

AGENDA ITEM 16-08

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by North Collin County Habitat for Humanity for a Variance to the Minimum Side Yard Setbacks, for the Property Located at 709 Maples Avenue

MEETING DATE: May 25, 2016

DEPARTMENT: Development Services-Building Inspections

CONTACT: Rick Herzberger, Chief Building Official

ZONING: RG18

EXISTING CONDITIONS: Lot is 50' wide at the property line, but only 48' wide at the building line.

VARIANCES REQUESTED:

ORDINANCE REQUIREMENTS	REQUESTED DIMENSIONS	VARIANCE FROM ORDINANCE
5' Side Yard Setback	4' for each side	1' for each side

APPLICANT'S BASIS FOR VARIANCE:

Applicant wishes to build a single family residence. Because of the angle of the property lines, the lot is 48' wide at the build line and a 1' variance is needed on each side.

PUBLIC SUPPORT/OPPOSITION FOR REQUEST:

To date, no letters of support and no letters of opposition have been submitted.

BOARD AUTHORITY:

The Board has authority to authorize a variance from the terms of the Zoning Ordinance as will not be contrary to the public interest if the literal enforcement of the Zoning Ordinance would result in unnecessary hardship due to special conditions unique to the property so that the spirit of the Zoning Ordinance is observed and substantial justice done. The Zoning Ordinance provides additional requirement for "yard variances" and "building or structure variances" that must also be met by an applicant seeking a variance in addition to the requirements set out hereinabove.

In addition to the general requirements set forth above the following requirements must also be met for a variance of the type identified below:

Yard Requirements The Board has the authority to permit a variance in the yard requirements of any district where there are unusual and practical difficulties or unnecessary hardships in the carrying out of these provisions due to an irregular shape of the lot, topographical or other conditions.

SUPPORTING MATERIALS:

Variance Application
Property Locator Map

Action: APPROVED DENIED TABLED

RS 60

16-08

CITY OF MCKINNEY
BOARD OF ADJUSTMENT APPLICATION

Type of Request:

Variance

Special Exception

Appeal

FILING FEE \$50.00

RECEIPT DATE _____

Property Location:

709 MAPLES AVE MCKINNEY TX 75069
Address City State Zip

TRACT 21 MARY STANDIFER SURVEY
Lot Number Block Subdivision Name

Owner's Information:

NORTH COLLIN COUNTY HABITAT FOR HUMANITY 972-542-5300
Owner's Name Phone Number

2060 COUCH DRIVE MCKINNEY TX 75069
Address City State Zip

Owner is giving BLANE L. POUND authority to represent him/her at the meeting.
Applicant's Name

NORTH COLLIN COUNTY HABITAT FOR HUMANITY
Owner's Printed Name Owner's Signature

Applicant's Information:

BLANE L. POUND 972-347-9624
Name Company Name Phone Number

630 BEAR CREEK DR PROSPER TX 75078
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	5'	4'	1'
Side Yard	5'	4'	1'
Side @ Corner			
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 purpose and intent of the ordinance, as amended, and continues to protect surrounding properties from any negative impacts because:

TO CONSTRUCT NEW HOME

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:

CONSTRUCTION OF HOME WILL CONFORM
TO EXISTING NEIGHBORHOOD

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:

LOT WIDTH

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:

CONSTRUCTION OF RESIDENTIAL HOUSING

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

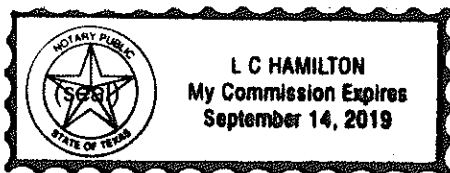
I hereby certify that the above statements are true and correct to the best of my knowledge.

Blaine Wood NCCHS#
Applicant's Signature

STATE OF TEXAS

COUNTY OF Collin

Subscribed and sworn to before me this 17th day of March, 20 16



L.C. Hamilton
Notary Public

My Commission expires: 9/14/2019

"X" Fnd.
(C.M.)

S60°52'00"E

55.50'

25'

709 Maples Avenue
BOUNDARY SURVEY
0.136 Acres
Mary Standifer Survey,
Abstract No. 811
City of McKinney,
Collin County, Texas

C.I.R.S.

Lot 6, E
FIRST S
McKINNEY EA
Vol. 5, I
M.R.C

N07°58'15"W
141.18'

5'

Sheila Lynette Williams Brannon,
Jonathan Arnold Williams,
Remi Nicole Williams
and Clifford Leon Williams
Document No.
20080627000789270,
O.P.R.C.C.T.

114.35'

AREAS
5924 sq ft lot
1521 sq ft house
26% coverage

Peikang Zhu and
Jianxin Shi
Document No.
20120808000975030,
O.P.R.C.C.T.

S10°37'53"E

Mary Standifer Survey
Abstract No. 811

Point of
Beginning
1/2" C.I.R.F.
"ROOME" (C.M.)

5'

25'



S89°31'58"W 74.74'

C.I.R.S.

Maples Avenue

(called 32' Right-of-Way per deed)

S89°31'58"W
50.00'

SITE PLAN