

**CITY OF MCKINNEY
BOARD OF ADJUSTMENT APPLICATION**

Type of Request:

Variance

Special Exception

Appeal

FILLING FEE **\$50.00**

RECEIPT DATE 1-3-14

Property Location:
401 LIVELY HILL MCKINNEY TX 75069
Address City State Zip
3R 3 AMENDING PLAT DETTO + HEIGHT
Lot Number Block Subdivision Name

Owner's Information:
NCO HABITAT FOR HUMANITY 972-542-5300
Owner's Name Phone Number
3060 Couch Dr. MCKINNEY TX 75069
Address City State Zip
 Owner is giving BLAIN POUND authority to represent him/her at the meeting.
Applicant's Name
WILSON FRAYAR Wilson Frayar
Owner's Printed Name Owner's Signature

Applicant's Information:
Wilson FRAYAR NCO HABITAT FOR HUMANITY 972-542-5300
Name Company Name Phone Number
Address City State Zip

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	15'	10'	5'
Front Yard			
Rear Yard			
Driveway			
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:

THE LOT IS UNDERSIZED AND NOT BUILDABLE IN ITS PRESENT STATE BUILDING A NEW RESIDENCE WOULD NOT HAVE A NEGATIVE IMPACT ON THE SURROUNDING PROPERTIES

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:

THIS LOT DOES NOT MEET SIZE REQUIREMENTS VARIANCE IS NEEDED IN ORDER TO CONSTRUCT NEW DWELLING

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:

Hardship is due to size of lot only Not due to any reasons above

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:

because the lot is undersized, it is unbuildable Granting the NEW VARIANCE WILL ALLOW NEW OWNER TO ENJOY THE BENEFITS OF HOME OWNERSHIP

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.

Wilson B. Fagan
Applicant's Signature

STATE OF TEXAS
COUNTY OF _____

Subscribed and sworn to before me this _____ day of _____, 20____

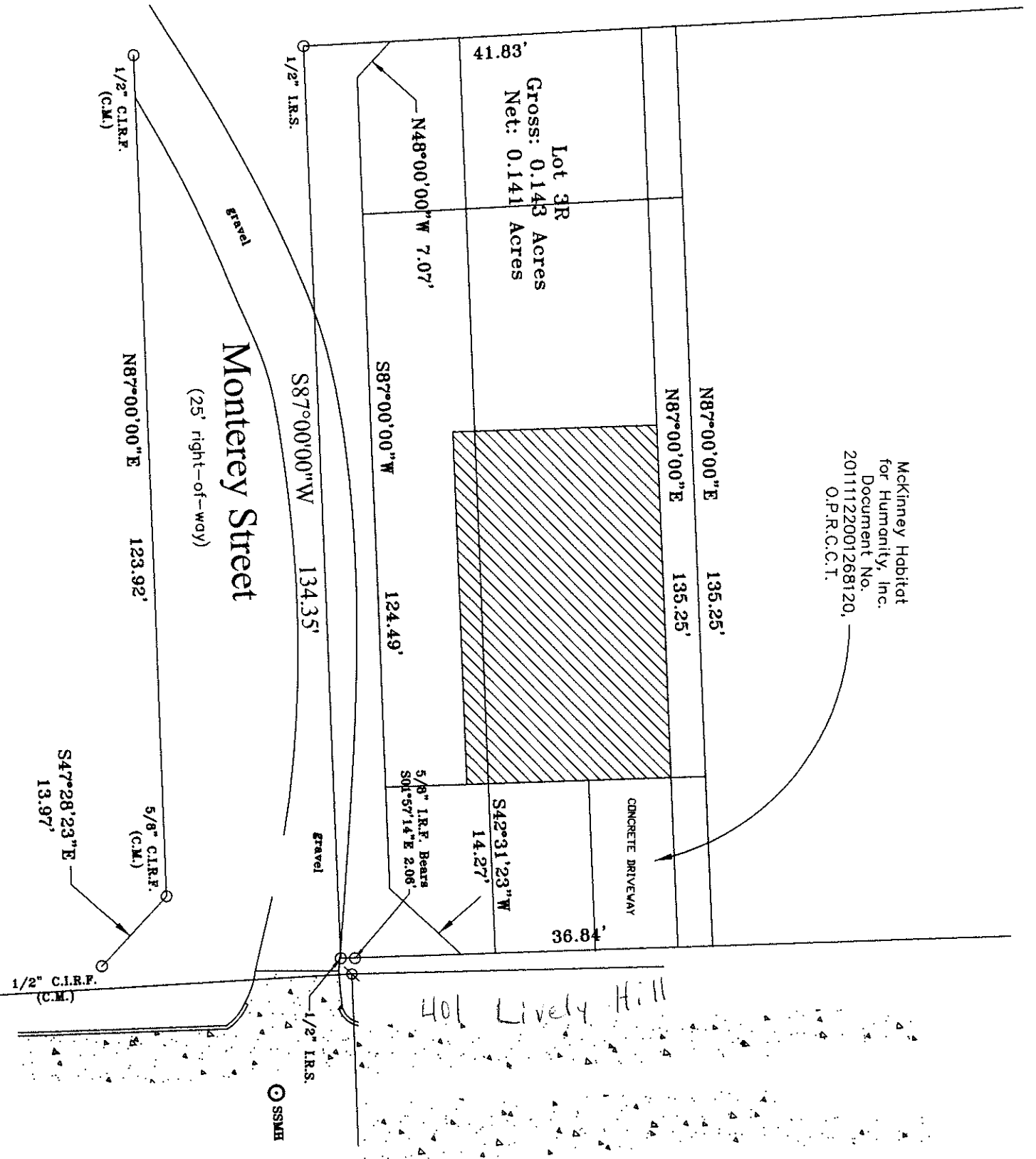
Notary Public _____

(seal)

My Commission expires: _____

12' Alley Right-of-Way

Mckinney Habitat
for Humanity, Inc.
Document No.
2011122001268120,
O.P.R.C.C.T.



Monterey Street
(25' right-of-way)

Lot 3R
Gross: 0.143 Acres
Net: 0.141 Acres

41.83'

N48°00'00" W 7.07'

S87°00'00" W

124.49'

5/8" I.R.F. Bears
SOL-57'14" E 2.06''

S42°31'23" W
14.27'

36.84'

CONCRETE DRIVEWAY

1/2" I.R.S.

S87°00'00" W 134.35'

Gravel

1/2" I.R.S.

SSMH

1/2" C.I.R.F.
(C.M.)

N87°00'00" E 123.92'

5/8" C.I.R.F.
(C.M.)

S47°28'23" E
13.97'

1/2" C.I.R.F.
(C.M.)

401 Lively Hill

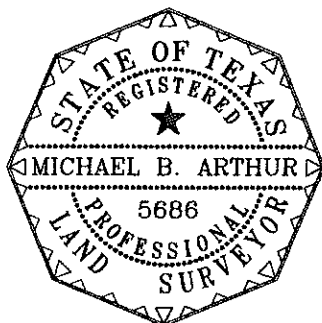
NOTARY PUBLIC in and for the State of Texas.

SURVEYOR'S CERTIFICATE

NOW ALL MEN BY THESE PRESENTS:

I, MICHAEL B. ARTHUR, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the State of McKinney, Collin County, Texas.

Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686



Date: _____

STATE OF TEXAS)(
COUNTY OF COLLIN)(

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL B. ARTHUR, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2012.

NOTARY PUBLIC in and for the State of Texas

**AMENDING PLAT
LOTS 3R, 4R AND 5R, BLOCK 3
DITTO & HIGHT ADDITION**

Being a Replat of Lots 3, 4, and 5, Block 3

DITTO & HIGHT ADDITION
(Vol. 1, Pg. 43)

20,084 Sq. Ft. / 0.461 Acres

in the

William Davis Survey ~ Abstract No. 248
City of McKinney, Collin County, Texas

Owner:
Habitat
Community, Inc.
10000 North Central
Expressway
Dallas, Texas 75069

Surveyor:
Surveying, LLC
10000 North Central
Expressway, Suite 110
Dallas, Texas 75069
424-2074
www.mssurveying.com

JB NO.: 2012-0025