



RG18 = RS 60

**CITY OF MCKINNEY  
BOARD OF ADJUSTMENT APPLICATION**

Type of Request:

Variance  Special Exception  Appeal

FILING FEE \$50.00

RECEIPT DATE \_\_\_\_\_

**Property Location:**

Address: 402 Rice Street McKinney TX 75069  
City State Zip

Lot Number: 4362 Block: — Subdivision Name: McKinney Outlots

**Owner's Information:**

Owner's Name (PRINTED): Ron Lustig Phone Number: 214 914 4251

Address: 733 Creek Valley Allen TX 75002  
City State Zip

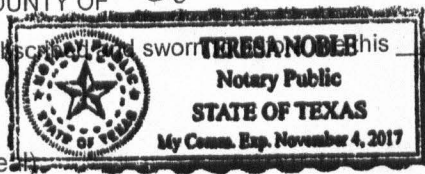
Owner is giving Jason Rose authority to represent him/her at the meeting.  
Applicant's Name

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

[Signature]  
Owner's Signature

STATE OF TEXAS  
COUNTY OF Collin

Subscribed and sworn to before me this 4 day of April, 2014  
[Signature]  
 Notary Public  
 My Commission expires: 4-14-14



**Applicant's Information:**

Name: Ron Lustig / Jason Rose Company Name: J Rose Architect Phone Number: 214 454 7895

Address: 2120 Cormor Way Argyle TX 76226  
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			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side @ Corner	<u>15'</u>	<u>5'</u>	<u>10'</u>
Front Yard	<u>25'</u>	<u>20'</u>	<u>5'</u>
Rear Yard			
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:

City Row takeback reduced lot width, no lot exists in downtown core with a variety of setbacks & house types.

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:

side setback adjacent to street due to Row takeback.

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:

City Row takeback over time.

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:

side setback adjacent to street due to Row takeback

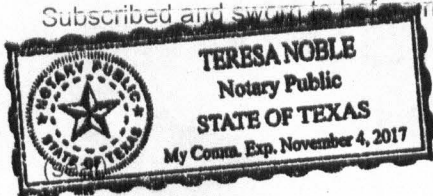
Items Submitted: Completed application and fee  Plot/Site Plan or Survey drawn to scale

