



*Love  
6/18/18  
Dee*

# BOARD OF ADJUSTMENT APPLICATION

APPEAL  SPECIAL EXCEPTION  VARIANCE  TODAY'S DATE: 6-18-18

**\*\*CONTACT INFORMATION\*\***

PROPERTY LOCATION\*: 4412 MEADOW HILL  
(Street address)

Subdivision: HORSESHOE BEND ESTATES Lot: 11 Block: B

\*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: ERNEST C. PRIOR 4412 MEADOW HILL MCKINNEY, TX 75070  
(Name) (Address) (City, State, & Zip Code)

J-PRIOR@CENTURYTEL.NET 734-735-6913  
(Email) (Phone)

Property Owner is giving \_\_\_\_\_ authority to represent him/her at meeting.  
(Applicant Name)

Property Owner Printed Name: C Property Owner Signature: \_\_\_\_\_

Applicant: ERNEST PRIOR 4412 MEADOW HILL MCKINNEY, TX 75070  
(Name) (Address) (City, State, & Zip Code)

J-PRIOR@CENTURYTEL.NET 734-735-6913  
(Email) (Phone)

**\*\*REQUEST\*\***

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side at Corner			
Front Yard			
Rear Yard			
Driveway			
Accessory Other Building	Maximum 500'	1152'	652'

PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU MAY ATTACH ADDITIONAL INFORMATION TO SUPPORT YOUR REQUEST.

~~APPEAL - REQUESTING VARIANCE TO BE HEARD AT 3:00 PM  
 - 6/18/18 (6:00 AM), SHOWING ON PLOT PLAN.~~

**SPECIAL EXCEPTION**

VARIANCE REQUESTING VARIANCE TO BUILD A 36x32 DETACHED GARAGE, AS SHOWN ON PLOT MAP. - [1152 S.F.] building - LOT SIZE: PIE SHAPE. FRONT = 427' LHS = 452' RHS = 376'

See attached

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.

*[Handwritten Signature]*

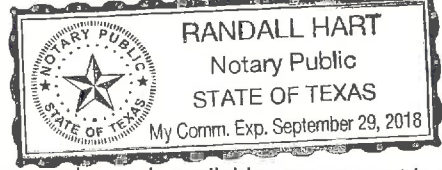
Property Owner Signature (If different from Applicant)

Applicant's Signature

STATE OF TEXAS | Page

COUNTY OF COLLIN

Subscribed and sworn to before me this 13 day of June, 2018



*[Handwritten Signature]*  
Notary Public

My Commission expires: 9-29-2018

(seal)

NOTICE: This publication can be made available upon request in alternative formats, such as, Braille, large print, audiotape or computer disk. Requests can be made by calling 972-547-2694 (Voice) or email [contact-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org) Please allow at least 48 hours for your request to be processed.

\*\*\*OFFICE USE ONLY\*\*\*

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

BOA Number:

TOTAL FEE DUE: \$50.00 (non-refundable)

Received by:

Signature:

Date:

**Board of Adjustment** – Please consider the following per my request for a variance to consider a 652 square foot variance from the zoning ordinance requirement of a maximum 500 square foot for a proposed 1152 square foot accessory building / detached garage for the property located at **4412 Meadow Hill, McKinney, Texas.**

Before we bought the house, we talked with the realtor and neighbors, to see if outbuildings were allowed in this subdivision. The neighbors said that they had gotten variances, in order to build their units, and since there were already numerous oversized outbuildings in the subdivision, they felt we would be able to follow suit. I realize that they are not the authority here, but I had to make a decision on whether to put a bid in on the house, so I went ahead. This is a unique area, in that there are 24 homes, each of which have at least 2.0 acres. I have a collection of classic/show cars, and as it stands right now, my garage is full, my 2 personal vehicles are parked outside (never a good thing down here), and I still have a '73 Corvette that needs to come down from Michigan. I have looked into buying one of the "Executive Garage" units, but cannot afford them. My hardship is that if I can't get approval to build this outbuilding, I will be forced to get rid of the cars I love.

