



Filed by
Dec 14/19 @
4:49pm

BOARD OF ADJUSTMENT APPLICATION

APPEAL SPECIAL EXCEPTION VARIANCE TODAY'S DATE: 1/9/19

****CONTACT INFORMATION****

PROPERTY LOCATION*: 708 First Avenue
(Street address)

Subdivision: College Addition Lot: 1B Block: 5
*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: Salvador Sifuentes 3200 Parkwood Blvd #913 Plano TX 75093
(Name) (Address) (City, State, & Zip Code)
214-918-8225
(Phone)

Property Owner is giving Brian E. Lingle authority to represent him/her at meeting.
(Applicant Name)

Property Owner Printed Name: Salvador Sifuentes Property Owner Signature: Salvador Sifuentes

Applicant: Brian E. Lingle 7001 Westchester Ct. McKinney TX 75072
(Name) (Address) (City, State, & Zip Code)
lingleengrs@sbcglobal.net 214-544-9000
(Email) (Phone)

****REQUEST****

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side at Corner	25'	15'	10'
Front Yard			
Rear Yard			
Detached Driveway garage	25'	19'	6'
Detached other garage	500 SF	616 SF	116 SF

PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU MAY ATTACH ADDITIONAL INFORMATION TO SUPPORT YOUR REQUEST.

APPEAL -

Empty space for providing reasons for the request.

SPECIAL EXCEPTION -

VARIANCE -

Change the west & street side setback from 25 Feet to 15 Feet along Bradley Street to allow building a new house fronting on First Avenue (See attached)

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

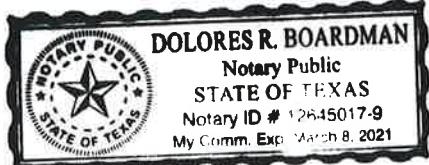
I hereby certify that the above statements are true and correct to the best of my knowledge.

Salvador Sifuentes
Property Owner Signature (If different from Applicant)

[Signature]
Applicant's Signature

STATE OF TEXAS
COUNTY OF Collin

Subscribed and sworn to before me this 9th day of January, 2019



[Signature]
Notary Public
My Commission expires: 3/8/2021

(seal) NOTICE: This publication can be made available upon request in alternative formats, such as, Braille, large print, audiotape or computer disk. Requests can be made by calling 972-547-2694 (Voice) or email contact-adacompliance@mckinneytexas.org Please allow at least 48 hours for your request to be processed.

OFFICE USE ONLY		
Seeking an appeal from Chapter 41, McKinney Zoning Ordinance, Section No:		
BOA Number:	TOTAL FEE DUE:	\$50.00 (non-refundable)
Received by:	Signature:	Date:

708 FIRST AVE

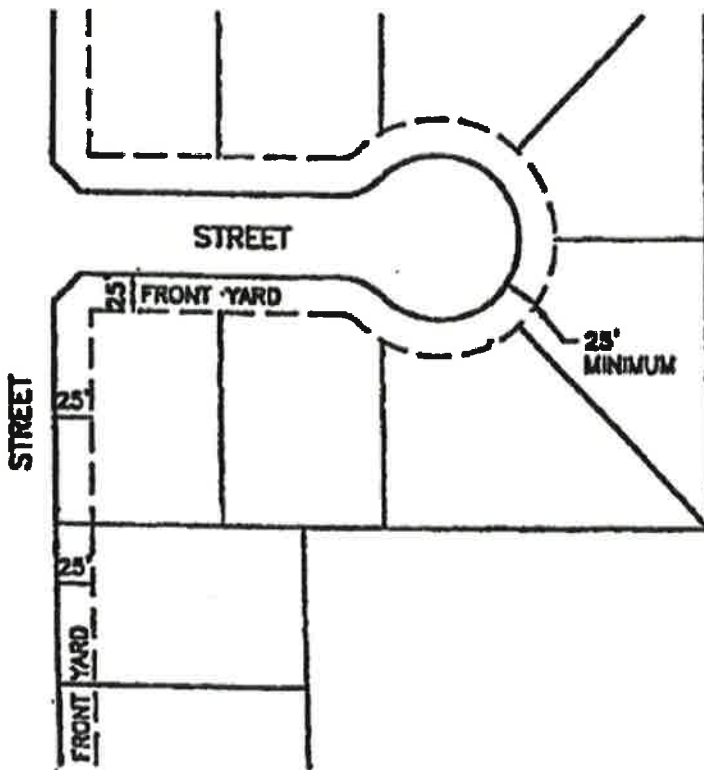
LEGAL DESCRIPTION :COLLEGE ADDITION (CMC)** , BLK 5, LOT 1B

