



**CITY OF MCKINNEY
BOARD OF ADJUSTMENT APPLICATION**

Type of Request:

Variance Special Exception Appeal

FILLING FEE \$50.00

13976

RECEIPT DATE 12-29-14

Property Location:

206 MCKINNEY AVE MCKINNEY, TX 75069
Address City State Zip

504 A MCKINNEY OUTLOTS
Lot Number Block Subdivision Name

Owner's Information:

JACOB & NATALIA PAYTON
Owner's Name (PRINTED) Phone Number

SAME
Address City State Zip

Owner is giving _____ 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.

Jacob & Natalia Payton
 Owner's Signature

STATE OF TEXAS

COUNTY OF collin

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

Notary Public

My Commission expires: _____

(seal)

Applicant's Information:

Jacob & Natalia Payton 214.394.3716
Name Company Name Phone Number

206 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			
Lot Width			
Lot Depth			
Side Yard	7'		
Side Yard			
Side @ Corner			
Front Yard	25'		
Rear Yard	25'	10'	15'
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:

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:

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:

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:

THIS IS A NON-CONFORMING LOT IN SIZE. CURRENT ZONING ORDINANCE REQUIRES 25' FRONT & REAR SETBACKS WHICH MEANS BUILDING A GARAGE ATTACHED TO THE HOUSE COULD ONLY BE 15' DEEP. LOT DEPTH IS 65' DEEP. WE ARE ASKING FOR A 15' VARIANCE @ THE REAR FOR THE GARAGE ONLY. THE HOUSE CURRENTLY HAS NO GARAGE.

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 _____

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

Notary Public

(seal)

My Commission expires: _____



RICE ST

HOWELL ST

HENRY ST

MCKINNEY AVE

DAVIS ST

BENGE ST

HENRY ST

2005-09-094

307

307

306

2005-04-046

Edge
Downtown

104
106

110

112

114

116

202

405

407

206

205

208

302

301

400

402

404

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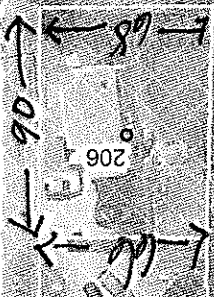
401

400

404

401

404



1159

MCKINNEY OUTLOTS 493-536

FOR LOTS 524B, 525 & 523B
SEE SLIDE 10333
FOR TAX YEAR 2015

FOR LOTS 524A, 523 & 523B
SEE SLIDE 10334-1
FOR TAX YEAR 2015

527A	528	529	530	531	532	533	534	535	536
527B	528A	529A	530A	531A	532A	533A	534A	535A	536A
527C	528B	529B	530B	531B	532B	533B	534B	535B	536B

537A	538	539	540	541	542	543	544	545	546
537B	538A	539A	540A	541A	542A	543A	544A	545A	546A
537C	538B	539B	540B	541B	542B	543B	544B	545B	546B

515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536
515A	516A	517A	518A	519A	520A	521A	522A	523A	524A	525A	526A	527A	528A	529A	530A	531A	532A	533A	534A	535A	536A
515B	516B	517B	518B	519B	520B	521B	522B	523B	524B	525B	526B	527B	528B	529B	530B	531B	532B	533B	534B	535B	536B

547A	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600
547A	548A	549A	550A	551A	552A	553A	554A	555A	556A	557A	558A	559A	560A	561A	562A	563A	564A	565A	566A	567A	568A	569A	570A	571A	572A	573A	574A	575A	576A	577A	578A	579A	580A	581A	582A	583A	584A	585A	586A	587A	588A	589A	590A	591A	592A	593A	594A	595A	596A	597A	598A	599A	600A
547B	548B	549B	550B	551B	552B	553B	554B	555B	556B	557B	558B	559B	560B	561B	562B	563B	564B	565B	566B	567B	568B	569B	570B	571B	572B	573B	574B	575B	576B	577B	578B	579B	580B	581B	582B	583B	584B	585B	586B	587B	588B	589B	590B	591B	592B	593B	594B	595B	596B	597B	598B	599B	600B

- 509 ANTHONY M. CARLA
- 510 ANTONIA CARLA, 2013-14
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515A	516A	517A	518A	519A	520A	521A	522A	523A	524A	525A	526A	527A	528A	529A	530A	531A	532A	533A	534A	535A	536A	537A	538A	539A	540A	541A	542A	543A	544A	545A	546A	547A	548A	549A	550A	551A	552A	553A	554A	555A	556A	557A	558A	559A	560A	561A	562A	563A	564A	565A	566A	567A	568A	569A	570A	571A	572A	573A	574A	575A	576A	577A	578A	579A	580A	581A	582A	583A	584A	585A	586A	587A	588A	589A	590A	591A	592A	593A	594A	595A	596A	597A	598A	599A	600A
515B	516B	517B	518B	519B	520B	521B	522B	523B	524B	525B	526B	527B	528B	529B	530B	531B	532B	533B	534B	535B	536B	537B	538B	539B	540B	541B	542B	543B	544B	545B	546B	547B	548B	549B	550B	551B	552B	553B	554B	555B	556B	557B	558B	559B	560B	561B	562B	563B	564B	565B	566B	567B	568B	569B	570B	571B	572B	573B	574B	575B	576B	577B	578B	579B	580B	581B	582B	583B	584B	585B	586B	587B	588B	589B	590B	591B	592B	593B	594B	595B	596B	597B	598B	599B	600B

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515A	516A	517A	518A	519A	520A	521A	522A	523A	524A	525A	526A	527A	528A	529A	530A	531A	532A	533A	534A	535A	536A	537A	538A	539A	540A	541A	542A	543A	544A	545A	546A	547A	548A	549A	550A	551A	552A	553A	554A	555A	556A	557A	558A	559A	560A	561A	562A	563A	564A	565A	566A	567A	568A	569A	570A	571A	572A	573A	574A	575A	576A	577A	578A	579A	580A	581A	582A	583A	584A	585A	586A	587A	588A	589A	590A	591A	592A	593A	594A	595A	596A	597A	598A	599A	600A
515B	516B	517B	518B	519B	520B	521B	522B	523B	524B	525B	526B	527B	528B	529B	530B	531B	532B	533B	534B	535B	536B	537B	538B	539B	540B	541B	542B	543B	544B	545B	546B	547B	548B	549B	550B	551B	552B	553B	554B	555B	556B	557B	558B	559B	560B	561B	562B	563B	564B	565B	566B	567B	568B	569B	570B	571B	572B	573B	574B	575B	576B	577B	578B	579B	580B	581B	582B	583B	584B	585B	586B	587B	588B	589B	590B	591B	592B	593B	594B	595B	596B	597B	598B	599B	600B

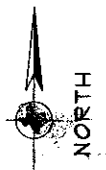
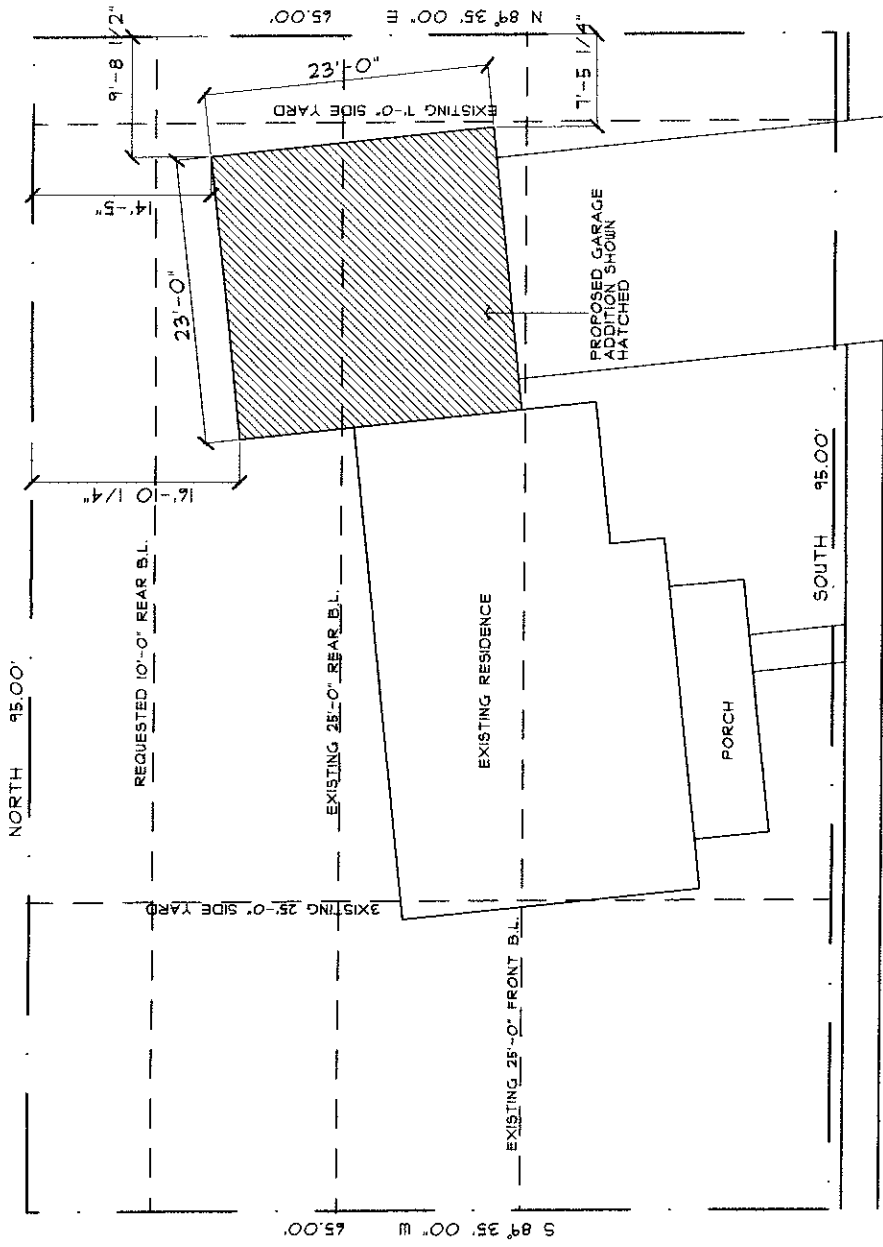
S0926



CENTRAL APPRAISAL DISTRICT
COLLIN COUNTY

1996

ACCT # 0926



204 MCKINNEY AVE

1
 TOTAL LOT AREA IS
 TOTAL COVERED = 1,173 S.F. = 26%

PLOT PLAN
 SCALE: 1" = 10'-0"