



*Rec'd
7/30/18*

BOARD OF ADJUSTMENT APPLICATION

APPEAL SPECIAL EXCEPTION VARIANCE TODAY'S DATE: 7/17/2018

****CONTACT INFORMATION****

PROPERTY LOCATION*: 111 TRUETT ST.

Subdivision: ROY RAPER ADDITION (Street address) Lot: R-1 Block: _____

*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: MARY JANE (DOUGLAS) FRANK 111 TRUETT ST. MCKINNEY, TX
(Name) (Address) (City, State, & Zip Code)
mjd0255@sbcglobal.net 75069
(Email) (Phone)

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

Property Owner Printed Name: MARY JANE FRANK Property Owner Signature: _____

Applicant: MARY JANE FRANK 111 TRUETT ST. MCKINNEY, TX 75069
(Name) (Address) (City, State, & Zip Code)
mjd0255@sbcglobal.net 214.551.0254
(Email) (Phone)

****REQUEST****

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
<input checked="" type="checkbox"/> Side Yard	<u>5' SET BACK</u>	<u>4.2' SET BACK</u>	<u>10"</u>
Side Yard			
Side at Corner			
Front Yard			
Rear Yard			
Driveway			
Other			

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 -

SPECIAL EXCEPTION

VARIANCE RIGHT NOW, ON THE NORTH SIDE OF PROPERTY, HOUSE IS SET BACK 4'2" FROM PROPERTY LINE. WE ARE ADD BUILDING AN ADDITION ON THE WEST SIDE OF THE HOUSE AND WOULD LIKE IT TO LINE UP WITH EXISTING STRUCTURE. WE BELIEVE BUILDING THE ADDITION WITH THE REQUIRED 5' SET BACK WOULD AFFECT THE RESALE OF THE HOUSE NEGATIVELY.

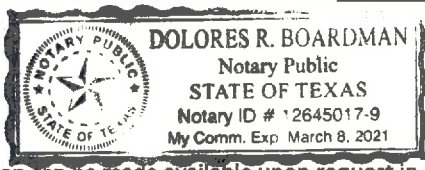
Items Submitted: Completed application and fee Plot/Site Plan or Survey drawn to scale

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

Mary Jo (Douglas) Frank _____
 Property Owner Signature (If different from Applicant) Applicant's Signature

STATE OF TEXAS | Page
 COUNTY OF Collin

Subscribed and sworn to before me this 31st day of July, 2018



Dolores R. Boardman
 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: pa 8/9

R-0933-000-0010-1
111 Truett St
McKinney, TX 75069

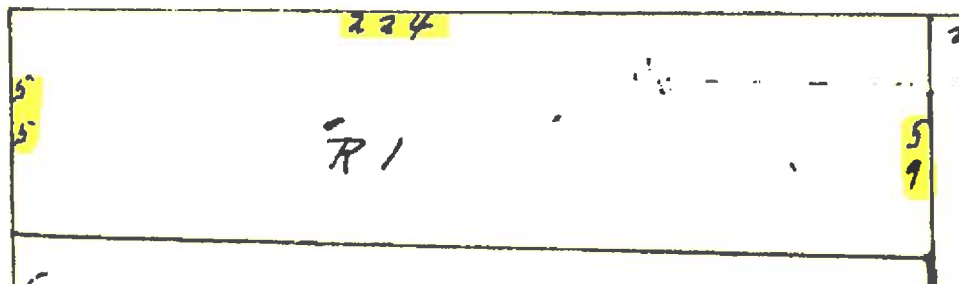
LOT WAS PLATTED IN 1948
MAIN STRUCTURE WAS BUILT IN 1959 ACCORDING TO
CCAD RECORDS – PRIOR TO CURRENT ZONING
ORDINANCE REQUIREMENTS ADOPTED
DECEMBER 15-1981