Thank you for the consideration

Ernie Prior

Submitted to Rick Herzberger on 7-12-2018

# Neighborhood Outbuildings

- 24 homes in Horseshoe Bend Estates
- Each home has 2+ acres of property
- There are 7 outbuildings in the subdivision that are greater than 500 Sq. Ft. (Each is probably ~ 800 – 1500 Sq. Ft.)
- Almost all lots have oversized sheds and/or gazebo's

Handwritten notes:

$$\begin{array}{r} 36 \\ 108 \\ \hline 1152 \end{array}$$

ZONING REGULATIONS

App. F, § F-1

APPENDIX F. SCHEDULES

Section F-1. Schedule of space limits.

Zoning District	Space Limits										
	Minimum lot area	Minimum lot width	Minimum lot depth	Minimum front yard setback	Minimum rear yard setback	Minimum side yard setback of interior lots	Minimum side yard setback of corner lots	Maximum height of structure	Maximum lot coverage	Maximum Floor Area Ratio	Maximum density (dwelling units per gross acre)
AG	10 acre	150'	n/a	35'	35'	20'	25'	35'	n/a	n/a	n/a
RED-1	1 acre	150'	150'	35'	35'	20'	35'	35'	n/a	n/a	1.0
RED-2	2 acre	200'	200'	50'	50'	30'	50'	35'	n/a	n/a	0.5
RS 120	12,000 sq. ft.	80'	120'	30'	25'	10'	15'	35'	n/a	n/a	3.5
RS 84	8,400 sq. ft.	70'	110'	25'	25'	10'	15'	35'	n/a	n/a	5.0
RS 72	7,200 sq. ft.	60'	100'	25'	25'	6'	15'	35'	n/a	n/a	6.0
RS 60	6,000 sq. ft.	50'	100'	25'	25'	5'	15'	35'	n/a	n/a	7.0
RS 45	4,500 sq. ft.	40'	100'	20'	20'	(1)	15'	35'	n/a	n/a	8.0
RD 30	(1)	50'	100'	25'	25'	7'	15'	35'	n/a	n/a	14.5
RG 27	2,700 sq. ft.	25'	100'	20'	20'	(1)	15'	35'	n/a	n/a	14.5
RG 25	(1)	50'	100'	25'	25'	7'	25'	35'	n/a	n/a	17.0
RG 15 [18]	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	50%	(1)	(1)
MF-1	3,600 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	12.0
MF-2	2,700 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	16.0
MF-3	2,100 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	20.0
MP	(1)	(1)	(1)	(1)	(1)	(1)	(1)	35'	n/a	n/a	8.0
NC	7,000 sq. ft.	60'	100'	25'	(1)	(1)	25'	35'	40%	0.4 : 1.0	n/a
BN	7,500 sq. ft.	50'	(1)	25'	20'	(1)	(1)	35'	70%	0.6 : 1.0	n/a
BG	(1)	(1)	(1)	(1)	10'	(1)	15'	45'	95%	2.0 : 1.0	n/a
C	0'	0'	0'	25'	(1)	(1)	15'	55'	50%	1.0 : 1.25	n/a
O-1	7,000 sq. ft.	60'	100'	25'	(1)	(1)	25'	35'	50%	0.5 : 1.0	n/a
O	0'	0'	0'	50'	(1)	(1)	(1)	(1)	50%	1.0 : 1.0	n/a
BC	10,000 sq. ft.	80'	100'	25'	(1)	(1)	25'	45'	70%	1.0 : 1.0	n/a
ML	(1)	50'	0'	25'	0'	0'	20'	(1)	75%	1.0 : 1.0	n/a
MH	(1)	50'	0'	20'	0'	0'	10'	(1)	50%	1.0 : 1.0	n/a
AP	0'	0'	0'	25'	(1)	(1)	15'	45'	n/a	n/a	n/a
GC	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	12.0 : 1.0	(1)
PD	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)
MTC	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
SF12	12,000 sq. ft.	80'	120'	25' (3)	20'	10'	20'	35'	n/a	n/a	3.2 (5)
SF10	10,000 sq. ft.	70'	110'	25' (3)	20'	10'	20'	35'	n/a	n/a	3.2 (5)
SF8	8,000 sq. ft.	60'	100'	20' (3)	15' (7)	7'	15' (7)	35'	n/a	n/a	3.2 (5)
SF7.2	7,200 sq. ft.	50'	90'	20' (3)	15' (7)	5'	15' (7)	35'	n/a	n/a	3.2 (5)
SF5	5,000 sq. ft. (4)	40' (6)	80'	20' (3)	15' (7)	0' (10)	15' (7)	35'	n/a	n/a	3.2 (5)
DR (9)	6,000 sq. ft.	40' (6)	80'	20'	15' (7)	5'	15' (7)	35'	n/a	n/a	6.4
TH (9)	2,700 sq. ft.	25' (6)	80'	20'	15' (7)	10' between buildings	15' (7)	35'	n/a	n/a	8.0 (1)
SO	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	35'	70%	n/a	n/a

**Sec. 146-133. - Accessory buildings and uses.**

(a) *Area regulations.* The following area regulations shall be observed for all accessory buildings or accessory structures in all residential, multiple family, or mobile home districts:

(1) *Front yard.* Attached accessory buildings or structures shall have the same front yard as that of the main building.

(2) *Side yard.*

a. There shall be a side yard for any detached accessory building of not less than three feet from any side lot line when such detached accessory building is located in the rear of the lot (the rear of a line connecting the midpoints on the two opposite side lot lines of any lot, tract or plot), and when the detached accessory building is a minimum distance of ten feet from the main structure.

b. When a detached accessory building is located in front of the line connecting the two midpoints of the opposite side lot lines as herein described, or is closer than ten feet from the main structure, such accessory building shall observe the same side yard as specified for the main building.

c. If an accessory structure is adjacent to a side street, the side yard for the accessory structure must be a minimum of 15 feet from the side property line.

(3) *Rear yard.*

a. There shall be a rear yard for accessory buildings not less than three feet from any lot line, alley line, or easement line, except that if no alley exists, the rear yard shall not be less than ten feet as measured from the rear lot line. Where apartments are permitted, the main building and all accessory buildings shall not cover more than 50 percent of the rear of the lot (that portion of the lot lying to the rear of a line erected adjoining the midpoint of one side lot line with the midpoint of the opposite side lot line).

b. Where a garage or carport is designed and constructed to be entered from an alley or side street, such garage or carport shall be set back from the side street or alley a minimum distance of 20 feet to facilitate access without interference with the use of the street or alley by other vehicles or persons.

c. Detached accessory buildings or structures shall be located in the area defined as the rear yard.

(4) *Air conditioning equipment.* Air conditioning compressors, cooling towers, and similar accessory structures shall observe all front, side, or rear yards specified for accessory buildings. When such accessory structures are located in the side yard or that portion of a lot herein designated as the rear of the lot, the minimum side yard shall be three feet.

(5) *Swimming pools.* All swimming pools shall be located behind the front yard or front building line and in no case shall the pool proper be nearer than five feet to any bounding property line of the lot or tract on which it is situated.

(6) *Accessory buildings.* Accessory buildings shall meet the following requirements:

a. No accessory building, other than an allowed accessory dwelling, shall be rented or leased.

b. No accessory building shall be used for commercial purposes.

c. No accessory building or structure, except fences, may be erected within three feet of any rear or side property line, or be located within any recorded easement.

d. No accessory building shall exceed 200 square feet in area, except:

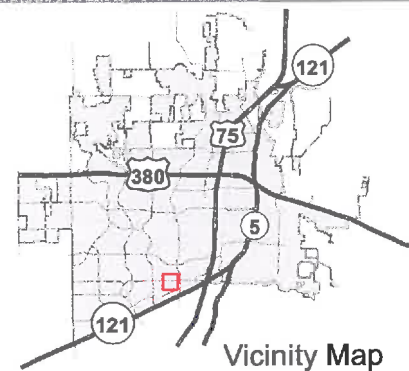
1. Detached garages are limited to 500 square feet in area; and

2. Accessory dwellings are limited to 600 square feet in area.

e. No accessory building shall exceed one story in height, except that an allowed accessory dwelling may be located on a second story above a garage.

- d. *Variances.* The board shall have the power to authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary hardship, and so that the spirit of this chapter shall be observed and substantial justice done, including the following:
1. Permit a variance in the yard requirements of any district where there are unusual and practical difficulties or unnecessary hardships in the carrying out of these provisions due to an irregular shape of the lot, topographical or other conditions, provided such variance will not seriously affect any adjoining property or the general welfare; and
  2. Authorize upon appeal, whenever a property owner can show that a strict application of the terms of this chapter relating to the construction or alterations of buildings or structures will impose upon him unusual and practical difficulties or particular hardship, such variances from the strict application of this chapter as are in harmony with its general purpose and intent, but only when the board is satisfied that a granting of such variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant a variance from the zoning ordinance as established by this chapter, and at the same time, the surrounding property will be properly protected.

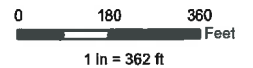




# Board of Adjustments Map

4412 MEADOW HILL

--- 200' Buffer

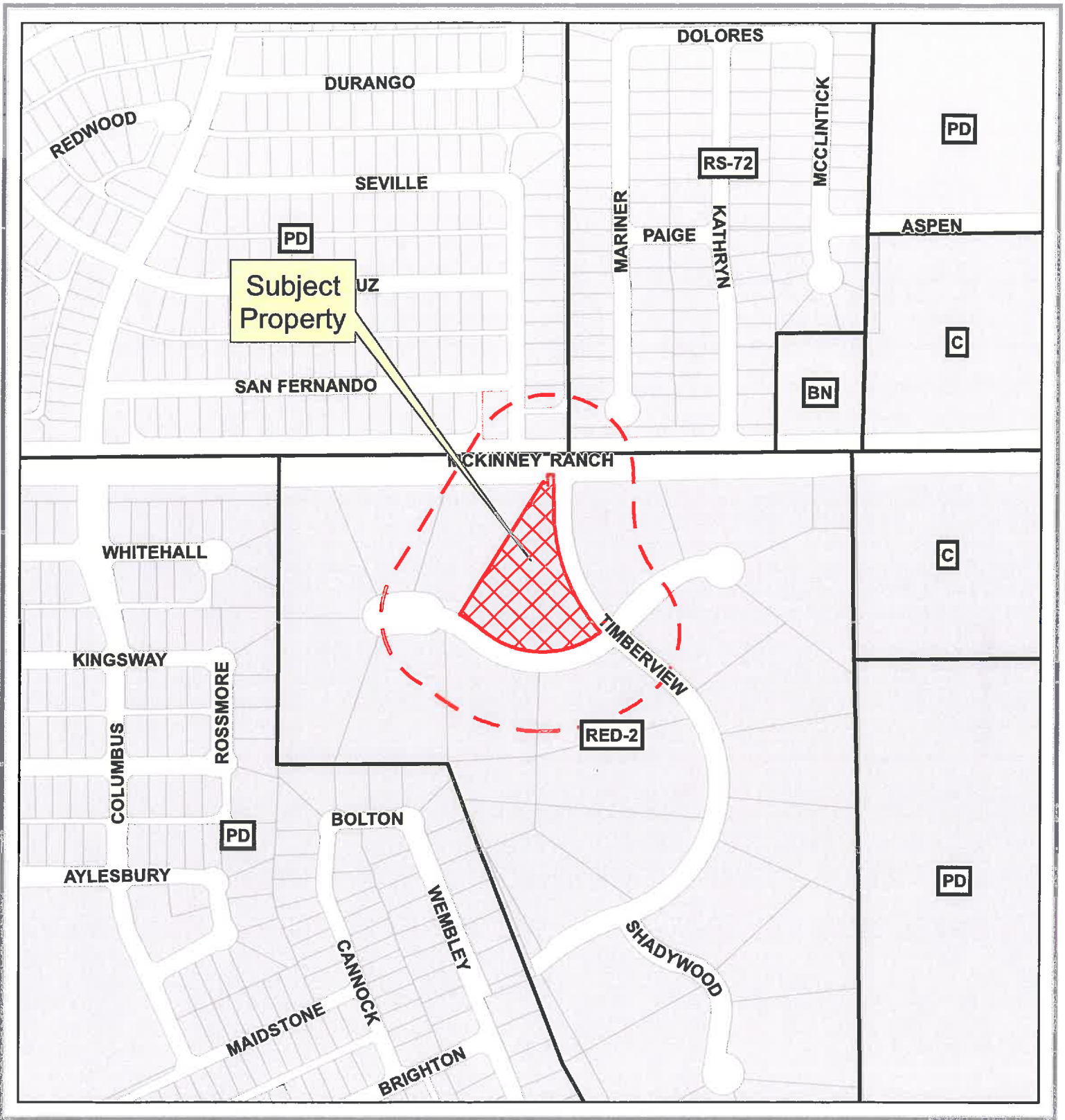


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Date: 6/25/2018

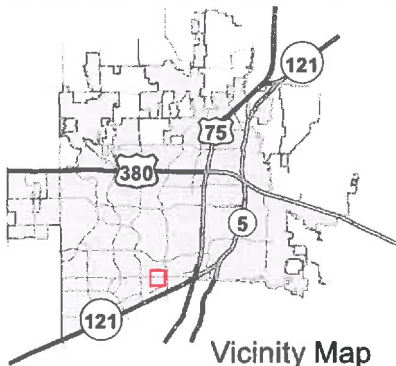
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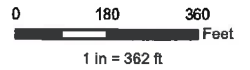
