

Letter of Intent: Southern Chic Retreat Bed and Breakfast
703 South Tennessee Street, McKinney
Current Zoning: "BN" – Neighborhood Business
Current Use: Single Family Detached Residential
Revised May 22, 2014

- Proposed Use
 - Bed and breakfast containing five (5) bedrooms, four (4) of which will be guestrooms. The main house will have three (3) guestrooms, while the "mother-in-law" apartment will contain one (1) guestroom and my personal living quarters.
 - This property will be sole residence and it will be owner-occupied at all times.
 - There will be no cooking infrastructure in any guest room.
- Square footage
 - Overall site: 0.453 acres
 - Main house: approximately 1,950 square feet
 - Mother-in-law apartment: approximately 550 square feet
- Both buildings are already erected. Minor renovations are planned for both the main house and the apartment (largely cosmetic, some functional)
- A bed and breakfast will be the only use for this property.
- Requested P&Z Date: May 27, 2014
- Requested City Council Date: June 17, 2014
- Special Considerations: None
- Note: I am currently under contract to purchase the subject property. Scheduled closing is May 27, 2014.

Signature Monica Baker Date 5-23-14
Monica Baker