ZONING – RS-60 SINGLE FAMILY RESIDENTIAL

APPROXIMATE SIZE OF LOT 50' WIDTH / 98' DEPTH



DUE TO LOT LAYOUT SIDE AT CORNER / DOUBLE FRONTAGE



ZONING REGULATIONS

App. F, § F-1

APPENDIX F. SCHEDULES

Section F-1. Schedule of space limits.

Zoning District	Space Limits										
	Minimum lot area	Minimum lot width	Minimum lot depth	Minimum front yard setback	Minimum rear yard setback	Minimum side yard setback of interior lots	Minimum side yard setback of corner lots	Maximum height of structure	Maximum lot coverage	Maximum Floor Area Ratio	Maximum density (dwelling units per gross acre)
AG	10 acre	150'	n/a	35'	35'	20'	25'	35'	n/a	n/a	n/a
RED-1	1 acre	150'	150'	35'	35'	20'	35'	35'	n/a	n/a	1.0
RED-2	2 acre	200'	200'	50'	50'	30'	50'	35'	n/a	n/a	0.5
RS 120	12,000 sq. ft.	80'	120'	30'	25'	10'	15'	35'	n/a	n/a	3.5
RS 84	8,400 sq. ft.	70'	110'	25'	25'	10'	15'	35'	n/a	n/a	5.0
RS 72	7,200 sq. ft.	60'	100'	25'	25'	6'	15'	35'	n/a	n/a	6.0
RS 60	6,000 sq. ft.	50'	100'	25'	25'	5'	15'	35'	n/a	n/a	7.0
RS 15	4,500 sq. ft.	40'	100'	20'	20'	(1)	15'	35'	n/a	n/a	8.0
RD 30	(1)	50'	100'	25'	25'	7'	15'	35'	n/a	n/a	14.5
RG 27	2,700 sq. ft.	25'	100'	20'	20'	(1)	15'	35'	n/a	n/a	14.5
RG 25	(1)	50'	100'	25'	25'	7'	25'	35'	n/a	n/a	17.0
RG 15 [18]	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	50%	(1)	(1)
MF-1	3,600 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	12.0
MF-2	2,700 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	16.0
MF-3	2,100 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	20.0
MP	(1)	(1)	(1)	(1)	(1)	(1)	(1)	35'	n/a	n/a	8.0
NC	7,000 sq. ft.	60'	100'	25'	(1)	(1)	25'	35'	40%	0.4 : 1.0	n/a
BN	7,500 sq. ft.	50'	(1)	25'	20'	(1)	(1)	35'	70%	0.6 : 1.0	n/a
BC	(1)	(1)	(1)	(1)	10'	(1)	15'	45'	95%	2.0 : 1.0	n/a
C	0'	0'	0'	25'	(1)	(1)	15'	55'	50%	1.0 : 1.25	n/a
O-1	7,000 sq. ft.	60'	100'	25'	(1)	(1)	25'	35'	50%	0.5 : 1.0	n/a
O	0'	0'	0'	50'	(1)	(1)	(1)	(1)	50%	1.0 : 1.0	n/a
BC	10,000 sq. ft.	80'	100'	25'	(1)	(1)	25'	45'	70%	1.0 : 1.0	n/a
ML	(1)	50'	0'	25'	0'	0'	20'	(1)	75%	1.0 : 1.0	n/a
MH	(1)	50'	0'	20'	0'	0'	10'	(1)	50%	1.0 : 1.0	n/a
AP	0'	0'	0'	25'	(1)	(1)	15'	45'	n/a	n/a	n/a
GC	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	12.0 : 1.0	(1)
PD	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)
MTC	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
SF12	12,000 sq. ft.	80'	120'	25' (3)	20'	10'	20'	35'	n/a	n/a	3.2 (5)
SF10	10,000 sq. ft.	70'	110'	25' (3)	20'	10'	20'	35'	n/a	n/a	3.2 (5)
SF8	8,000 sq. ft.	60'	100'	20' (3)	15' (7)	7'	15' (7)	35'	n/a	n/a	3.2 (5)
SF7.2	7,200 sq. ft.	50'	90'	20' (3)	15' (7)	5'	15' (7)	35'	n/a	n/a	3.2 (5)
SF5	5,000 sq. ft. (4)	40' (6)	80'	20' (3)	15' (7)	0' (10)	15' (7)	35'	n/a	n/a	3.2 (5)
DR (9)	6,000 sq. ft.	40' (6)	80'	20'	15' (7)	5'	15' (7)	35'	n/a	n/a	6.4
TH (9)	2,700 sq. ft.	25' (6)	80'	20'	15' (7)	10' between buildings	15' (7)	35'	n/a	n/a	8.0 (1)
SO	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	35'	70%	n/a	n/a