ZONING RS-60 - SINGLE FAMILY RESIDENTIAL

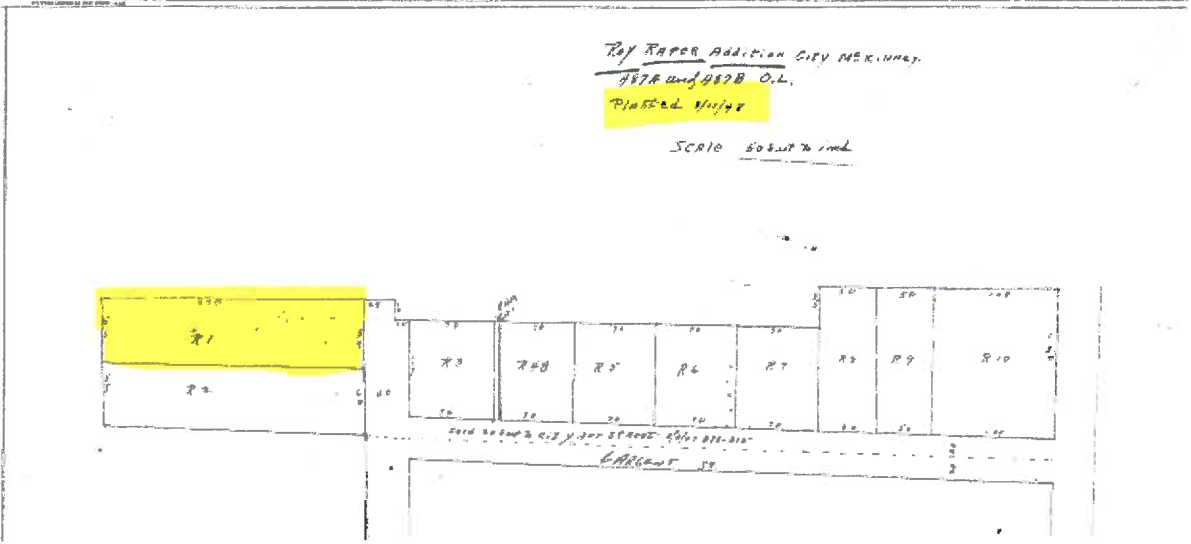
Section F-1. Schedule of space limits.

