

**BOARD OF ADJUSTMENT REGULAR MEETING
OCTOBER 16, 2019**

The Board of Adjustment met in regular session in the 2nd Floor Conference Room, 222 N. Tennessee Street, McKinney, Texas, on Wednesday, October 16, 2019 at 5:36 p.m.

Board members Present: Vice Chair, Louise Holubar, Member, David Riche, Member, Larry Macy, Member, Eric Roberts, Member (Alternate), Larry Jagours, and Member (Alternate), Randall Wilder.

City Staff members Present: Rick Herzberger, Chief Building Official, Dee Boardman, Administrative Assistant, Lisa Sewell, Deputy City Secretary and Alan Lathrom, Legal

Vice Chair Louise Holubar called the meeting to order after determining a quorum was present.

19-0838 Election of Chairman and Vice Chairman. Board members unanimously approved the motion by Board member Larry Macy, seconded by Board member Randall Wilder, to Approved 19-0838 Election of Chairman. Louise Holubar was voted as Chair. Board members unanimously approved the motion by Board member David Riche, seconded by Board member Eric Roberts, to Approved 19-0838 Election of Vice Chairman. David Riche was voted as Vice-Chair.

19-0839 Conduct a Public Hearing to Consider/Discuss/Act on the Request by owner Lawrence Wood for the consideration of a variance to the zoning ordinance accessory building, detached garage allowed maximum size requirement of 500 square feet to allow an accessory building, detached garage size of 1008 square feet, located at 1290 Old Mill Road, ABS A0287 F.T. Daffau Survey Tract 48, 2.12 Acres, McKinney, Texas. Chief Building Official read his statement Item Summary: The applicant/owner desires to increase the total size of the allowed 500 square feet size of the accessory building, detached garage to 1008 square feet. The applicant will describe hardships or reasons for variance at the public

hearing. Mr. Herzberger stated for the record a correction to the request. The structure will be an accessory building and not a garage with the maximum size allowed of 200 square feet. Applicant/owner request is to increase the total size to 1008 square feet with a variance request of 808 square feet. Zoning: Agriculture "AG". Existing Conditions: The existing survey shows the location of the main house and the proposed accessory building, detached garage. The lot is nonconforming as the "AG" zoning requires 10 acres and the lot is 2.12 acres. The accessory building, detached garage has no access from the public street and will be used for tool and equipment storage Building Official Statement: The request has been field validated and I agree that the Board has the implied authority to consider the variance and appeal due to the applicants request to consider unusual and practical difficulties or particular hardship or any other condition determined by the Board. Mr. Herzberger also stated when property was annexed in 1999, it fell under the 1981 zoning ordinance, which required 10 acres, therefore making the lot nonconforming. The property has never been platted. Homeowner, Lawrence Wood, 1290 Old Mill Road, McKinney, Texas 75069, stated he would like a barn to protect and park his equipment and tools from the outside elements and his animals. The structure will keep within the same design from the other structures on the property. One letter was received, approved via email by Harold Sparry, 2912 Creekbend Drive, McKinney, Texas 75075. Board members unanimously approved the motion by Board member David Riche, seconded by Board member Eric Roberts, to Approved Closing Public Hearing 19-0839 Conduct a Public Hearing to Consider/Discuss/Act on the Request by owner Lawrence Wood for the consideration of a variance to the zoning ordinance accessory building, detached garage allowed maximum size requirement of 500 square feet to allow an accessory building, detached garage size of 1008 square feet, located at 1290 Old Mill Road, ABS A0287 F.T.

Daffau Survey Tract 48, 2.12 Acres, McKinney, Texas. Member Riche asked if the structure will have electricity. Mr. Wood stated yes. Board members unanimously approved the motion by Board member Randall Wilder, seconded by Board member Larry Macy, to Approved 19-0839 Conduct a Public Hearing to Consider/Discuss/Act on the Request by owner Lawrence Wood for the consideration of a variance to the zoning ordinance accessory building, detached garage allowed maximum size requirement of 500 square feet to allow an accessory building, detached garage size of 1008 square feet, located at 1290 Old Mill Road, ABS A0287 F.T. Daffau Survey Tract 48, 2.12 Acres, McKinney, Texas.

19-0840 Board of Adjustment Training by Legal - Alan Lathrom

Board members unanimously approved the motion by Board member Larry Macy, seconded by Board member David Riche, to Adjourn the meeting at 7:19 p.m.

Louise Holubar
Vice Chair