BLOCK 12

BRADLEY

SECOND

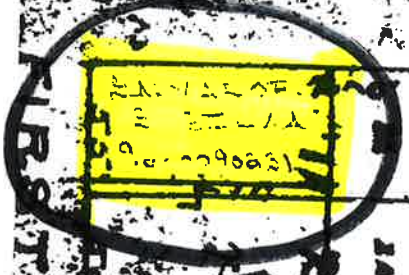
AVE S

14A	13A	12A
14B	13B	12B
14C	13C	12C
14D	13D	12D

11A	10	9	8	7A	6	5	4
PERCY PHILLIPS							

COLLEGE

1A	2A	3A	4A	5A	6



FRONT AVE

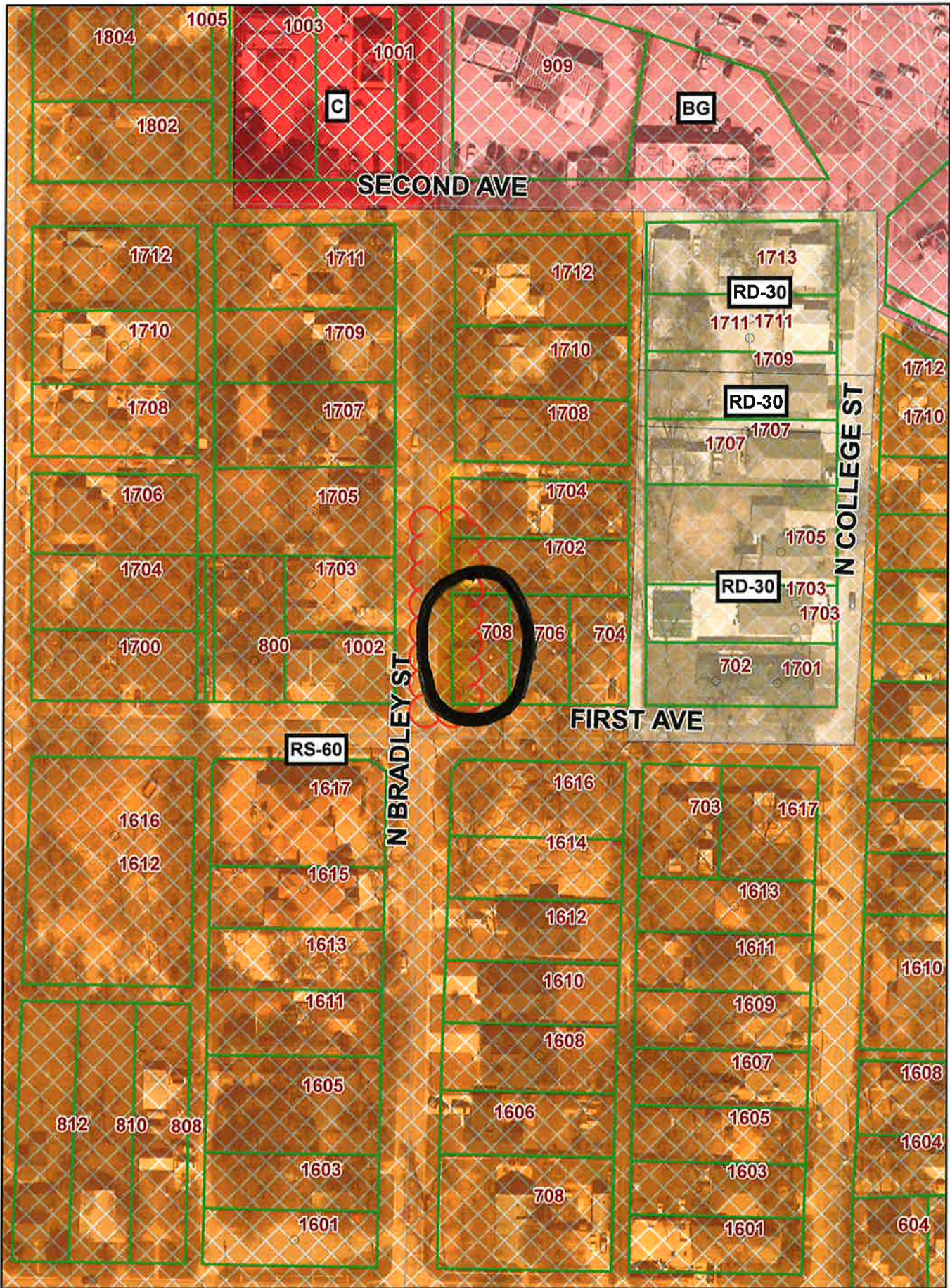
50'

50'

50'

45'







LINGLE ENGINEERS

Civil-Structural Engineers

Planners/Designers

Construction Managers

Division of Lingle Corporation

Texas Regis. No. F-1385

7001 Westchester Court, Suite 200, McKinney, TX 75072
214-544-9000

January 8, 2019

City of McKinney
Building Inspection
221 N. Tennessee Street
McKinney, TX 75070

Re: Residential setback variance for residence at 708 First Avenue, McKinney, Texas 75069.
College Addition, Block 5, Lot 1B.

LE Job # 4567

Gentlemen,

The residence located at 708 First Avenue in McKinney is a single story, pier and beam residence with a detached single car garage and a two story detached shop building. The house and the detached garage are in poor condition and will be torn down. The two story shop structure is in fair condition and was permitted for construction in 1996. The property is zoned RS 60. The owner is Salvadore Sifuentes who has lived in the house for a number of years and constructed the existing rear shop structure in 1996. He desires to retain the property and allow his grown children to live in the new house.

The plan is to demolish the main residence and the small garage. Then to build a new approximate 900 square foot home at the front of the lot. The setbacks for the existing lot are indicated on the attached **Drawing 4567-1** with the location of the existing structures. **Photo 1** shows the south front of the lot and the existing house and **Photo 2** shows the west side.

The existing 2 story shop building will be converted into a 2 car garage with the shop / office on the second floor. An extension to the east side of the garage will be added to allow additional length for car parking and the interior stairway to the second floor. The garage will have a 16 foot garage door and new siding installed to update the structure. The new driveway will enter from Bradley Street. See **Drawing 4567-2** for the preliminary plan for the garage modification and the new house footprint. The garage foundation will be examined and documented that the structure meets the requirement for garage utilization and stability.

