

Date: 4/10/2017

Subject: 808 Barnes – Minor Replat – Letter of Intent

To: City of McKinney – Planning Department

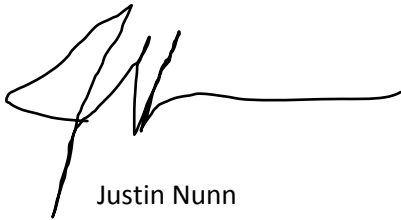
To Whom it May Concern:

808 Barnes St is two lots (25 and 26) combined into one property in the Historic Downtown McKinney area on block 3 of the F. M. Hill Addition. It is .344 acres of property located on the west side of Barnes street between Pine Street to the North and Raines St to the south. The property currently has 2 separate structures, each are considered residential duplexes and the 2 lot lines are running through the middle of the structures. They were both build in the 1960's.

The reason for this minor replat is to remove the lot lines running through the middle of each structure and to subdivide the structures from each other as they are currently considered one property.

The zoning in this area is RS-60 and in the current condition it does not meet setbacks required of that zoning. It comes closer to meeting all the setbacks with this proposal minor replat and would meet the side and rear setbacks.

Thank you for your consideration and please call me with any questions.

A handwritten signature in black ink, appearing to read 'Justin Nunn', with a long horizontal line extending to the right.

Justin Nunn

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