

BOARD OF ADJUSTMENT REGULAR MEETING

MARCH 13, 2019

The Board of Adjustment met in regular session in the 2ND Floor Conference Room, 222 N. Tennessee Street, McKinney, Texas, on Wednesday, March 13, 2019 at 5:30 p.m.

Board members Present: Betty Petkovsek, Chair, Louise Holubar, Vice Chair, David Riche, Eric Roberts and Randall Wilder. Board members Absent: Brian White and Larry Macy.

City Staff members Present: Rick Herzberger, Chief Building Official and Dee Boardman, Administrative Assistant.

Chair Betty Petkovsek called the meeting to order after determining a quorum was present.

19-0209 Board members unanimously approved the motion by Board member Eric Roberts, seconded by Board member Louise Holubar, to Approved and Referred 19-0209 Minutes of the Board of Adjustment meeting on February 27, 2019.

19-0210 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Israel Cardona, representing the Owner Osiel Salinas, for the consideration of an 8' (foot) variance to the rear yard required setback of 25' (feet) for the proposed new structure/house for Property Located at 412 Kincaide Street, W.J.S. Russell's First Addition, Block 16, Lot 33C, McKinney, Texas. Chief Building Official, Rick Herzberger provided his statement. He stated his request has been field validated and agrees that the Board has the implied authority to consider the setback variance based on the non-conforming lot depth of this lot of record. The Board should consider any input received from the owners of the home at 913 E Standifer Street since the request is for a rear yard setback reduction and would have an impact. One approval letter was received from the property owner at 405 Kincaide Street. No other letters received. Israel Cardona, 921 Lake Grove Drive, Little Elm, Texas 75068, representing

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the Owner, Osiel Salinas stated without the approval of the variance request, the size of the new home will be about 1,000 square feet with a garage. With the approval, they are able to build a decent size home that will 1,800 square feet with a garage. A two story home would be costly and there are no two story homes in the area. Board members unanimously approved the motion by Board member Randall Wilder, seconded by Board member Eric Roberts, to approve Closing the Public Hearing 19-0210 on the request by Israel Cardona, representing the Owner Osiel Salinas, for the consideration of an 8' (foot) variance to the rear yard required setback of 25' (feet) for the proposed new structure/house for Property Located at 412 Kincaide Street, W.J.S. Russell's First Addition, Block 16, Lot 33C, McKinney, Texas. Member Riche asked if the new construction will interfere with the existing structure on 913 E Standifer Street. Mr. Herzberger stated the property owners had the opportunity to reply to the notification letter sent to them. Vice Chair, Holubar asked if there is a fence. Mr. Herzberger stated yes. Member Riche asked if the new home will be in line with the house at 408 Kincade Street. Mr. Herzberger stated yes. Board members unanimously approved the motion by Board member Louise Holubar, seconded by Board member David Riche, to approve 19-0210 the request by Israel Cardona, representing the Owner Osiel Salinas, for the consideration of an 8' (foot) variance to the rear yard required setback of 25' (feet) for the proposed new structure/house for Property Located at 412 Kincaide Street, W.J.S. Russell's First Addition, Block 16, Lot 33C, McKinney, Texas.

Board members unanimously approved the motion by Board member David Riche, seconded by Board member Randall Wilder, to adjourn the meeting at 5:45 p.m.

BETTY PETKOVSEK
Chair