A new house will be constructed as shown with a brick exterior and will fit within the 25 foot setback from the front. However the west side setback of 25 feet from Bradley Street will reduce the available building lot area to only 25 feet in width with a maximum footprint of 1,250 SF. By obtaining the variance for the street side lot setback from 25 feet to 15 feet, it will allow a new home to be 35 feet wide and present a much more desirable frontage to First Avenue to blend with the surrounding homes. **Drawing 4567-2** shows the proposed lot configuration with the new home and the existing garage structure and driveway with the proposed setbacks.

See the architectural **Drawings 1 thru 16** for the proposed house floor plan and elevations and garage modifications.

The property to the north along Bradley has a new 6 foot wood fence along their south property line adjoining the subject property. This fence acts as a visual barrier to the view of the house frontages along Bradley as well as several trees along the street. **Photo 3** shows the view looking south along Bradley with the subject home on the northeast corner of the intersection. The variance to a 15 foot setback for the subject lot should not affect the visual appearance of the homes along Bradley. **Photo 4** is looking north on Bradley with a vacant lot area on the southeast corner. The adjoining homes to the east of the property are nice smaller homes with additional buildings at the rear of the lots. **Photo 5** shows the new homes further south on Bradley with the vacant lot at the southeast corner of the intersection. **Photo 6** shows the house at the northwest corner of the intersection, with a garage structure on the west side of the property.

Photos 7 and 8 show the two new homes on the south west corner of the intersection. These homes are much larger and have several lots combined. The neighborhood can support nice homes and the up grading of the subject property will be a valuable asset to the area.



The subject lot is 5,500 SF with the existing structures covering 1,537 SF. The new house and garage lot coverage will be 1,516 SF.

The utilities are in the process of being disconnected from the existing structures and the demolition of the small garage and the existing house will begin as soon as the permit is obtained. The demolition plan is shown on Drawing 4567-3. There are several trees on the property and they should be able to remain without damage.

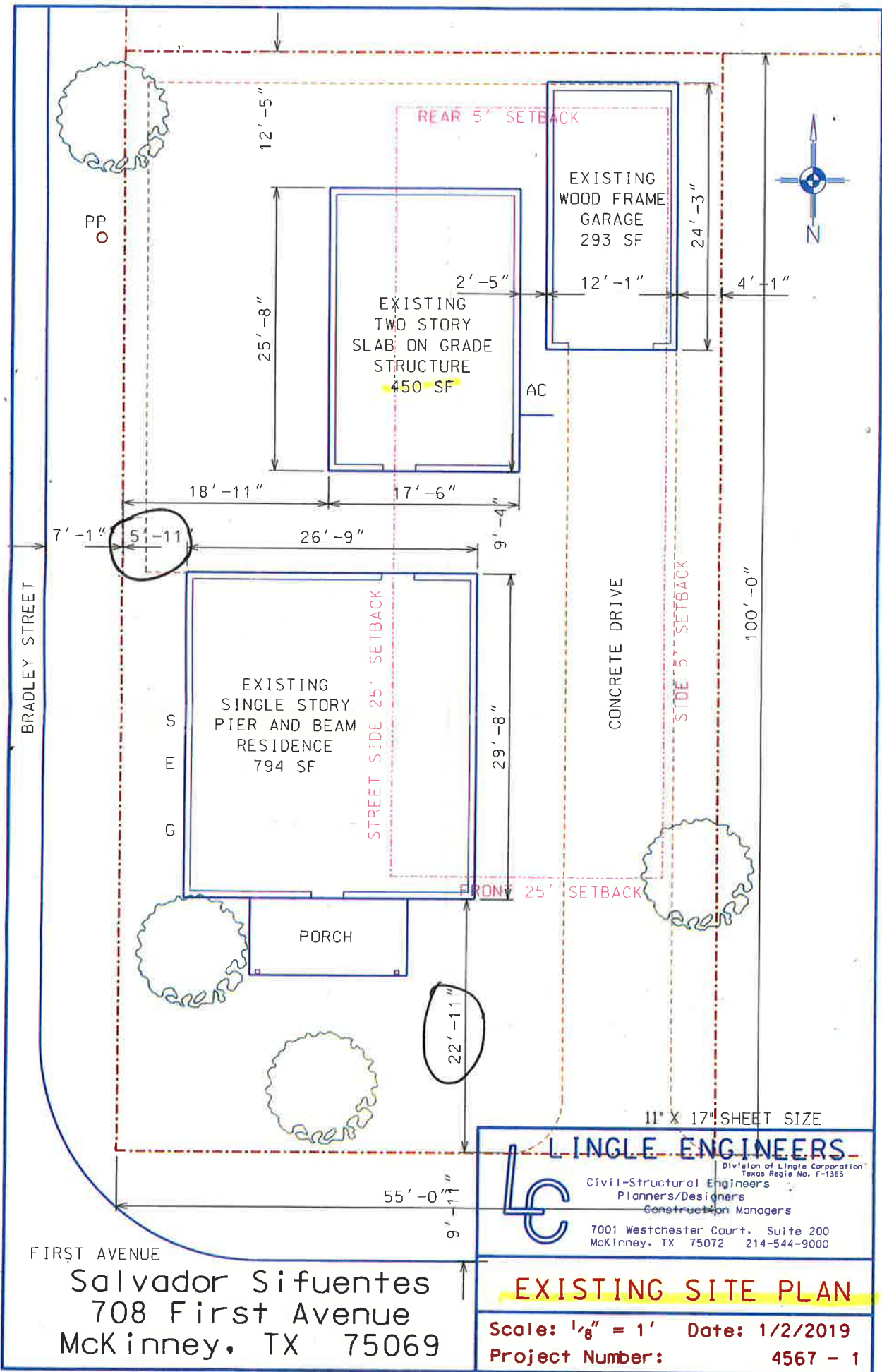
Please allow a variance for the building side yard setback along Bradley to change from 25 feet to 15 feet. This will place the existing garage structure within the setback and allow it to remain in place. The new side setback will allow the front of the new home to blend with the surrounding property frontages to the east. Without the variance, the existing garage structure will not be able to remain and the new house footprint will only allow a 25 foot wide structure to be built facing First Avenue with a lot coverage of only 1,250 SF.

Please feel free to contact me if you have any questions or need further assistance.

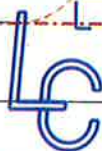
Yours truly,



Brian E. Lingle, P.E.
President



11" X 17" SHEET SIZE



LINGLE ENGINEERS

Civil-Structural Engineers
Planners/Designers
Construction Managers

7001 Westchester Court, Suite 200
McKinney, TX 75072 214-544-9000

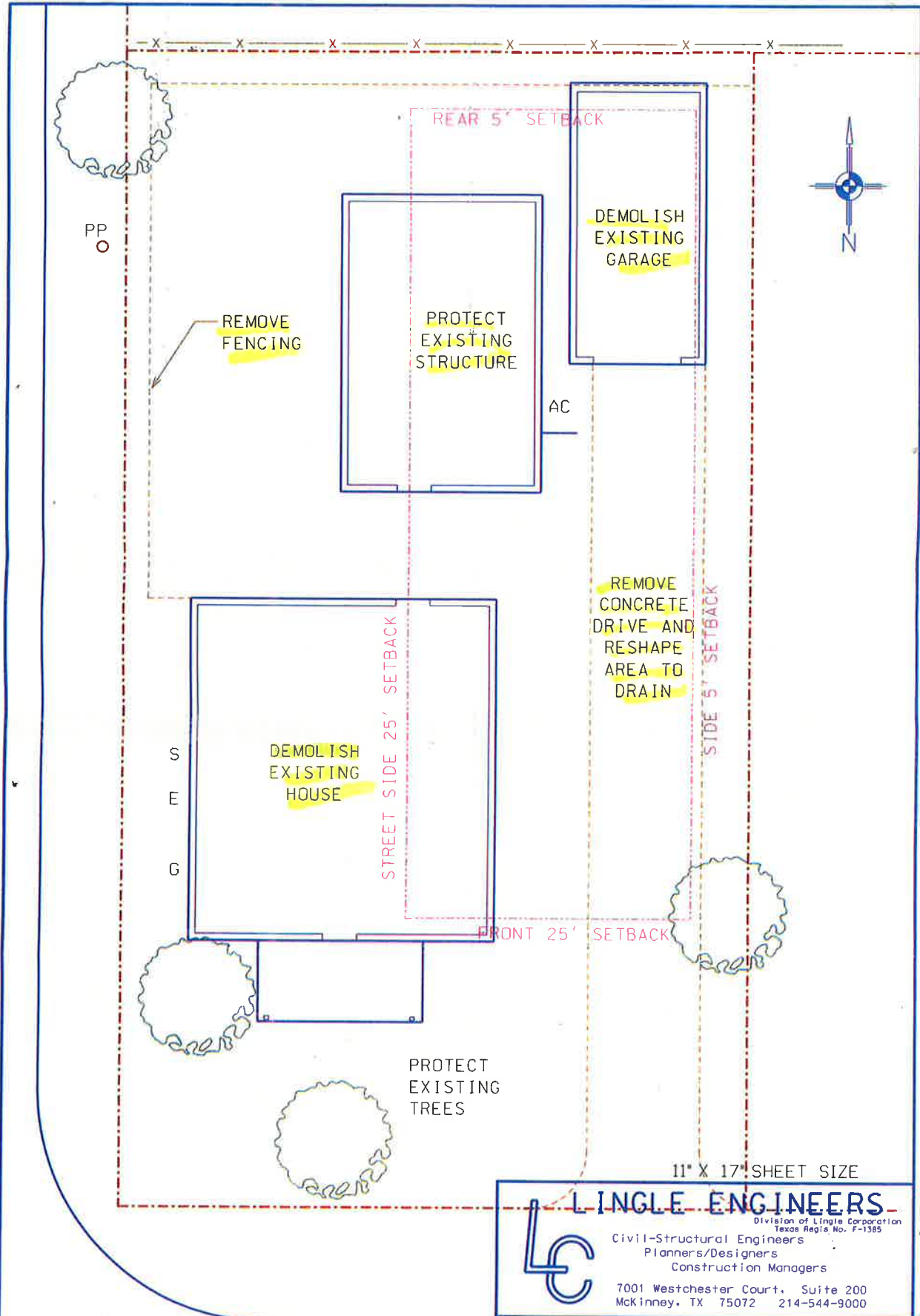
Division of Lingle Corporation
Texas Reg. No. F-1385

EXISTING SITE PLAN

Scale: 1/8" = 1' Date: 1/2/2019
Project Number: 4567 - 1

FIRST AVENUE

Salvador Sifuentes
708 First Avenue
McKinney, TX 75069



Salvador Sifuentes
 708 First Avenue
 McKinney, TX 75069

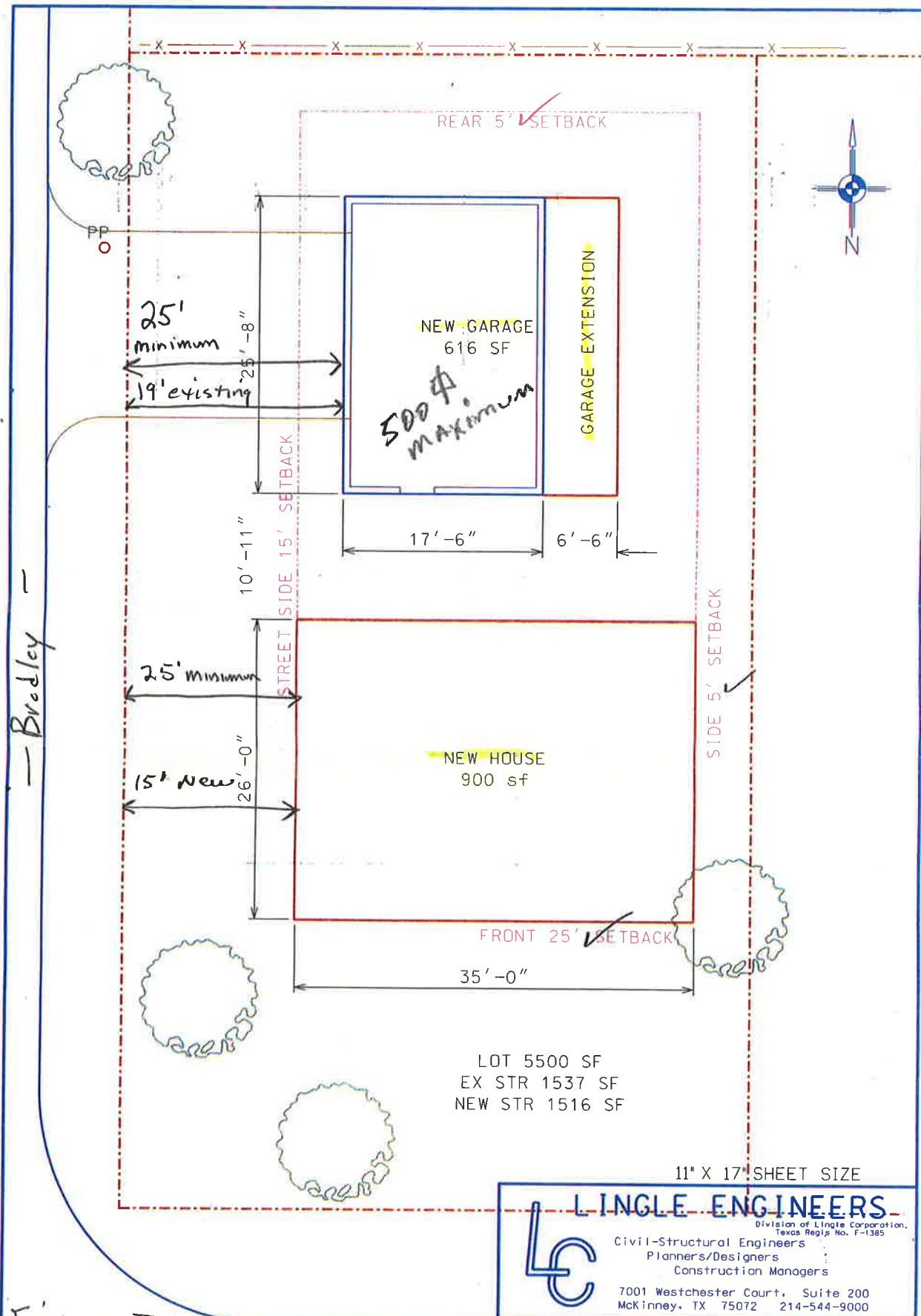
L LINGLE ENGINEERS
Division of Lingle Corporation
 Texas Reg. No. F-1385

Civil-Structural Engineers
 Planners/Designers
 Construction Managers

7001 Westchester Court, Suite 200
 McKinney, TX 75072 214-544-9000

DEMOLITION PLAN

Scale: 1/8" = 1' Date: 1/2/2019
 Project Number: 4567 - 3



First Avenue → Salvador Sifuentes
708 First Avenue
McKinney, TX 75069

11" X 17" SHEET SIZE

L INGLE ENGINEERS
Division of Lingle Corporation.
Texas Regis No. F-1385
Civil-Structural Engineers
Planners/Designers
Construction Managers
7001 Westchester Court, Suite 200
McKinney, TX 75072 214-544-9000

NEW SITE PLAN

Scale: 1/8" = 1' Date: 1/2/2019
Project Number: 4567 - 2



PHOTO 1 – South facing front of house with 2 story shop behind.



PHOTO 2 – West side of house facing Bradley Street.



PHOTO 3 – View looking south on Bradley with fence between Bradley houses.



PHOTO 4 – View looking north on Bradley with subject property on NE corner.



PHOTO 5 – View looking south on Bradley at newer homes.



PHOTO 6 – Existing home on NW corner of Bradley and First.



PHOTO 7 – Newer home on SW corner of Buckley and First.



PHOTO 8 - Two new homes on SW corner diagonal from subject property.