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

PLATTED AS LOT 1R – ROY RAPER ADDITION



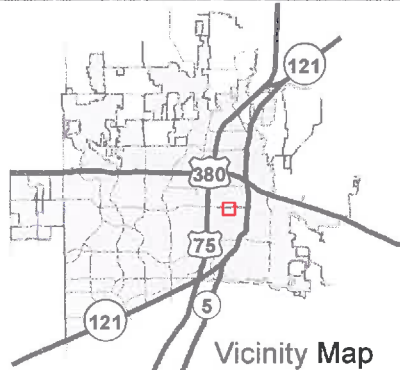
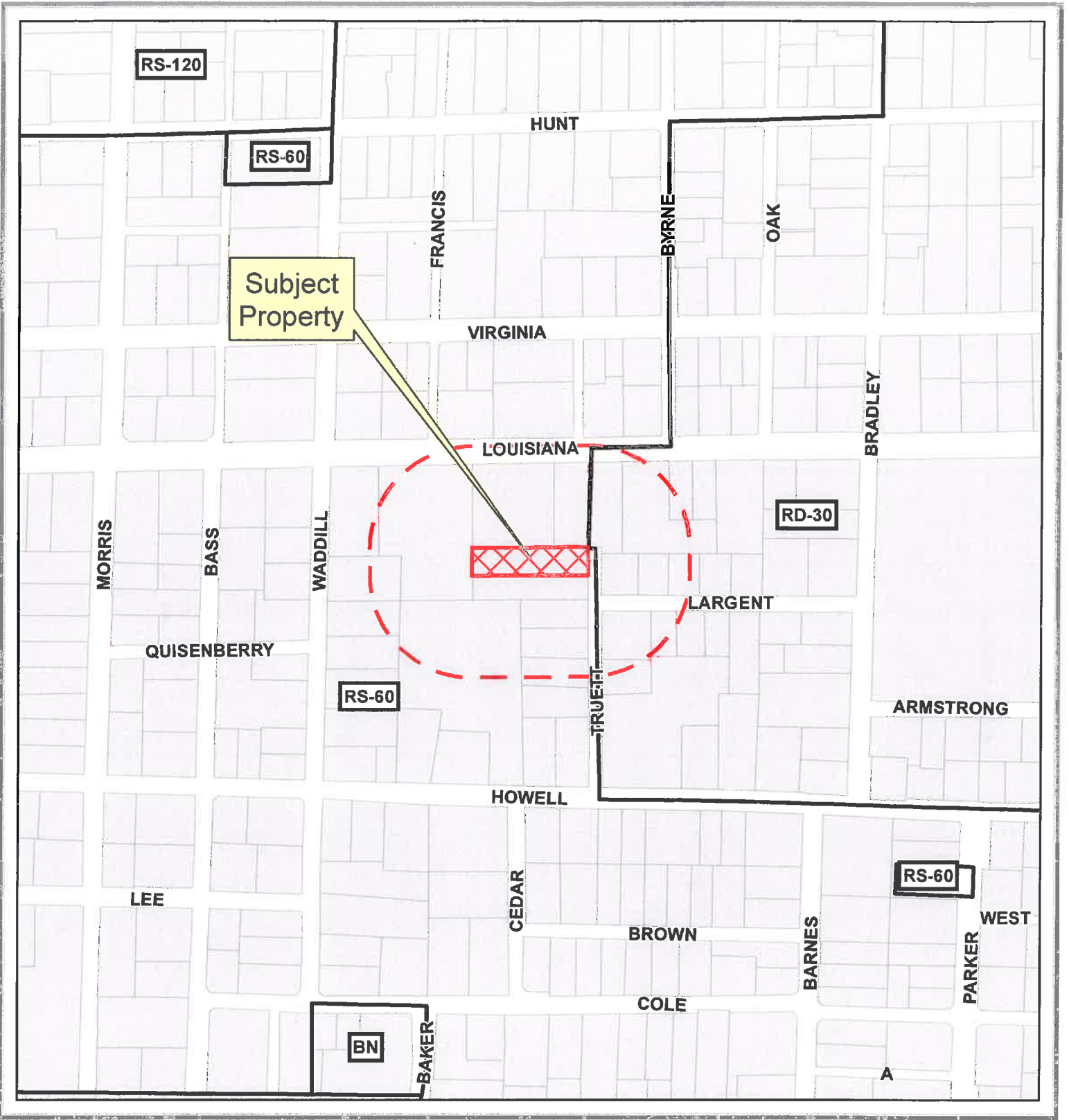
Block 120 City of Collin County, Texas Page No.
 Original Grantee Pat. No. School District Assignee Certificate Road District No.
 Scale 1/8" = 1' Feet 1 Inch



Improvements

Improvement #1 Residential
 State Code A (Residential Single Family)
 Homesite Yes
 Market Value
 Total Main Area 1,097 sq. ft.

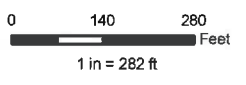
Detail #	Type	Year Built	Sq. Ft
1	MA - Main Area	1959	1,097
2	CP - Covered Porch/patio	1959	104
3	CP - Covered Porch/patio	1959	16



Board of Adjustments Map

111 TRUETT ST

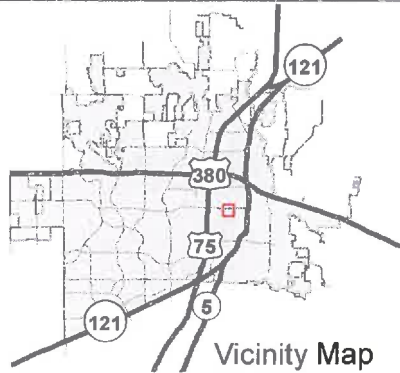
--- 200' Buffer



Source: City of McKinney GIS
Date: 8/2/2018

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

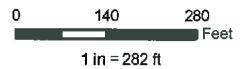




Board of Adjustments Map

111 TRUETT ST

--- 200' Buffer



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Date: 8/2/2018

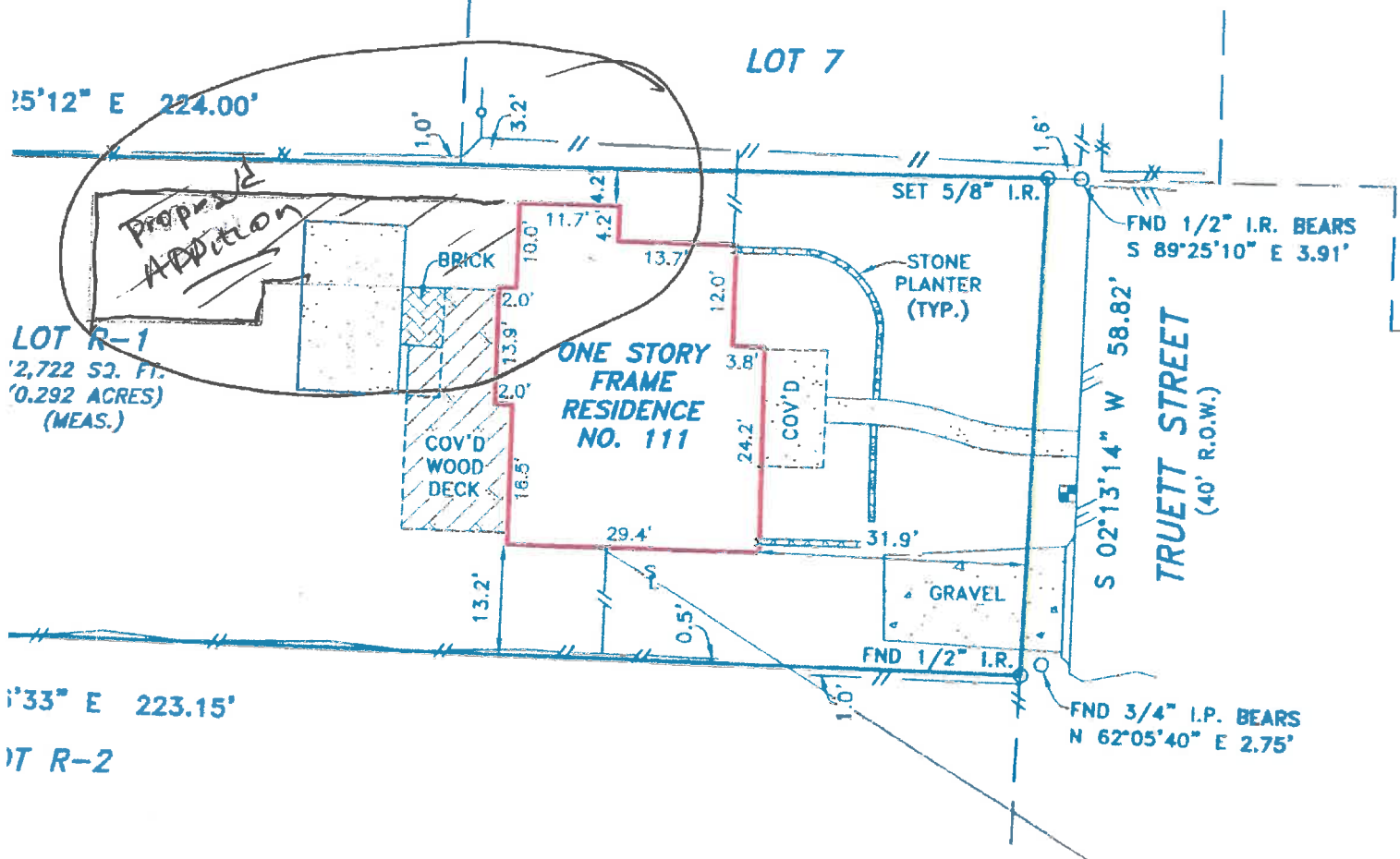
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RVY PLAT

AN ADDITION TO THE CITY OF MCKINNEY,
TO THE MAP OR PLAT THEREOF RECORDED
MAP/PLAT RECORDS, COLLIN COUNTY, TEXAS.

PAGE ADDITION
VOLUME 374, PAGE 198
M.R.C.C.T.



SURVEY EXAMINED AND ACCEPTED BY PURCHASERS:

DATE:

CERTIFIED TO: STEWART TITLE	BUYER: DOUGLAS	GF#: 00313-1267	DRAFTER: BLM	DATE: 11/04/2015	JOB NO.: 15-10		
SYMBOL LEGEND		FND = FOUND	I.R. = IRON ROD	I.P. = IRON PIPE	ESMT. = EASEMENT	B.L. = BUILDING LINE	R.O.W. = RIGHT-OF-WAY

WOOD FENCE	CHAIN LINK FENCE	WIRE FENCE	WROUGHT IRON FENCE COLUMN	POWER POLE	WATER METER	POWERLINE	OVERHEAD SERVICE LINE	TRANSFORMER AND PAD	GAS METER	ASPHALT SURFACE	CONCRETE
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I, JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND WAS PERFORMED IN CONNECTION WITH TITLE COMMITMENT OF NO. 00313-1267 PROVIDED BY STEWART TITLE REFLECTING ONLY THE EASEMENT(S) LISTED IN SCHEDULE "B" OF SAID COMMITMENT. USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY IS NOT VALID WITHOUT A REFERENCE AND SIGNATURE.

Jason L. Morgan
JASON L. MORGAN TXRPLS 5587



Global Land Surveying, Inc.
SERVING THE GREATER DALLAS-FORT WORTH METROPLEX SINCE 2002

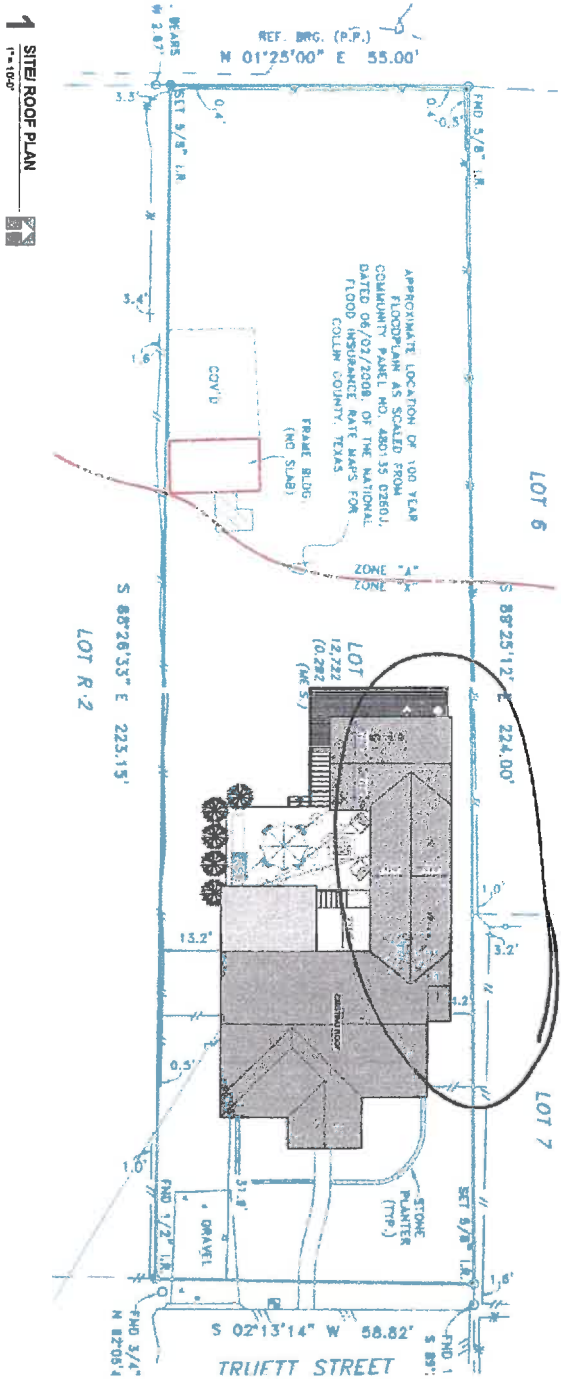
GLOBAL LAND SURVEYING, INC.
2030 "C" AVENUE, SUITE 11
PLANO, TEXAS 75074
PHONE (972) 861-1700
FAX (972) 423-1083
ORDERS@GLS-INC.COM

111 TRUETT STREET

111 TRUETT STREET
MCKINNEY, TX 75069

SCHEMATIC DESIGN

1" = 10'-0"



1 SITE ROOF PLAN
1" = 10'-0"