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

*[Signature]*  
Applicant's Signature

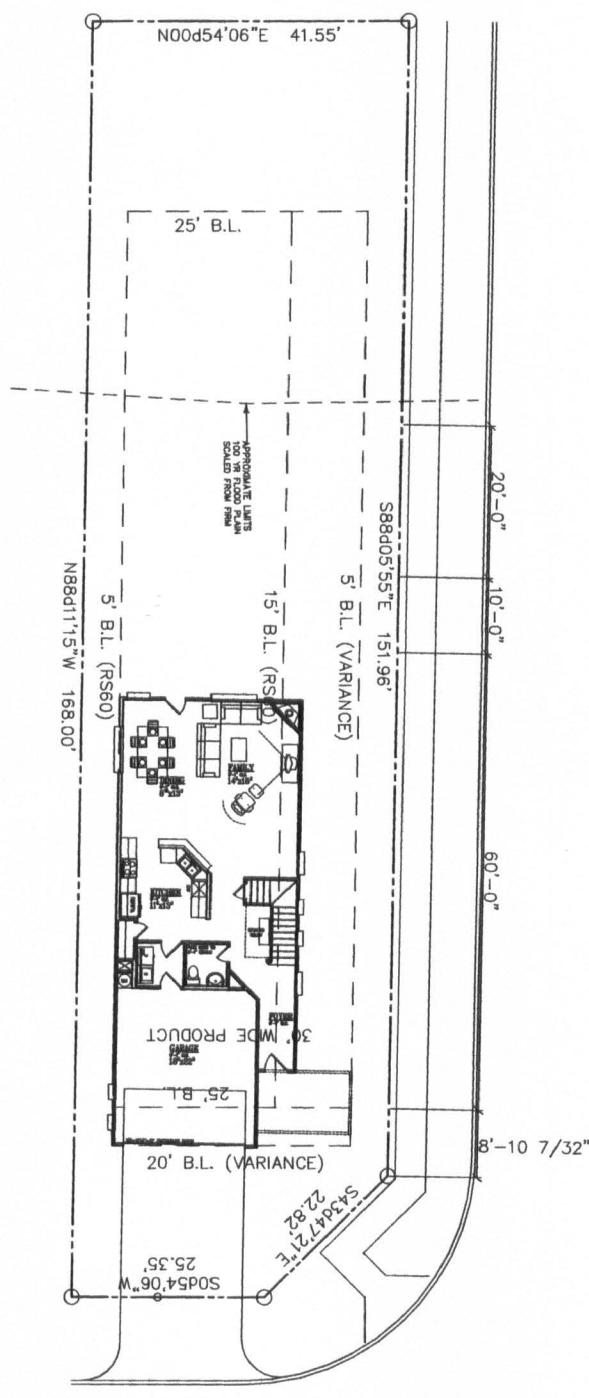
STATE OF TEXAS  
COUNTY OF Collin

Subscribed and sworn to before me this 14 day of April, 2014



*[Signature]*  
Notary Public

My Commission expires: 4-14-19 to



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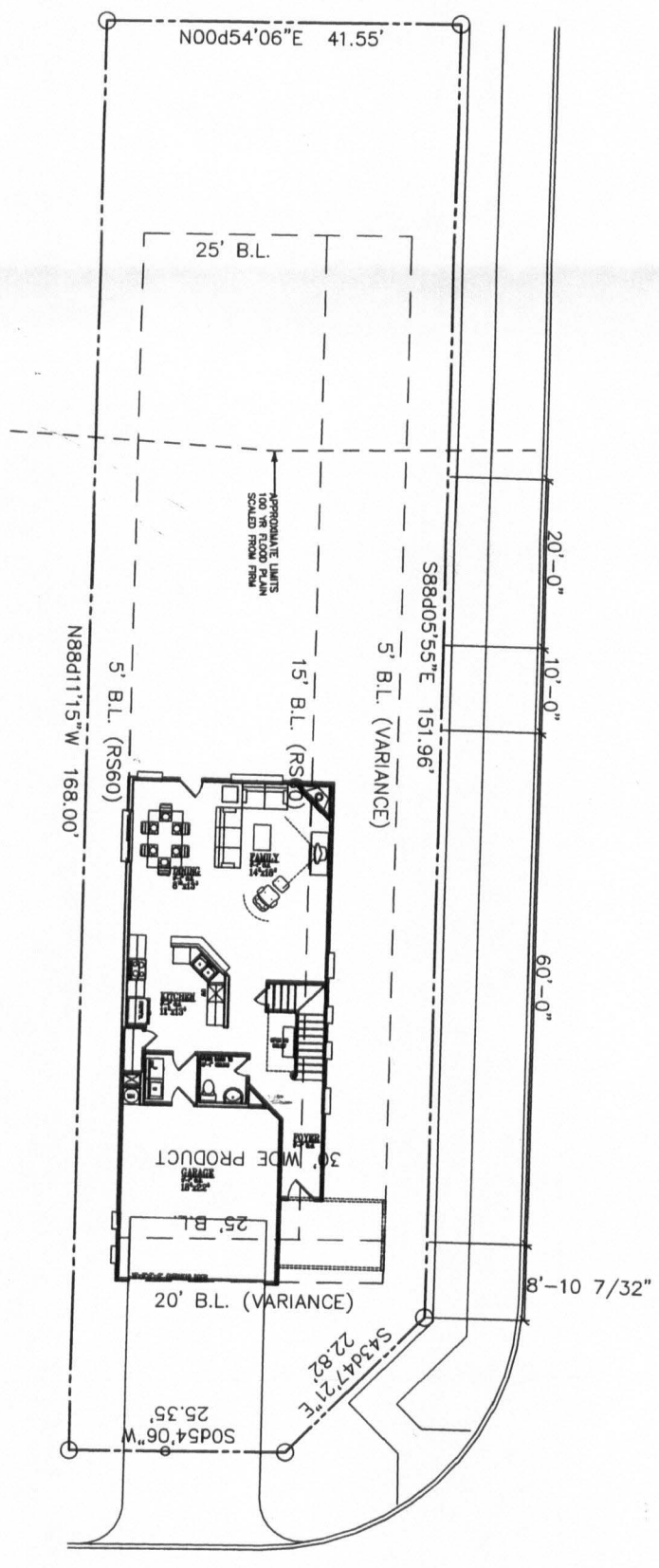

**JR ROSE**  
**ARCHITECTURE**  
 (214) 454-7895 Tel. (972) 420-0324 Fax  
 7-15-2013



402 RICE STREET  
MCKINNEY TEXAS

Notes:

Drawn By:	
Checked By:	
Preparation Date:	April 1, 2011
Revisions:	



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SHEET

 **JR ROSE**  
ARCHITECTURE  
(214) 454-7895 Tel. (972) 420-0324 Fax



402 RICE STREET  
MCKINNEY TEXAS

Drawn By: Jason E. Jones  
Preparation Date: March 1, 2011  
Revisions:  
Notes: