



BN

### CITY OF MCKINNEY BOARD OF ADJUSTMENT APPLICATION

Type of Request:

Variance  Special Exception  Appeal

FILLING FEE \$50.00

RECEIPT DATE \_\_\_\_\_

**Property Location:**

Address: 510 S. Tennessee City: McKinney State: TX Zip: 75069

Lot Number: Outlot 361 Block: \_\_\_\_\_ Subdivision Name: Mary Standifer Survey

**Owner's Information:**

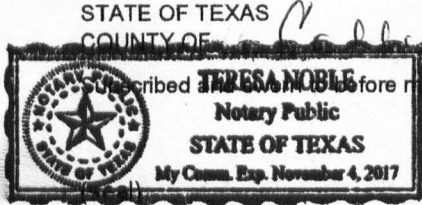
Owner's Name (PRINTED): Ron Lustig Phone Number: 214, 914, 4251

Address: 733 Creek Valley Ch, Allen, TX City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: 75002

Owner is giving Jason Rose Applicant's Name authority to represent him/her at the meeting.

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

[Signature]  
Owner's Signature



STATE OF TEXAS  
COUNTY OF Collin

Subscribed and sworn to before me this 14 day of April, 2014

[Signature]  
Notary Public

My Commission expires: 11-4-17

**Applicant's Information:**

Name: Jason Rose Company Name: J Rose Architects Phone Number: 214-454-7895

Address: 2120 Cosmos Way City: Argyle State: TX Zip: 76226

Seeking an appeal from Chapter 41, McKinney Zoning Ordinance, Section No. \_\_\_\_\_

Please list the type of variance(s) requested:

	Ordinance Requirements	Requested Dimensions	Variance From Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side @ Corner			
Front Yard	<u>25'</u>	<u>15'</u>	<u>10'</u>
Rear Yard			
Driveway	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other			



In order to make a finding of hardship and to grant a variance, the Board of Adjustment must determine that all of the following conditions are met. State how your request meets these conditions. Please note that the stated hardship shall not be financial or self-created.

1. The request variance is in harmony with the general purposed and intent of the ordinance, as amended, and continues to protect surrounding properties from any negative impacts because:

consistent with neighborhood to allow for d covered front porch.

2. The special or unique condition(s) of restricted area, shape, topography or physical features that exist on the subject parcel of land, which are not applicable to other parcels of land in the same zoning district, and which cause unusual and practical difficulty or unnecessary hardship in compliance with the provisions sought here to be varied are:

Due to R.O.W. takeback over time lot no longer meets 100 foot minimum depth.

3. The hardship sought to be avoided is NOT the result of (a) the applicant's own actions (self-imposed or self-created) and (b) economic or financial hardship because:

Due to city taking of additional Right-of-way.

4. The provisions of the ordinance, and its amendments, that are sought to be varied deprive the applicant of the following rights to use his property that are commonly enjoyed by other properties in the same zoning district which comply with these ordinance provisions:

Front setback reduced to 20' instead of 25'.  
Garage & driveway will be a minimum of 20'.

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.

[Signature]  
Applicant's Signature

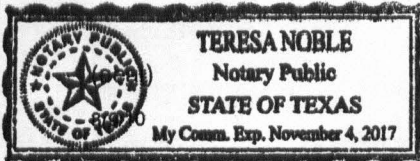
STATE OF TEXAS

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Notary Public

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510 S. Tennessee

Zoning = BT  
↳ RG 18 front - 15'  
side yard = 5' rear - 10'  
mf-1 side 7'

**Exhibit A  
Property Description**

SITUATED IN COLLIN COUNTY, IN THE CITY OF MCKINNEY, TEXAS, AND BEING A PART OF THE MARY STANDIFER SURVEY, ABSTRACT NO. 811, AND BEING A RE-SURVEY OF **OUTLOT 361** AS DESCRIBED IN A DEED FROM HOUSTON HOWARD TO JOHN TYSELAND, RECORDED IN VOLUME 840, PAGE 348 OF THE COLLIN COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RS-60  
F-60 25'  
S-5'  
Rear-25'

**BEGINNING** AT THE NORTHEAST CORNER OF SAID PROPERTY SAID POINT BEING IN THE WEST LINE OF SOUTH TENNESSEE STREET SOUTH 10 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 259.7 FEET FROM THE OLD CENTERLINE OF STANDIFER STREET, AN IRON ROD FOUND FOR CORNER,

**THENCE** SOUTH 10 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID WEST LINE OF SOUTH TENNESSEE STREET SOUTH A DISTANCE OF 48.00 FEET, AN IRON ROD FOUND FOR CORNER,

**THENCE** NORTH 79 DEGREES 54 MINUTES 35 SECONDS WEST, LEAVING SAID WEST LINE OF SOUTH TENNESSEE STREET SOUTH A DISTANCE OF 93.50 FEET TO A POINT IN A BOUS ARC POST FOR CORNER;

**THENCE** NORTH 08 DEGREES 48 MINUTES 23 SECONDS EAST, ALONG AN ESTABLISHED FENCE LINE A DISTANCE OF 48.00 FEET, AN IRON ROD FOUND FOR CORNER;

**THENCE** SOUTH 79 DEGREES 55 MINUTES 01 SECOND EAST, A DISTANCE OF 94.50 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 0.10355 ACRES OR 4511 SQUARE FEET OF LAND.

UNOFFICIAL



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
09/10/2010 01:37:58 PM  
\$24.00 CLUNA  
20100910000958970

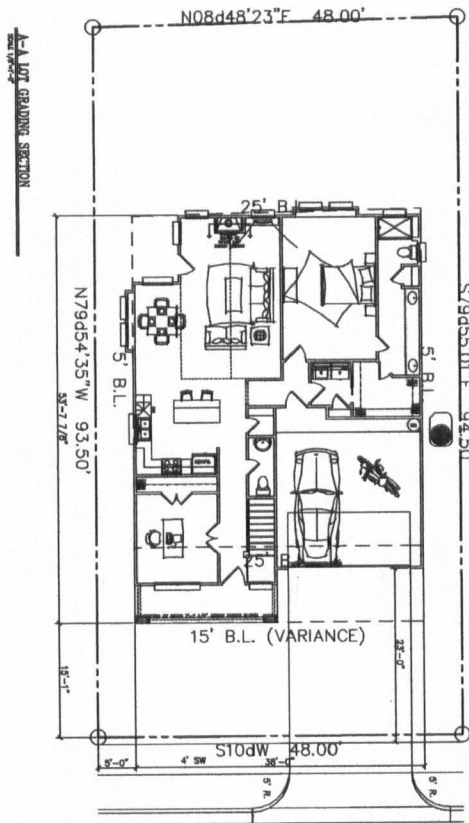


*Stacey Kemp*



He is sending PDF so we can print 11x17

RTI



510 S. Tennessee St.

LEGEND	
○	PROPERTY PIN
⊖	WATER LETTER
⊖	SEWER LETTER
⊖	SANITARY SEWER TAP
⊖	GAS RISER
⊖	TELEPHONE RISER
⊖	ELECTRIC RISER
⊖	ELECTRIC METER
⊖	POWER POLE
⊖	FIRE HND.
⊖	LIGHT POST
○	TREE
○	TREE (TO BE REMOVED)
○	CONDENSING UNIT
—	WOOD FENCE
—	OVERHEAD ELECTRIC
—	TREE LINE
+	NEW OR REQUIRED POINT ELEVATION
+	EXISTING POINT ELEVATION (PLAN)
+	EXISTING CONTOURS
+	NEW OR REQUIRED ELEVATION NOTED ON HIGH SIDE
+	NEW CONTOURS
+	ELEVATION NOTED ON HIGH SIDE

SHEET  
A0



JR ROSE  
ARCHITECTURE  
(214) 454-7895 Tel. (972) 420-0324 Fax

4-15-2014



510 TENNESSEE  
MCKINNEY TEXAS

Drawn By:  
James A. Rose  
Preparation Date:  
April 15, 2014  
Revisions:  
Notes: