



*Revd
8/1/18
9:33 AM*

BOARD OF ADJUSTMENT APPLICATION

APPEAL SPECIAL EXCEPTION VARIANCE TODAY'S DATE: 07/31/2018

****CONTACT INFORMATION****

PROPERTY LOCATION*: 904 Doral Cir, McKinney, TX 75069

Subdivision: Pinehurst 1A (Street address) Lot: _____ Block: _____

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

Property Owner: Michael Sean Smith 904 Doral Cir McKinney, TX 75069

(Name) Joanne C Smith (Address) 904 Doral Cir (City, State, & Zip Code) McKinney, TX 75069

(Email) _____ (Phone) _____

Property Owner is giving _____ authority to represent him/her at meeting.

Property Owner Printed Name: Michael Sean Smith (Applicant Name) Property Owner Signature: Michael Sean Smith

Applicant: Michael Sean Smith 904 Doral Cir McKinney, TX 75069

(Name) smithseans@yahoo.com (Address) _____ (City, State, & Zip Code) 949-933-4719

(Email) _____ (Phone) _____

****REQUEST****

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side at Corner			
Front Yard			
Rear Yard			
Driveway			
Other	Accessory Bldg < 200 sq ft	475 square feet	an additional 275 sq ft

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 - See attached

SPECIAL EXCEPTION

VARIANCE - See attached

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]
Property Owner Signature (If different from Applicant)

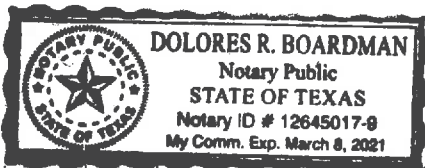
Applicant's Signature

STATE OF TEXAS | Page

COUNTY OF Collin

Subscribed and sworn to before me this 1 day of August, 2018

[Signature]
Notary Public



(seal)

My Commission expires: 3/8/2021

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:

July 31, 2018

RE: BOA Application - 904 Doral Cir

Dear Board of Adjustment,

My wife and I would like to build an accessory building in our backyard. The current requirements for an accessory building limits the square footage to a maximum of 200 square feet. We are requesting a variance to allow us to build a 475 square foot accessory building.

We would like to use our current garage for its intended use, which is to park our cars. Especially with the potential for hail and impact to vehicles that are stored outside in general. Our garage currently contains our tools, yard equipment, bicycles and other items you would typically store in your garage. My wife is also a craft and gardening hobbyist that requires space outside of the house to work in. We are bicycle enthusiasts and have multiple types of bicycles that we enjoy to use and maintain. The challenge that we have is not only is our current garage full and preventing us from parking our cars, but we also have additional bicycles, yard equipment, citrus trees and pool equipment in the backyard unprotected. We have been working with an architectural firm here in McKinney to help us design an accessory building that will allow us to put these items in a building that provides the space required for us to store these additional belongings that are very important to us, but also have some area to work on them. The current limit of 200 square feet is not adequate to hold these belongings, nor provide an area to work and maintain them.

We have a tentative design and engineered foundation drawing that meets all of the requirements and setbacks (5 feet from the side and 20 feet from the rear property lines), with the exception of the maximum allowed square footage. It would be built to look like the existing house to provide consistency and generally pleasing curb appeal. However, the square footage needed is approximately 475 square feet.

Additionally, we have shared our plans with our adjacent neighbors. Each of them support our plan to build this accessory building. In fact, my neighbor to the right also has an accessory building in his backyard that matches his home. We believe our plan maintains the aesthetics of the neighborhood and would only improve value and curb appeal.

We respectfully request the board to approve a variance to allow us to build up to 475 square feet. I have also included the foundation engineered drawings (option 1 is our preference) and the Plat.

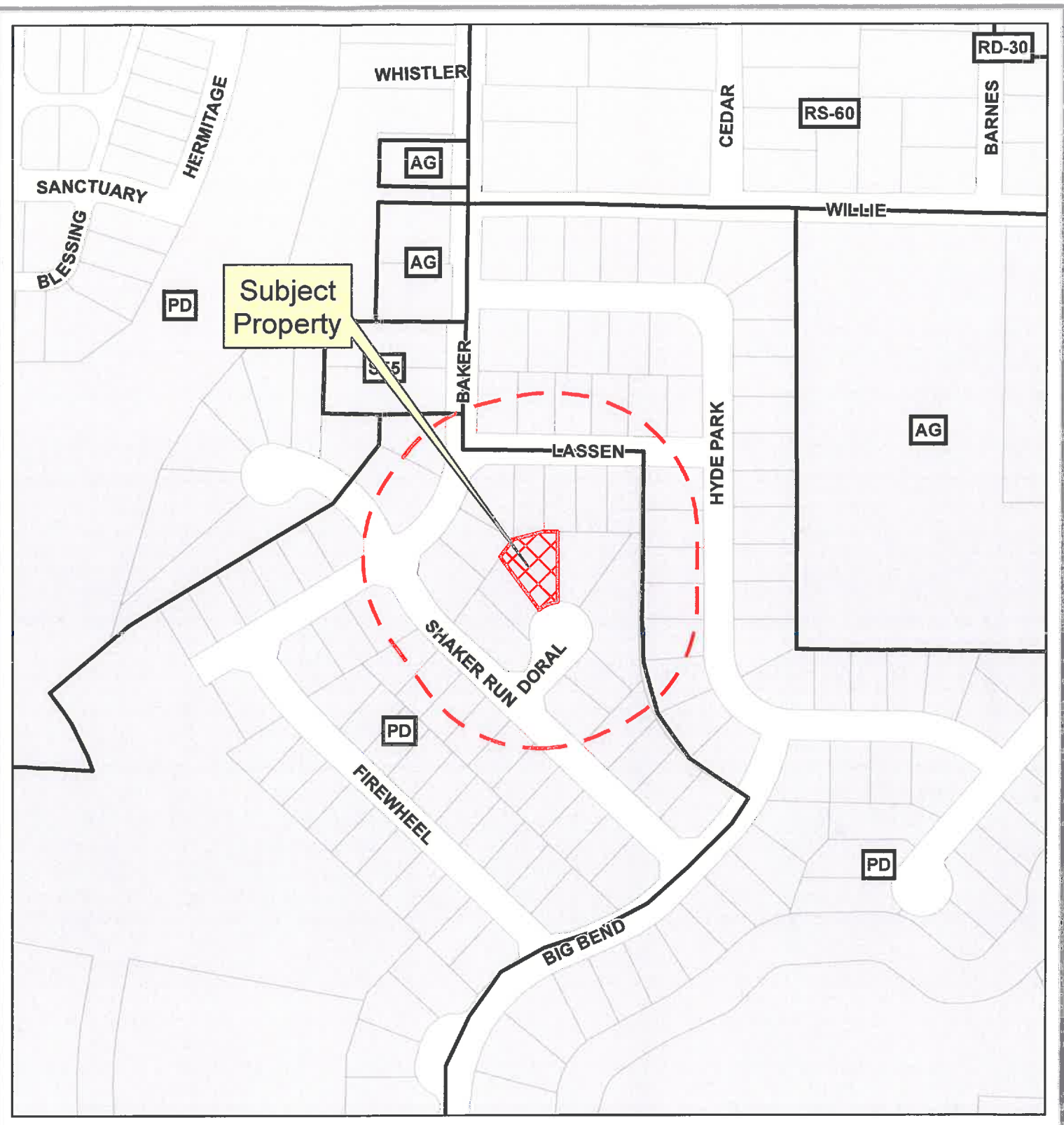
Sincerely,



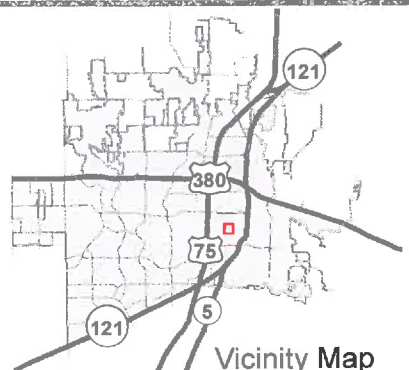
Sean & Joanne Smith



Document Path: C:\Users\carmona\Desktop\Projects by Department\Dev_Services_Notification_Map.mxd



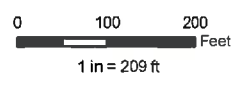
Subject Property



Board of Adjustments Map

904 DORAL CIR

--- 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.



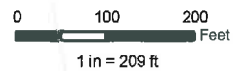


Subject Property

Board of Adjustments Map

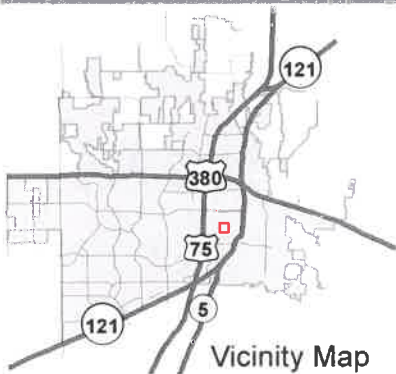
904 DORAL CIR

--- 200' Buffer



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904 Doral Cir.
PINEHURST ADDITION PHASE 1A (CMC), BLK F, LOT 9

Zoning is PD ordinance 1996-11-53
Base zoning is RS 55
See the following for the set back requirements

SECTION 3. The proposed "PD-RS-55" Planned Development - Single Family Residence District shall be developed in accordance with the standards of the "RS-60" Single Family Residence District of Zoning Ordinance 1270, or as it may be amended from time to time. Space limits which shall differ from those of the "RS-60" District:

- (a) Minimum front yard: Twenty (20) feet
- (b) Minimum rear yard: Twenty (20) feet.
- (c) Minimum interior side yard: Five (5) feet.
- (D) Minimum lot size: Five Thousand Five Hundred (5,500) Square Feet.



ZONING REGULATIONS

App. F, § F-1

APPENDIX F. SCHEDULES

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
RS 45	4,500 sq. ft.	40'	100'	20'	20'	(1)	15'	35'	n/a	n/a	8.0
RD 30	(1)	50'	100'	25'	25'	7'	15'	35'	n/a	n/a	14.5
RG 27	2,700 sq. ft.	25'	100'	20'	20'	(1)	15'	35'	n/a	n/a	14.5
RG 25	(1)	50'	100'	25'	25'	7'	25'	35'	n/a	n/a	17.0
RG 15 (18)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	50%	(1)	(1)
MF-1	3,600 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	12.0
MF-2	2,700 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	16.0
MF-3	2,100 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	20.0
MP	(1)	(1)	(1)	(1)	(1)	(1)	(1)	35'	n/a	n/a	8.0
NC	7,000 sq. ft.	60'	100'	25'	(1)	(1)	25'	35'	40%	0.4 : 1.0	n/a
BN	7,500 sq. ft.	50'	(1)	25'	20'	(1)	(1)	35'	70%	0.6 : 1.0	n/a
BG	(1)	(1)	(1)	(1)	10'	(1)	15'	45'	95%	2.0 : 1.0	n/a
C	0'	0'	0'	25'	(1)	(1)	15'	55'	50%	1.0 : 1.25	n/a
O-1	7,000 sq. ft.	60'	100'	25'	(1)	(1)	25'	35'	50%	0.5 : 1.0	n/a
O	0'	0'	0'	50'	(1)	(1)	(1)	(1)	50%	1.0 : 1.0	n/a
BC	10,000 sq. ft.	80'	100'	25'	(1)	(1)	25'	45'	70%	1.0 : 1.0	n/a
ML	(1)	50'	0'	25'	0'	0'	20'	(1)	75%	1.0 : 1.0	n/a
MH	(1)	50'	0'	20'	0'	0'	10'	(1)	50%	1.0 : 1.0	n/a
AP	0'	0'	0'	25'	(1)	(1)	15'	45'	n/a	n/a	n/a
GC	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	12.0 : 1.0	(1)
PD	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)
MTC	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
SF12	12,000 sq. ft.	80'	120'	25' (3)	20'	10'	20'	35'	n/a	n/a	3.2 (5)
SF10	10,000 sq. ft.	70'	110'	25' (3)	20'	10'	20'	35'	n/a	n/a	3.2 (5)
SF8	8,000 sq. ft.	60'	100'	20' (3)	15' (7)	7'	15' (7)	35'	n/a	n/a	3.2 (5)
SF7.2	7,200 sq. ft.	50'	90'	20' (3)	15' (7)	5'	15' (7)	35'	n/a	n/a	3.2 (5)
SF5	5,000 sq. ft. (4)	40' (6)	80'	20' (3)	15' (7)	0' (10)	15' (7)	35'	n/a	n/a	3.2 (5)
DR (9)	6,000 sq. ft.	40' (6)	80'	20'	15' (7)	5'	15' (7)	35'	n/a	n/a	6.4
TH (9)	2,700 sq. ft.	25' (6)	80'	20'	15' (7)	10' between buildings	15' (7)	35'	n/a	n/a	8.0 (1)
SO	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	35'	70%	n/a	n/a



See PD

Subpart B - DEVELOPMENT REGULATIONS
Chapter 146 - ZONING REGULATIONS

ARTICLE IV. SPECIAL REGULATIONS

when an improved public street or railroad right-of-way separates the new building construction from the existing single family detached residential use. The McKinney Town Center development coordinator (director of planning or designee) shall administratively approve a residential transition area screening device of either: (1) the same finishing material as the principal structure on the lot, (2) masonry (brick, stone, or architectural masonry finish), (3) a living plant screen composed of evergreen shrubs planted to be opaque at maturity, or (4) a combination of the above. See also the building form and site development standards of the MTC - McKinney Town Center zoning district (appendix G-2).

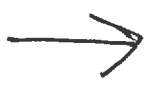
- (4) *Variances.* In the case of a required site plan approval, a variance to the provisions of this section, save and except subsection 143-132(3)e, may be allowed by the planning and zoning commission and/or the city council, unless otherwise specified herein, depending on which body has the final approval authority as indicated in section 146-45(a)(2), or additional provisions required, as a part of such site plan approval. The applicant shall prove that the variance from the zoning regulations is warranted under the circumstances presented. A variance may be granted if the planning and zoning commission and/or city council finds that:
- a. Unique circumstances exist on the property that make application of specific items in this section unduly burdensome on the applicant;
 - b. The variance will have no adverse impact on current or future development;
 - c. The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses;
 - d. The variance will have no adverse impact on the public health, safety and general welfare.

A financial hardship shall not be considered a basis for the granting of a variance.

(Code 1982, § 41-205; Ord. No. 1270, § 4.05, 12-15-1981; Ord. No. 99-03-35, § 1H, 3-16-1999; Ord. No. 2000-05-028, § 1B, 5-2-2000; Ord. No. 2002-08-084, § 1.51, 8-20-2002; Ord. No. 2006-10-121, § V, 10-17-2006; Ord. No. 2008-07-066, § 1, 7-14-2008; Ord. No. 2008-11-104, § 9, 11-4-2008; Ord. No. 2010-05-011, § 7, 5-17-2010; Ord. No. 2010-12-053, § 16, 12-7-2010; Ord. No. 2012-11-056, §§ 32—35, 11-5-2012; Ord. No. 2013-04-033, § 3, 4-2-2013; Ord. No. 2013-04-044, § 12, 4-22-2013)

Sec. 146-133. Accessory buildings and uses.

- (a) *Area regulations.* The following area regulations shall be observed for all accessory buildings or accessory structures in all residential, multiple family, or mobile home districts:
- (1) *Front yard.* Attached accessory buildings or structures shall have the same front yard as that of the main building.
 - (2) *Side yard.*
 - a. There shall be a side yard for any detached accessory building of not less than three feet from any side lot line when such detached accessory building is located in the rear of the lot (the rear of a line connecting the midpoints on the two opposite side lot lines of any lot, tract or plot), and when the detached accessory building is a minimum distance of ten feet from the main structure.
 - b. When a detached accessory building is located in front of the line connecting the two midpoints of the opposite side lot lines as herein described, or is closer than ten feet from the main structure, such accessory building shall observe the same side yard as specified for the main building.



Subpart B - DEVELOPMENT REGULATIONS

Chapter 146 - ZONING REGULATIONS

ARTICLE IV. SPECIAL REGULATIONS

- c. If an accessory structure is adjacent to a side street, the side yard for the accessory structure must be a minimum of 15 feet from the side property line.
- (3) *Rear yard.*
- a. There shall be a rear yard for accessory buildings not less than three feet from any lot line, alley line, or easement line, except that if no alley exists, the rear yard shall not be less than ten feet as measured from the rear lot line. Where apartments are permitted, the main building and all accessory buildings shall not cover more than 50 percent of the rear of the lot (that portion of the lot lying to the rear of a line erected adjoining the midpoint of one side lot line with the midpoint of the opposite side lot line).
- b. Where a garage or carport is designed and constructed to be entered from an alley or side street, such garage or carport shall be set back from the side street or alley a minimum distance of 20 feet to facilitate access without interference with the use of the street or alley by other vehicles or persons.
- c. Detached accessory buildings or structures shall be located in the area defined as the rear yard.
- (4) *Air conditioning equipment.* Air conditioning compressors, cooling towers, and similar accessory structures shall observe all front, side, or rear yards specified for accessory buildings. When such accessory structures are located in the side yard or that portion of a lot herein designated as the rear of the lot, the minimum side yard shall be three feet.
- (5) *Swimming pools.* All swimming pools shall be located behind the front yard or front building line and in no case shall the pool proper be nearer than five feet to any bounding property line of the lot or tract on which it is situated.
- (6) *Accessory buildings.* Accessory buildings shall meet the following requirements:
- a. No accessory building, other than an allowed accessory dwelling, shall be rented or leased.
- b. No accessory building shall be used for commercial purposes.
- c. No accessory building or structure, except fences, may be erected within three feet of any rear or side property line, or be located within any recorded easement.
- d. No accessory building shall exceed 200 square feet in area, except:
1. Detached garages are limited to 500 square feet in area; and
 2. Accessory dwellings are limited to 600 square feet in area.
- e. No accessory building shall exceed one story in height, except that an allowed accessory dwelling may be located on a second story above a garage.
- (7) *Accessory dwellings.* Accessory dwellings, where allowed as an accessory use, shall meet the following requirements:
- a. An accessory dwelling may not be located on a lot less than 12,000 square feet in area.
- b. An accessory dwelling must be behind the front building line, and must observe the same setbacks as the main structure.
- c. An accessory dwelling shall be constructed of the same exterior materials as the main structure.
- d. An accessory dwelling may not be sold separately from the main structure.
- e. An accessory dwelling shall not have a separate electric meter.

SURVEY PLAT

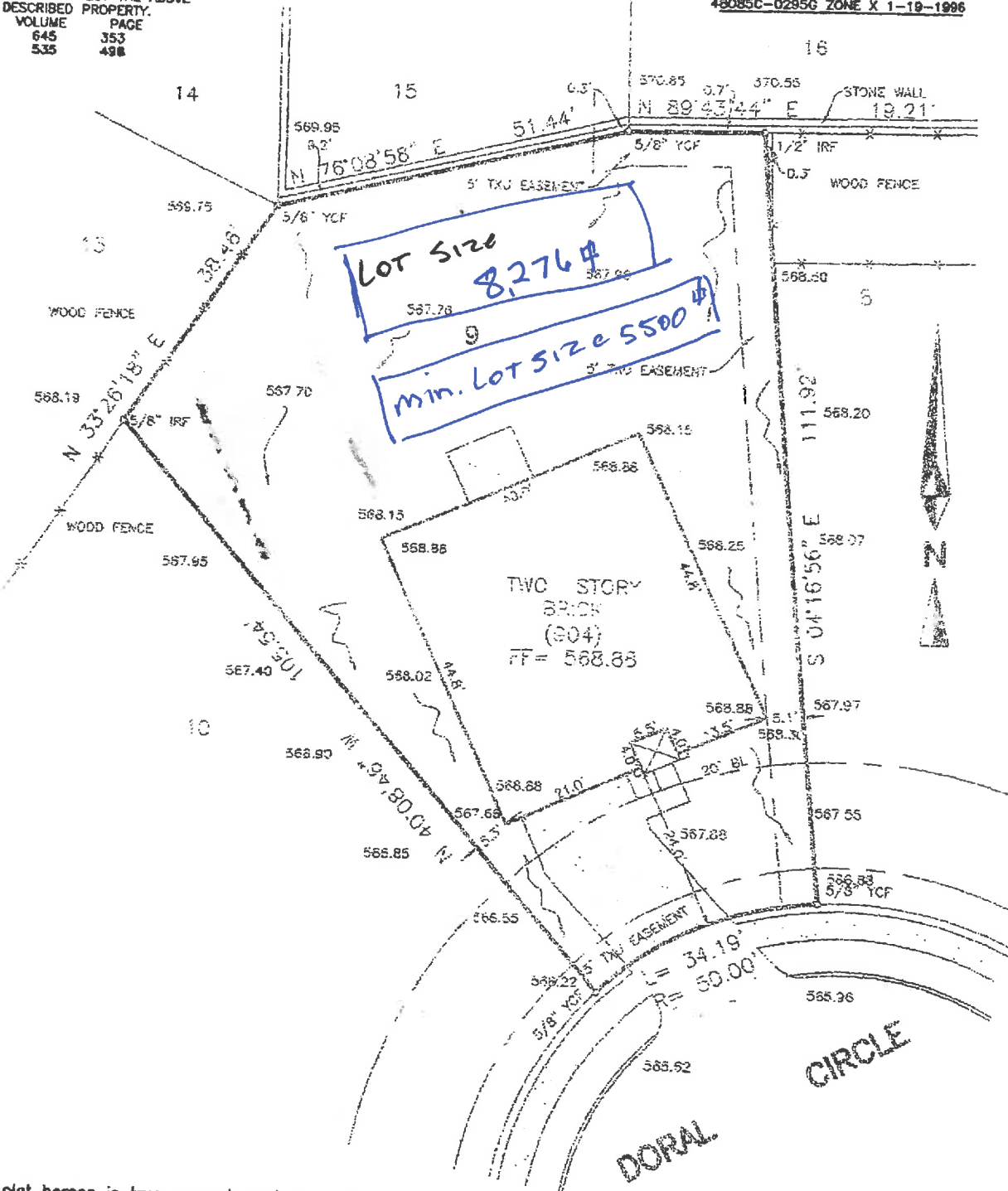
BARRY S. RHODES Registered Professional Land Surveyor (972) 475-8940
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 904 DORAL CIRCLE, in the city of MCKINNEY Texas.
 Lot No. 9, Block No. F
 of PINEHURST ADDITION PHASE 1A, an addition to the City of MCKINNEY, COLLIN COUNTY Texas according to the PLAT THEREOF RECORDED in VOLUME M at PAGE 226 of the MAP records of COLLIN COUNTY, TEXAS.

EASEMENTS RECORDED IN THE FOLLOWING VOLUME & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT EFFECT THE ABOVE DESCRIBED PROPERTY.

VOLUME	PAGE
645	353
535	498

THE ABOVE DESCRIBED PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48085C-0295G ZONE X 1-19-1986

TITLE AND ABSTRACTING WORK FURNISHED BY AMERICAN TITLE

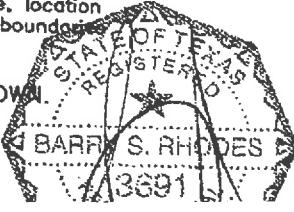


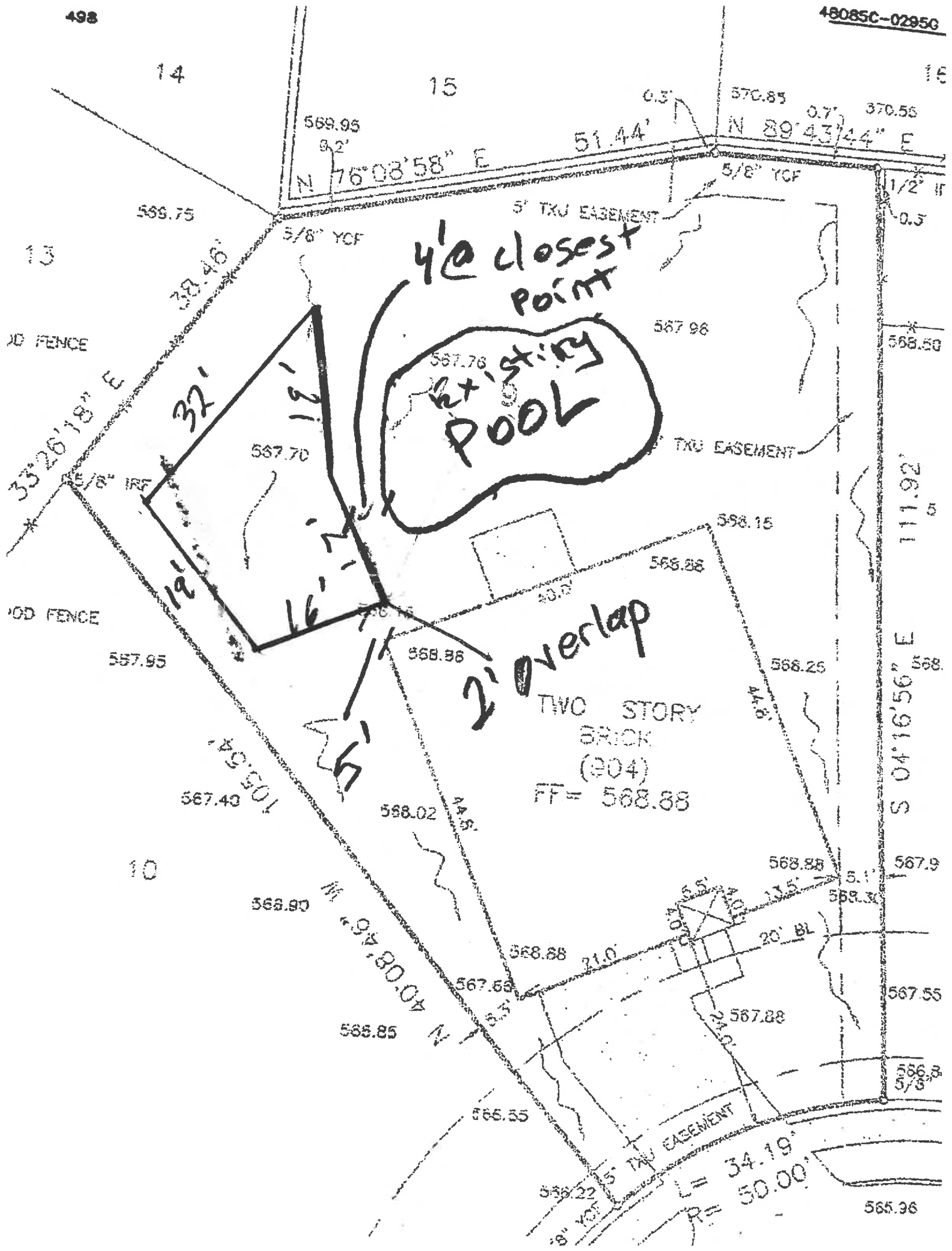
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'
 Date: 10-1-2002
 G. F. No.: 587101-K

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR AMERICAN TITLE
 USE OF THIS SURVEY FOR ANY OTHER PURPOSE





4 1/2 closest point

1st story POOL

2' overlap

TWO STORY BRICK (204) FF = 568.88

WOOD FENCE

WOOD FENCE

TRU EASEMENT

TRU EASEMENT

14

15

16

13

10

33°26'18" E

N 76°08'58" E

N 89°43'44" E

38.46'

51.44'

32'

19'

16'

105.54'

N 40°08'45" W

24.5'

598.15

568.88

557.95

568.86

568.25

567.40

568.02

FF = 568.88

568.90

568.88

568.88

568.85

567.65

568.88

568.30

568.55

569.22

L = 34.19'

R = 50.00'

111.92'

S 04°16'56" E

567.9

567.55

566.8

565.96

5/8" YCF

5' TRU EASEMENT

5/8" YCF

1/2" IF

0.3'

370.85

0.7'

370.55

569.95

9.2'

0.3'

5/8" YCF

0.3'

567.98

568.50

567.76

567.70

TRU EASEMENT

598.15

568.88

557.95

568.86

568.25

105.54'

568.02

FF = 568.88

568.90

568.88

568.88

568.85

567.65

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568.55

569.22

L = 34.19'

R = 50.00'

111.92'

S 04°16'56" E

567.9

567.55

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5/8" YCF

5' TRU EASEMENT

5/8" YCF

1/2" IF

0.3'

370.85

0.7'

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9.2'

0.3'

5/8" YCF

0.3'

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567.76

567.70

TRU EASEMENT

598.15

568.88

557.95

568.86

568.25

105.54'

568.02

FF = 568.88

568.90

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568.55

569.22

L = 34.19'

R = 50.00'

111.92'

S 04°16'56" E

567.9

567.55

566.8

565.96



RCP ENGINEERING, INC.

FIRM# F-10269

1705 WENTWORTH PLACE, SUITE 150 PLANO, TEXAS 75075

PHONE (469) 487-6166 - FAX (972) 985-0959 - WWW.RCPENGINEERING.COM

July 19, 2018

Mr. Sean Smith
904 Doral Circle
McKinney, TX 75069

Re: Garage Foundation Design

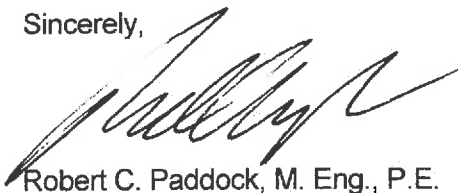
Dear Mr. Smith,

In accordance with your request the above residence was visited on July 16, 2018 to review your plans for a garage location and to look at the site. Attached are two options for foundation layout, and details for the reinforcement.

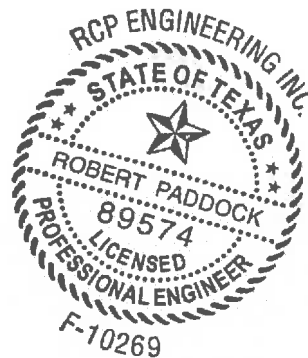
There is some slope to the lot, so drainage is recommended to be addressed also. Gutter should be installed on the perimeter, with downspouts connected to solid pipe drains or extended away from both the garage and house. Also, a surface drain is recommended to be installed on the north and east sides of the new structure.

In conclusion, it should be understood that no foundation could be made risk-free from future movement. There are many variables that can negatively impact the stability of a foundation. Some of these items are tree roots, environmental/climate factors, plumbing leaks, inadequate drainage conditions around a foundation, inadequate site preparation by the builder, original foundation design and construction, inadequate moisture maintenance by the property owner, etc. A follow up elevation inspection is recommended in 24 months or if movement indicators appear.

Sincerely,



Robert C. Paddock, M. Eng., P.E.



7-19-18



RCP ENGINEERING, INC.

FIRM# 10269

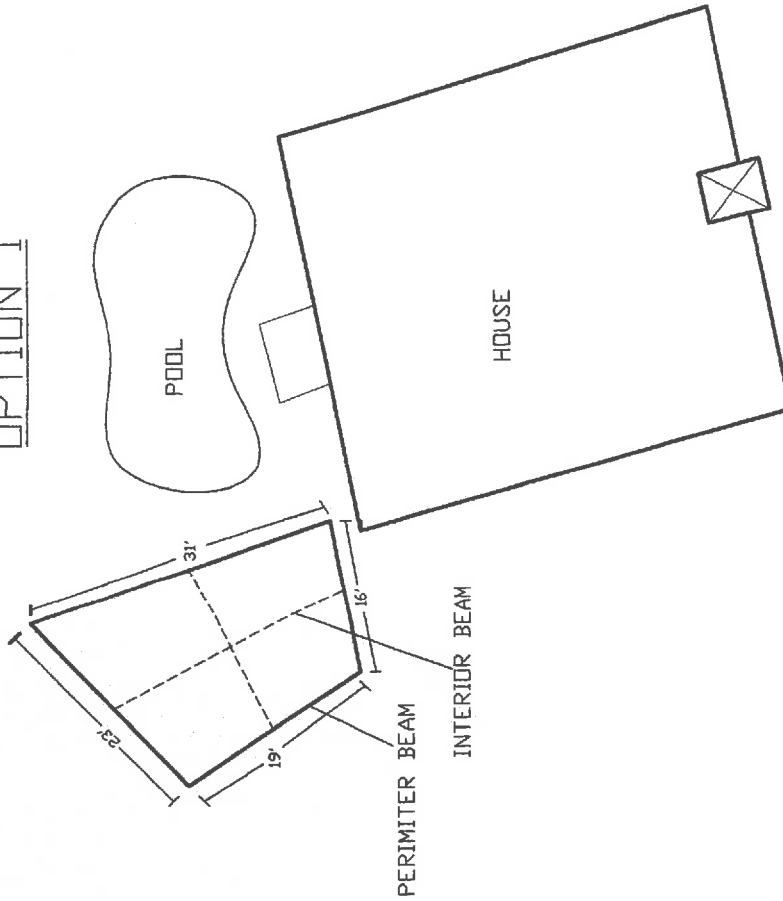
1705 WENTWORTH PLACE, SUITE 150 PLANO, TEXAS 75075

PHONE (469) 487-6166 - FAX (972) 985-0959 - WWW.RCPENGINEERING.COM



Handwritten signature
F-10269

OPTION 1



FOUNDATION ELEVATIONS
 904 Doral Circle
 McKinney, TX
 July 16, 2018

SEE DETAL DRAWING



Note: Dimensions are approximate
CONTOUR INTERVAL = 0.5 inches