



Rec'd 11/25/19 @ 4:50pm

BOARD OF ADJUSTMENT APPLICATION

APPEAL
 SPECIAL EXCEPTION
 VARIANCE
 TODAY'S DATE: 1-25-2019

****CONTACT INFORMATION****

PROPERTY LOCATION*: 613 Fenet St. McKinney, Tx 75069
(Street address)

Subdivision: _____ Lot: _____ Block: _____

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

Property Owner: Martin Vega 307 Throckmorton St. McKinney Tx 75069
(Name) (Address) (City, State, & Zip Code)
 * hernandez1988jh77@gmail.com 469-422-1362
(Email) (Phone)

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

Property Owner Printed Name: Martin Vega Property Owner Signature: Martin Vega

Applicant: Martin Vega 307 Throckmorton St. McKinney Tx 75069
(Address) (City, State, & Zip Code)
(Email) (469) 422-1362 (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	<u>25</u>	<u>70</u>	<u>5</u>
• Rear Yard	<u>25</u>	<u>70</u>	<u>15</u>
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 -

empty lot *was* *house demolition 10 yrs ago,*
VARIANCE - I need variance to build this house. I know the setback is 25' but the back of the house will not have any neighbors or houses, and the back is a water drainage so that will not impact my building of my house. Also the front of the house is suppose to be 25' but my house will be a two story house with two car garage. Can I use a setback of 20' feet? in the front.
 Thank you for your understanding regarding this matter.

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.

Martin Vega
 Property Owner Signature (If different from Applicant)

Martin Vega
 Applicant's Signature

STATE OF TEXAS
 COUNTY OF Collin

Subscribed and sworn to before me this 25th day of January, 2019



Rafael Elizondo
 Notary Public

My Commission expires: August 11, 2019

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:

613 FENET ST

LEGAL DESCRIPTION: Wanda H Addition, Blk 1, Lot 1

ZONING: **146-78. - RG 18 - General Residence district.**

Purpose. The "RG 18" - General Residence zone was originally designed to provide for moderately high density apartment development and other uses, which have characteristics similar to those found in the operation of apartment houses. Densities in this district are higher than presently considered acceptable in the city. Rezoning to this classification will not generally be considered after January 1, 2000.

- (b) *Permitted uses.* Those uses indicated as being permitted in the "RG 18" - General Residence zone in the schedule of uses shall be allowed.
- (c) *Space limits.* The following space limits shall apply to the "RG 18" - General Residence zone:
 - (4) Single-family residential uses:
 - a. **Single family residential construction in this district shall comply with the space limitations of the "RS 60" - Single Family Residence District.**

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 81	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)



613

Subject Property

615

617

RG-18

FENET ST

N THROCKMORTON ST

616

618



LEGEND

- 1/2" ROD FOUND
- ⊙ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊕ POINT FOR
- ⊕ 5/8" ROD FOUND
- T TRANSFORMER
- UNDERGROUND
- ▲ COLUMN
- ▲ ELECTRIC
- OVERHEAD ELECTRIC
- POWER
- OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- DOUBLE SIDED WOOD FENCE
- FENCE POST FOR CORNER
- CM MONUMENT
- AIR CONDITIONER
- PE POOL
- POWER POLE
- OVERHEAD ELECTRIC
- IRON FENCE
- BARBED WIRE
- EDGE OF ASPHALT DRIVE
- EDGE OF GRAVEL DRIVE
- CONCRETE
- COVERED AREA

EXCEPTIONS:

NOTE: BEARINGS SHOWN ARE BASED ON MAD 83 TEXAS NORTH CENTRAL ZONE

613 Fenet Street

Being a certain tract of land situated in the William Davis 3.129 acre Survey, Abstract No. 4601, in the County of Tarrant, State of Texas, to wit: Martin Vega, by deed recorded in County Clerk's File Number 2007045000576250, Official Public Records of Collin County, Texas and more particularly described by metes and bounds as follows:

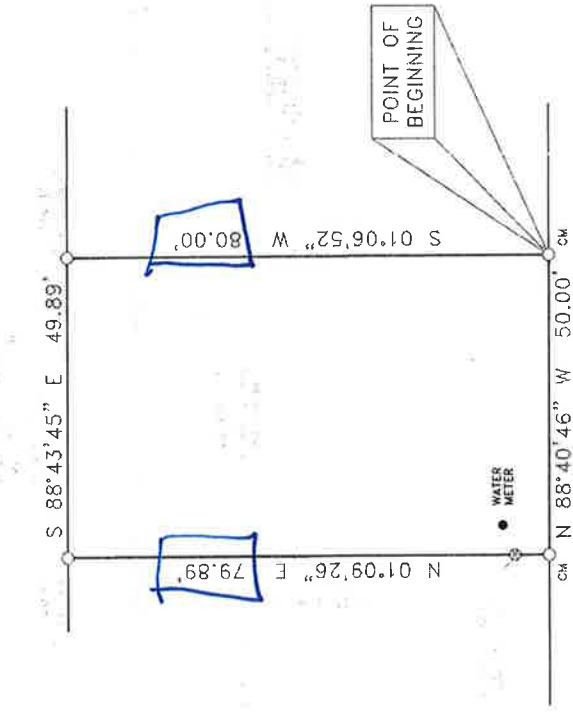
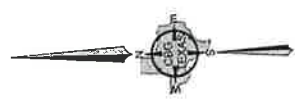
BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Robert H. Meyer, by deed recorded in County Clerk's File Number 20171215801655670, Official Public Records of Collin County, Texas, said corner being along the North line of Fenet Street (public right-of-way);

THENCE North 88 degrees 46 minutes 46 seconds West, along the North line of the said Fenet Street, a distance of 49.95 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Martin Vega, by deed recorded in County Clerk's File Number 20051028001335280, Official Public Records of Collin County, Texas, from which a 5/8 inch iron rod found, bears on-line, a distance of 5.70 feet for witness;

THENCE North 01 degrees 08 minutes 26 seconds East, along the East line of the said Vega tract, a distance of 79.89 feet to a 1/2 inch iron rod found for corner, said corner being along the South line of that tract of land conveyed to Robert H. Meyer, by deed recorded in County Clerk's File Number 20171215801655670, Official Public Records of Collin County, Texas;

THENCE South 88 degrees 43 minutes 45 seconds East, along the South line of the said Safar Development, LLC tract, a distance of 49.89 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of the said Howie/Vargas tract;

THENCE South 01 degrees 06 minutes 52 seconds West, along the West line of the said Howie/Vargas tract, a distance of 79.93 feet to the **POINT OF BEGINNING** and containing 3.989 square feet or 0.09 acres of land.



Existing
Non-conforming lot on depth < 100'

This survey is made in conjunction with the information provided by the Client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall be the responsibility of the user. This is an accurate survey on the ground of the subject property. The plat hereon is a true and correct representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Date: _____ Accepted by: _____ Purchaser
Purchaser

NOTES:
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.A.R.M. No. 4806SC0280U, this property does lie in Zone X and does not lie within the 100 year flood zone.

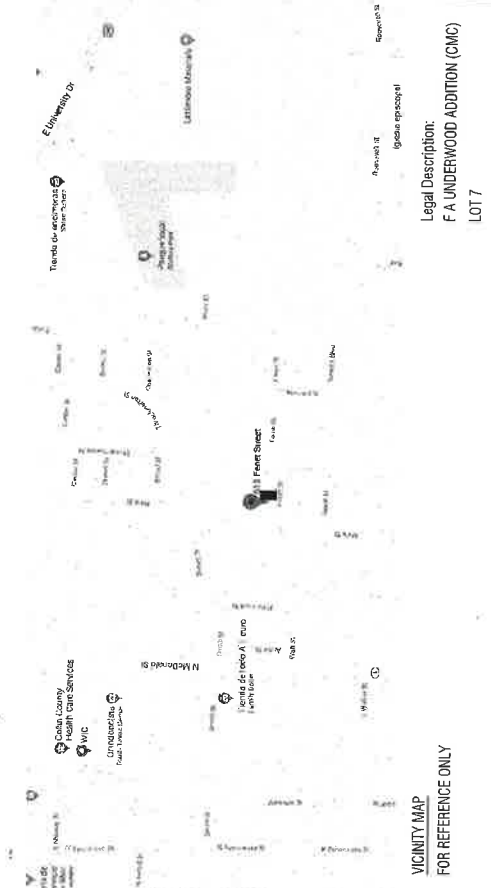
Drawn By: SN
Scale: 1" = 20'
Date: 09/12/18
GF NO.: N/A
Job No., 1819792

CBG
SURVEYING TEXAS LLC
12205 Shiloh Road, Ste. 240
Dallas, TX 75228
P: 214-340-9405
F: 214-340-9406
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MCKINNEY TX 75069
613 FENET ST

PAGE TITLE: SITE PLAN
SCALE: 1"=10'-00"
DATE: 10/31/2018
PAGE: 1



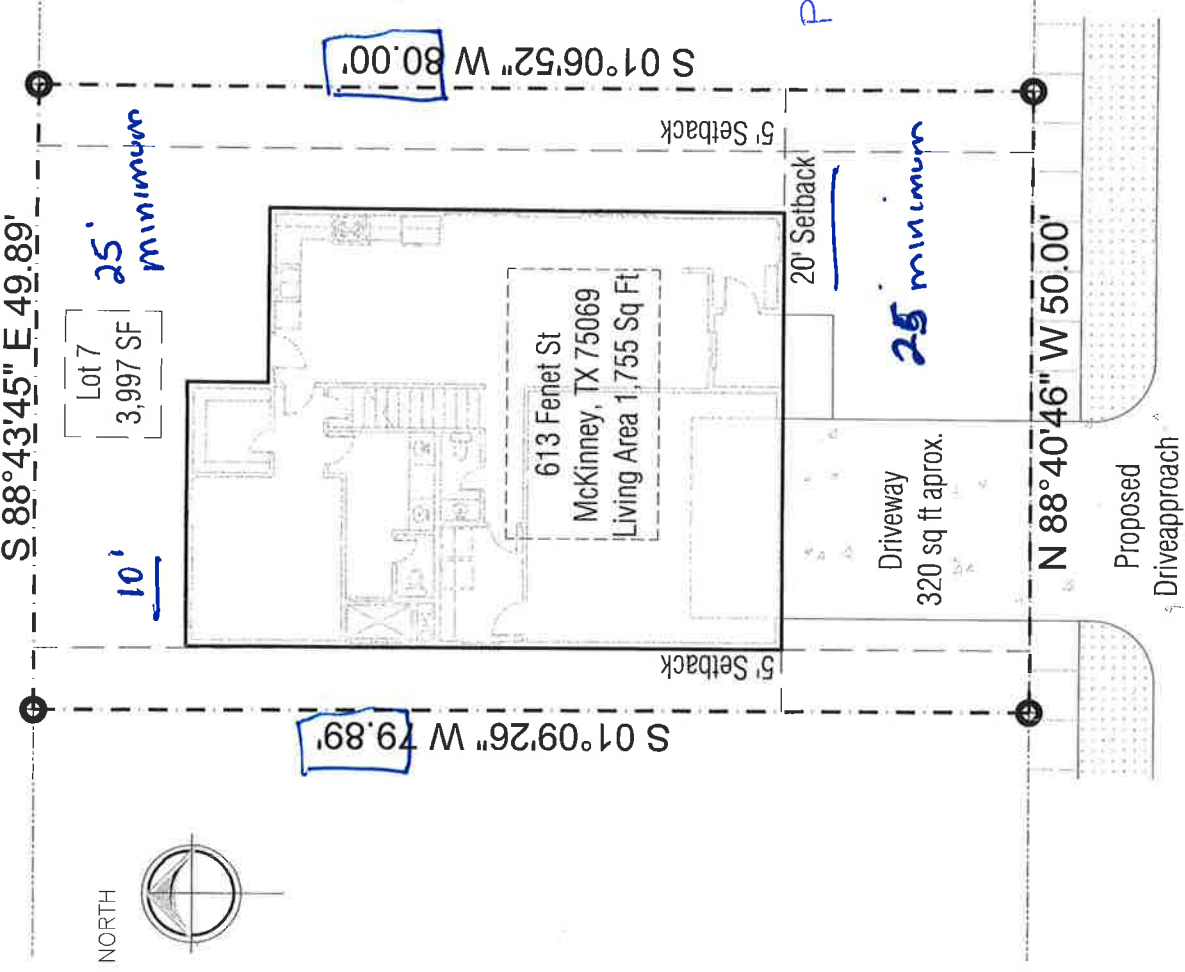
Legal Description:
F. A. UNDERWOOD ADDITION (CMC)
LOT 7

SITE PLAN INFORMATION

LOT SIZE	3,997 SF
TOTAL BUILDING AREA	2,187 SF
PERCENT LOT COVERED	55 %

SQUARE FOOTAGE

PROPOSED LIVING AREA FIRST FLOOR	1,052 SF	TOTAL LIVING AREA
PROPOSED LIVING AREA SECOND FLOOR	703 SF	1,755 SF
PROPOSED GARAGE	400 SF	
PROPOSED PORCH/ENTRY	32 SF	
TOTAL	2,187 SF	



Proposed

SITE PLAN
scale: 1"=10'-00"
1