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## Board of Adjustments Map

4412 MEADOW HILL

--- 200' Buffer



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Date: 6/25/2018

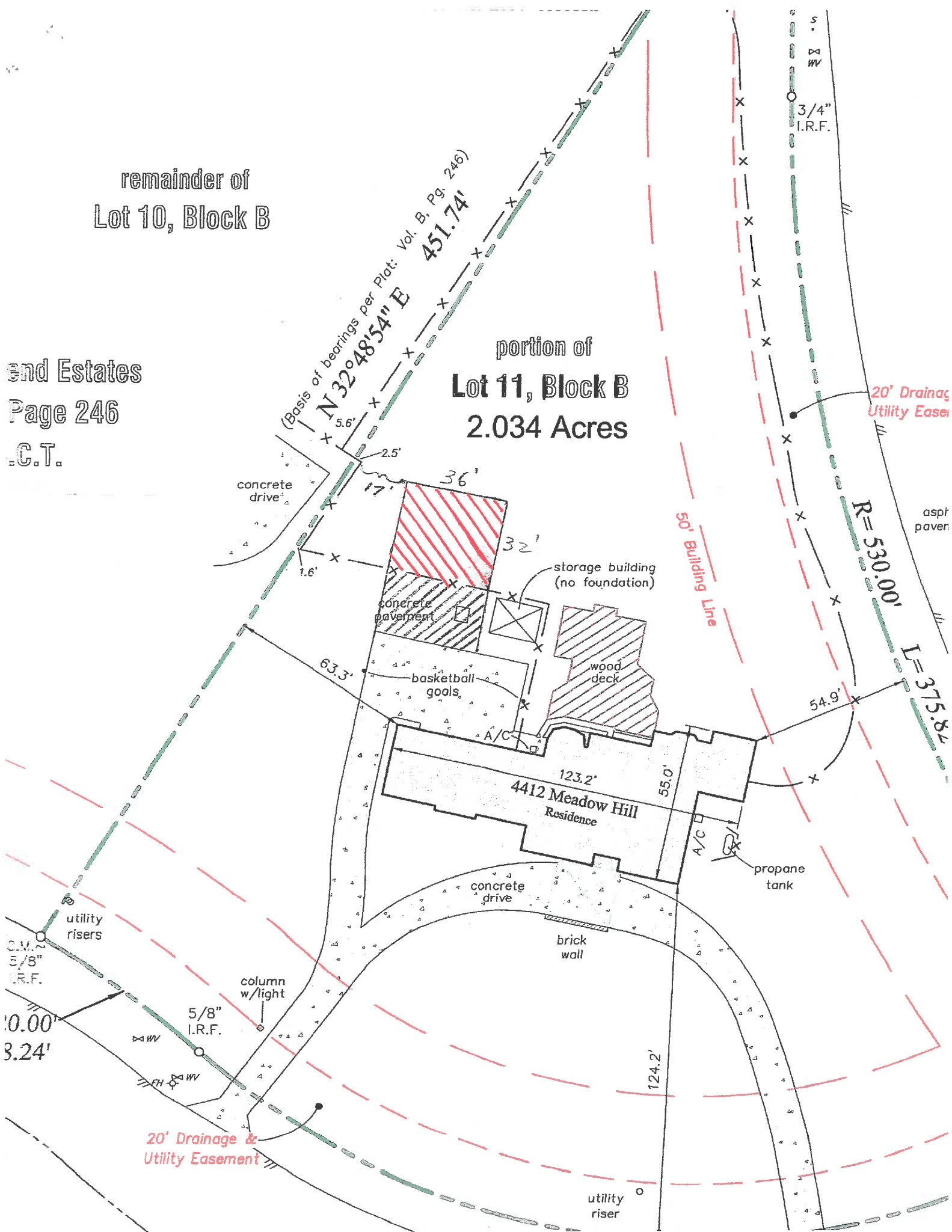
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remainder of  
Lot 10, Block B

end Estates  
Page 246  
C.T.

portion of  
**Lot 11, Block B**  
2.034 Acres



(Basis of bearings Per Plat: Vol. B, Pg. 246)  
N 32° 48' 54" E 451.74'

20' Drainage  
Utility Easement

50' Building Line

R=530.00'

L=375.82'

asph  
paven

20' Drainage &  
Utility Easement

utility  
riser

## Garage Requirements

- 36'x32' garage with 2' overhang on all sides
- 2"x6"x12' walls, 16" on center
- Hip roof
- 6" concrete with re-rod in floor, in garage
- Stabilizing piers under garage (9 or 10 piers, up to 15" deep)
- 4" concrete approach pad across entire front (from existing drive, to front of garage (Dimensions =20'x36')
- 100 amp. electrical service to garage - *can not be New Service* -
- Multiple 100v outlets on walls (minimum of 3 outlets per full wall)
- Entire building insulated, dry-walled, taped and textured (knock down)
- Exterior walls to be plywood covered, with Hardie Panel over it.(including soffit)
- 1x4" wooden trim at corners of building, and around door openings
- 36" access door on RHS near front
- Cement pad for access door.
- Overhead lighting throughout (Lithonia 2 light strip lights) (2 rows 24' long (at 12' and 24' from LHS) & 1 row 20' long on the top of each side wall) Total number of 4' lights = 22
- 2 ea. 16x10' sectional garage doors (HD & insulated)
- 2 ea. Garage door openers
- Interior painted with 2 coats of semi-gloss white
- Exterior painted with 2 coats of TBD color

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View: Custom ▾

Scene: Default ▾

Building Size

Color Selections

Ridge Vent

Wainscot

Lean-to

Gutter

Interior Framework

**Add Doors and Windows**

Rollup: Charcoal

+ Add new

Walk Door (3x7)

Rollup (12x10)

Rollup (12x10)



CHANGE TO HIP ROOF

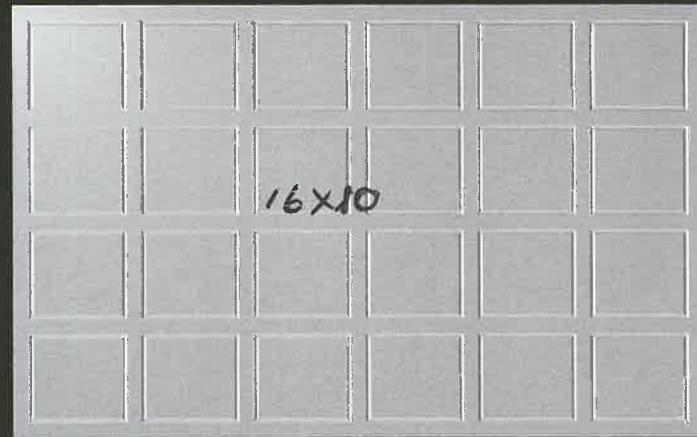
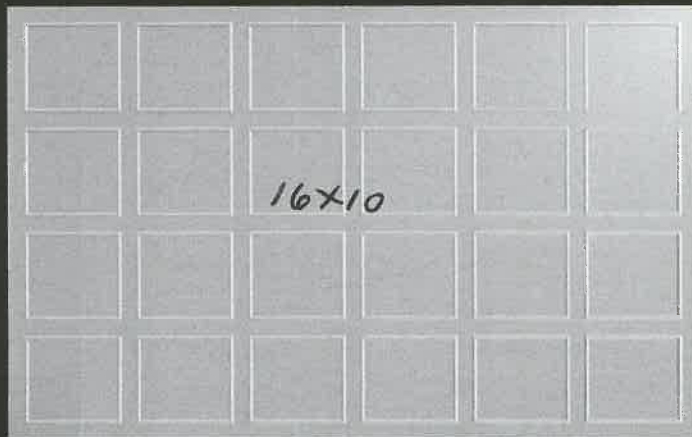




6/12  
PITCH  
ROOF

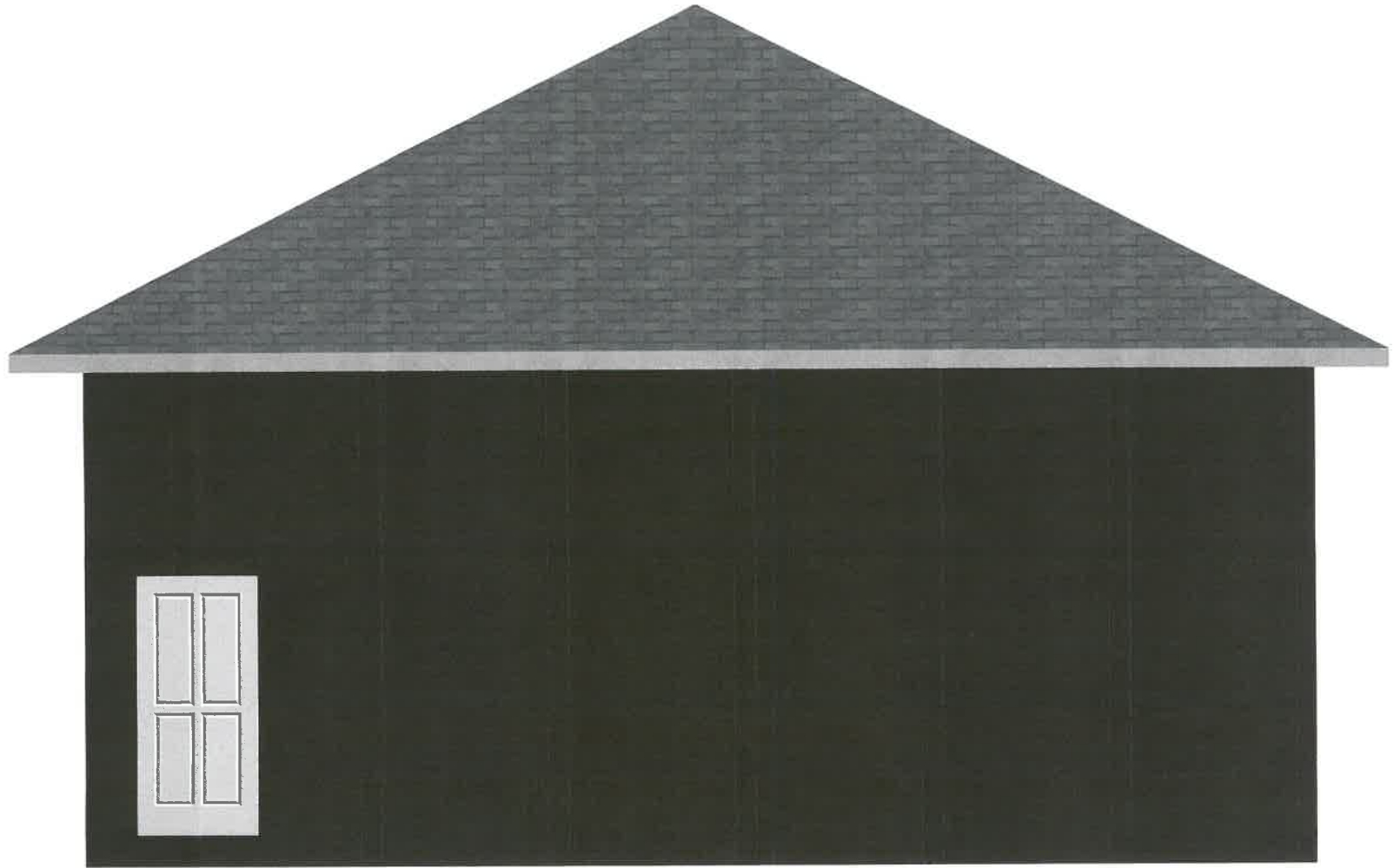
2'  
OVER-  
HANG

2"X6"  
12'  
WALLS



FRONT VIEW  
36' WIDE

HARDIE BOARD  
EXTERIOR



RHS VIEW

32' DEEP