'Blane Pound'
Cc: land@nnc-habitat.com
Subject: RE: Lot numbering

I have no problem adding another address for what will in the future be lot 4. The new address will be 810 N Throckmorton St.

Summary

Lot 3, TaxID: R-0896-001-0030-1 806 N Throckmorton St
Lot 4, TaxID: R-0896-001-0040-1 810 N Throckmorton St

From: Blane Pound [mailto:land@ncc-habitat.com]
Sent: Tuesday, August 13, 2013 10:03 AM
To: David Desmond
Cc: land@nnc-habitat.com
Subject: RE: Lot numbering

David,

I just returned after vacation and could I come and visit with you on this issue? The Collin County Appraisal District Engineering Department told me that if the City Would place an address on lots 3 and 4 (which shows on the original city plat) the would Split their assessment records. Then I met with McKinney planning and they said to discuss this with you, thus the reason for this meeting request. I have the original city plat the shows lots 3 and 4 which I will bring with me. If you can provide an address number for each lot without meeting that will also work. Look forward to you reply and thanks for your time and effort on this and other issues you give Habitat.
Blane

From: David Desmond [mailto:ddesmond@mckinneytexas.org]
Sent: Tuesday, April 23, 2013 9:14 AM
To: 'Blane Pound'
Subject: RE: Lot numbering

Within this block there is no lot 4. You can see this by going to the CollinCAD website: <http://collincad.org/maps/gis?prop=2550807>. Collin CAD is the authority on these matters. If you have any questions about this you would have to ask them.

The number 806 that identifies lot 3 refers to the situs address number. The main address tied to this lot is 806 N Throckmorton St.

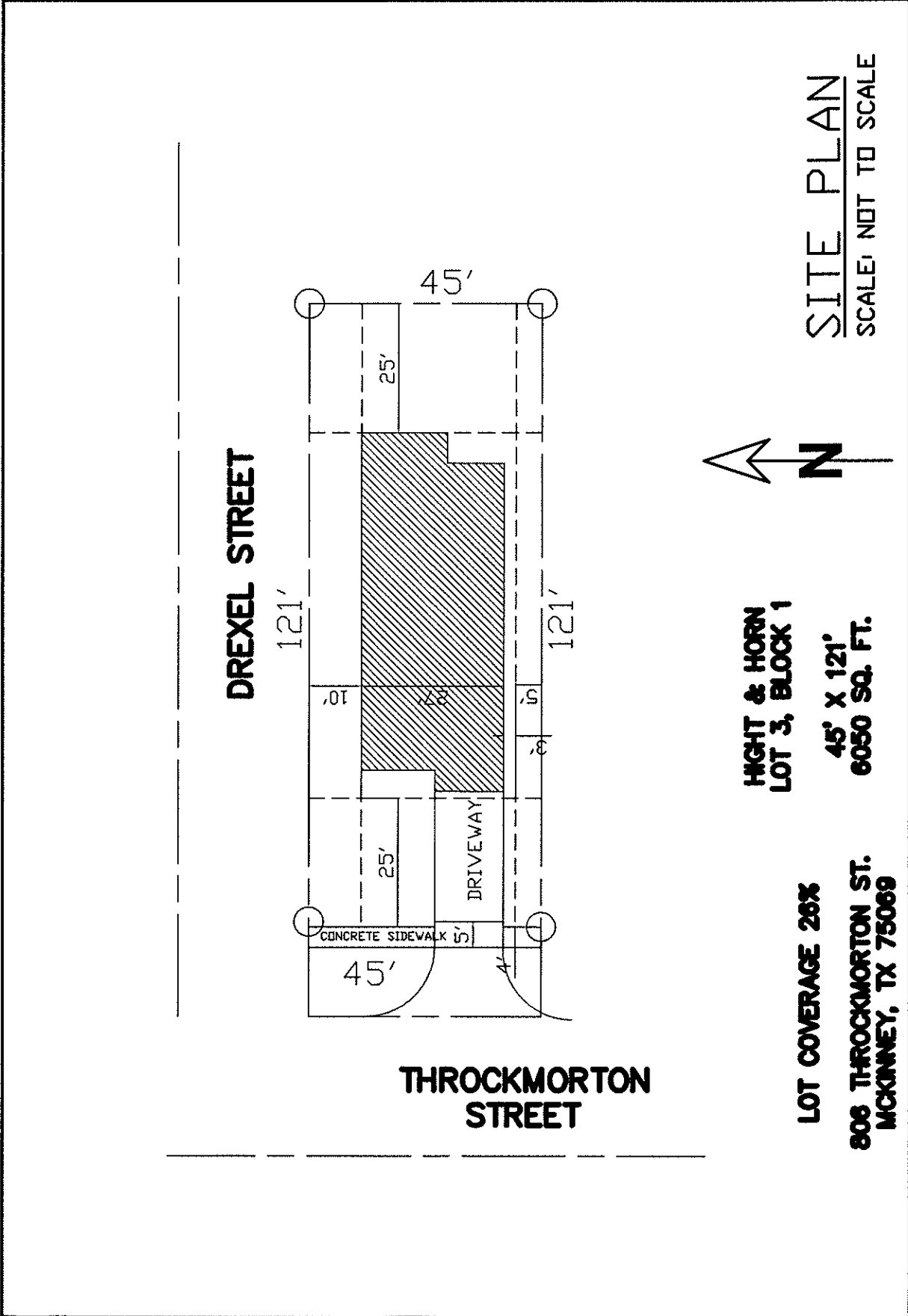
REVISIONS
1/28/10

PLAN 3S-FP
FAMILY: EVANS
ADDRESS: 806 THROCKMORTON
ST. MCKINNEY, TX

MANAGED BY: [REDACTED]

S&P
1073
60
389
1578
TOTAL
STORAGE
CARPORT/PORCH

SHEET NO.
A1



SITE PLAN
SCALE: NOT TO SCALE



HIGHT & HORN
LOT 3, BLOCK 1
45' X 121'
6050 SQ. FT.

LOT COVERAGE 26%
806 THROCKMORTON ST.
MCKINNEY, TX 75069

Throckmorton Street
(Variable Width Right-of-Way)

Drexel Street
(Variable Width Right-of-Way)

HIGHT & HORN
ADDITION
Vol. 1, Pg. 8,
M.R.C.T.

Right-of-Way Dedication
(Vol. 5692, Pg. 3636)



588°41'50"E
121.00'

"X" Cut in
Concrete Fnd.
(C.M.)

1/2" I.R.S. N00°00'00"E 45.55'

1/2" I.R.S. 0°00'E 50.00'

1/2" I.R.S.

121.00'

S89°58'36"E

Lot 4,
Block 1

Lot 3,
Block 1

N89°58'36"W

121.00'

9' Alley

S89°58'36"E

121.00'

1/2" I.R.S. N00°00'00"E 44.96'

1/2" I.R.S.

S00°00'00"W 50.00'

1/2" I.R.F.
(C.M.)

5/8" C.I.R.F.
"SPARR" (C.M.)

10' Alley

Lot 8,
Block 1

Lot 7,
Block 1