



Revd
7/2/18 12:07 PM

BOARD OF ADJUSTMENT APPLICATION

APPEAL
 SPECIAL EXCEPTION
 VARIANCE
 TODAY'S DATE: 7/2/18

****CONTACT INFORMATION****

PROPERTY LOCATION*: 2840 Cedar Ridge Dr. McKinney, TX 75072

Subdivision: Reserve at Eldorado (Street address) Lot: 22 Block: A

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

Property Owner: Joseph & Barbara Minei 2840 Cedar Ridge Dr. McKinney, TX 75072
(Name) (Address) (City, State, & Zip Code)
bminei@tx.rr.com 972-816-6390
(Email) (Phone)

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

Property Owner Printed Name: Joseph & Barbara Minei (Applicant Name)
 Property Owner Signature: [Signature]

Applicant: Joseph & Barbara Minei 2840 Cedar Ridge Dr. McKinney, TX 75072
(Name) (Address) (City, State, & Zip Code)
bminei@tx.rr.com mike finch - Ole Handy Man 972-816-6390
(Email) (Phone)
mike@olehandyman.com -214-507-8891

****REQUEST****

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard	<u>15</u>	<u>7-40</u>	
Side Yard			
Side at Corner			
Front Yard	<u>N/A</u>		
Rear Yard	<u>20</u>	<u>30</u>	
Driveway			
Accessory Other building	<u>200' maximum</u>	<u>600'</u>	<u>400'</u>

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 WANT TO BUILD AN UNATTACHED WORKSHOP IN
 BACKYARD 600 square feet. - See attached explanation -

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.

 Property Owner Signature (if different from Applicant)

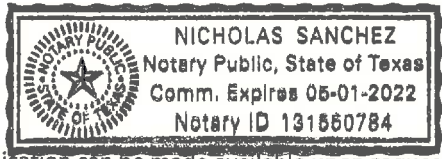
[Signature]
 Applicant's Signature

STATE OF TEXAS | Page

COUNTY OF _____

Subscribed and sworn to before me this 26 day of June 2018

[Signature]
 Notary Public



My Commission expires: 05/01/2022

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: _____

June 14, 2018

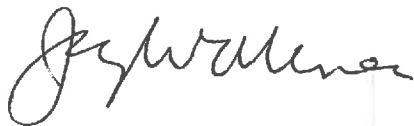
Re: Board of Adjustment Application

To Whom It May Concern:

I am writing this letter to appeal and ask for your approval of the 600 square foot workshop we would like to place in the very back corner of our acre lot. I have recently taken up the hobby of woodworking. I am currently working in my garage, which has no air conditioning or heating. I have purchased some large equipment, which is taking up a good portion of our garage, so I would like to have this workshop to work on future projects. The workshop will have heating and air, but no running water.

I look forward to hearing from the committee.

Thank you very much,

A handwritten signature in black ink, appearing to read "Joseph P Minei". The signature is written in a cursive style with a large initial "J".

Joseph P Minei

Address: 2840 Cedar Ridge Dr

Legal Description: RESERVE AT ELDORADO (CMC), BLK A, LOT 22

Zoning: PD – Low Density Single Family - LARGE LOT - SEE ATTACHED PORTION OF Ordinance 1743 for setback requirements:



Front – minimum 25'

Side – minimum one side shall in all cases, be 10% of the lot width. Total side yard width (sum of two sides) shall be as follows:

Lots 80' to 100' wide 20'

Lots greater than 100' wide 25'

Side Yard on Corner Site - Fifteen feet (15') from

Rear - 25'

Maximum Lot Coverage: 35% including accessory buildings.

House & structures & proposed accessory building will not exceed 35% lot coverage

- Minimizing grading
- Minimizing erosion
- Maximizing water recharge
- Maximizing re-vegetation

Such mitigation will be at the discretion of the Architectural Review Committee and the City of McKinney.

(iii) Parking requirements are referenced in each land use category.

(iv) Where permitted uses refer to land use categories, hereinafter defined, the specific provisions of such land use category shall apply.

(b.) Low Density Single Family

Intent: The single family detached residential categories are for low density single family uses of two types:

- Permitted Uses: Single Family Dwellings (Large Lot)
Single Family Dwellings (Medium Lot)
Single Family Dwellings (Small Lot)
Churches

Maximum net density: 5 units/acre

(i) Large Lot Single Family

Minimum Lot Size: 14,500 square feet ✓

Coverage: Maximum of 35% of the lot area including accessory buildings. ✓

Parking: A minimum of two(2) covered and two(2) uncovered parking spaces, exclusive of the driveway, shall be

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.

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.

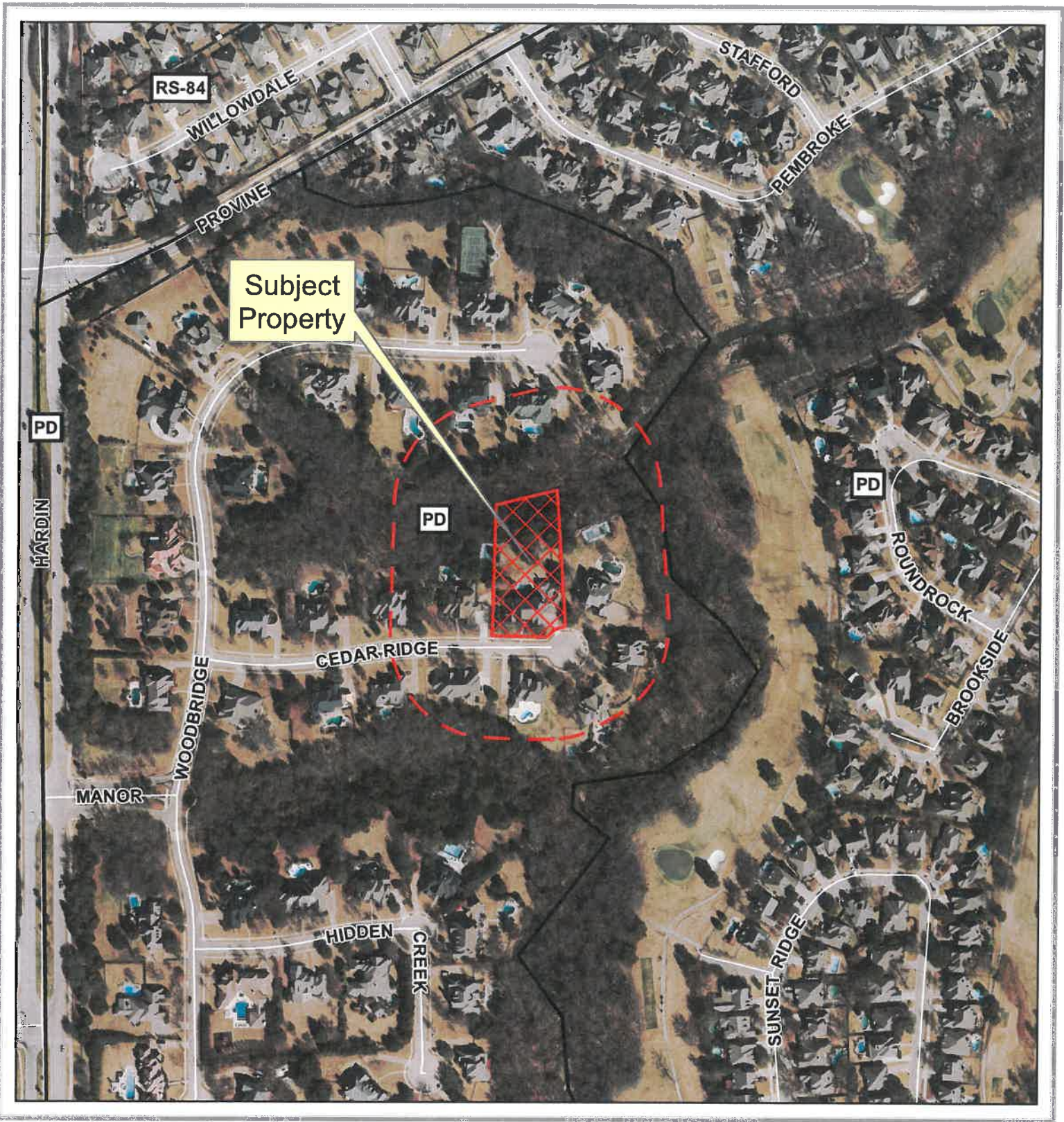
d. No accessory building shall exceed 200 square feet in area, except:

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.

- d. *Variances.* The board shall have the power to authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary hardship, and so that the spirit of this chapter shall be observed and substantial justice done, including the following:
1. 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, provided such variance will not seriously affect any adjoining property or the general welfare; and
 2. Authorize upon appeal, whenever a property owner can show that a strict application of the terms of this chapter relating to the construction or alterations of buildings or structures will impose upon him unusual and practical difficulties or particular hardship, such variances from the strict application of this chapter as are in harmony with its general purpose and intent, but only when the board is satisfied that a granting of such variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant a variance from the zoning ordinance as established by this chapter, and at the same time, the surrounding property will be properly protected.



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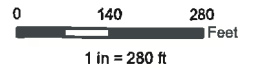


Board of Adjustments Map

2840 CEDAR RIDGE DR

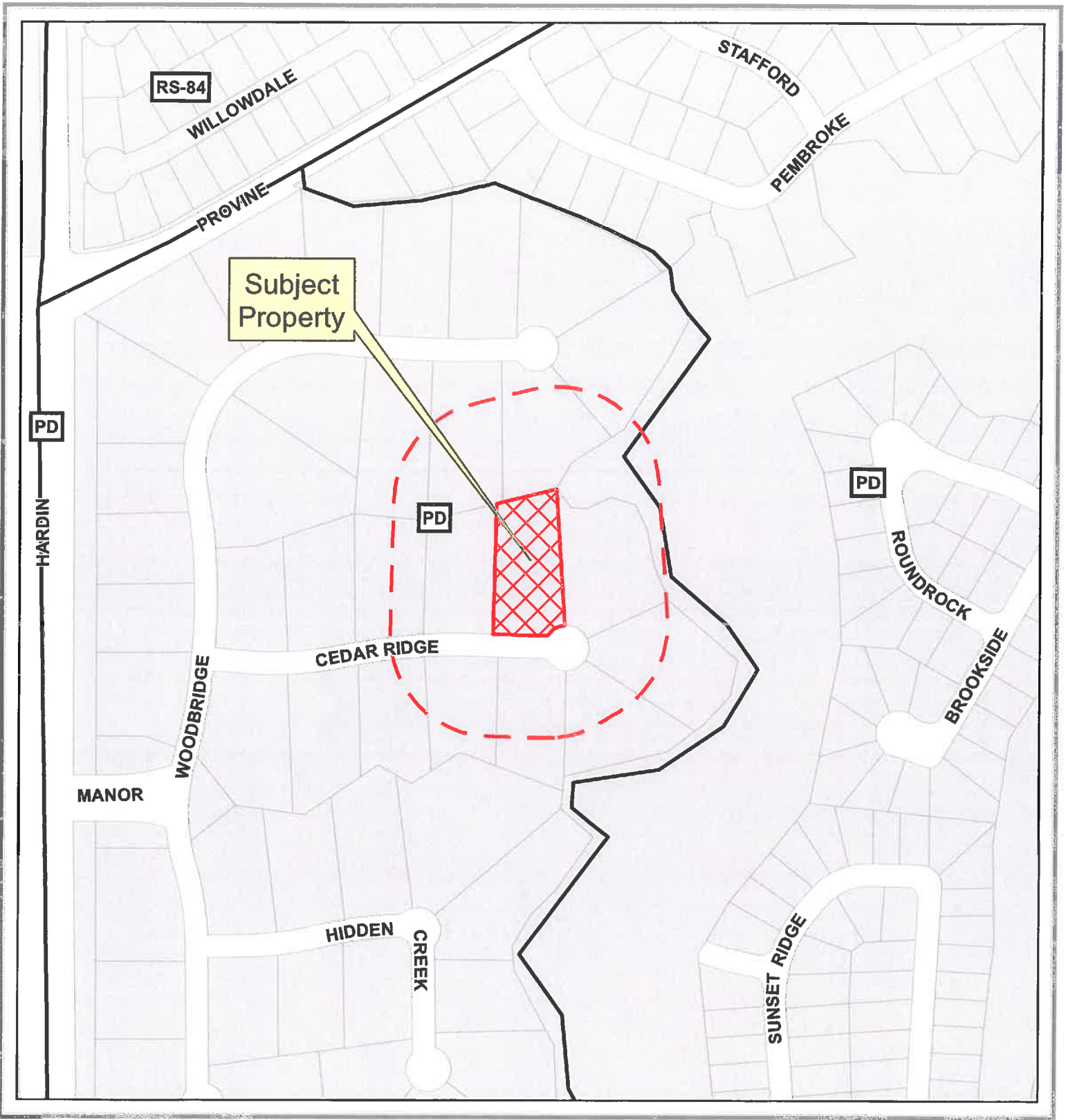
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Date: 7/5/2018

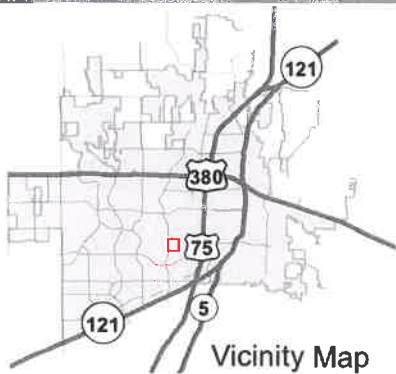


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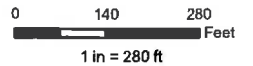
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Board of Adjustments Map

2840 CEDAR RIDGE DR

--- 200' Buffer



Source: City of McKinney GIS
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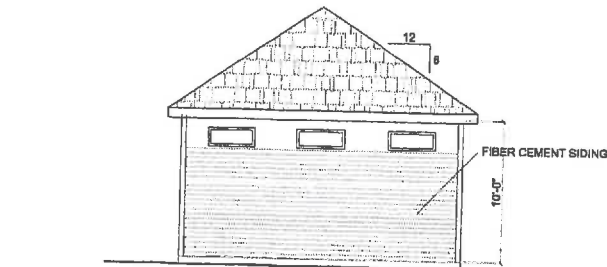
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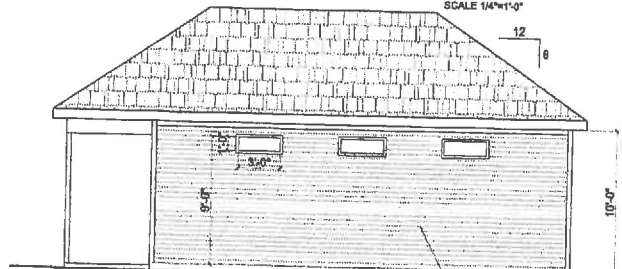
Maximum size allowed = 200 S.F.
 Proposed is 600 S.F.

Alva
 ARCHITECT
 301 E. HARRIS BLVD.
 110-128
 MCKINNEY TEXAS 75070
 CONTACT: ALVIN WERTWILL
 BY 499-213-0226

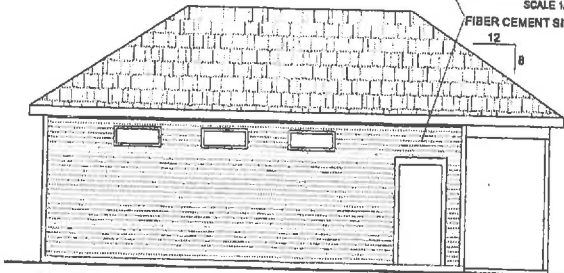
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 Revision:



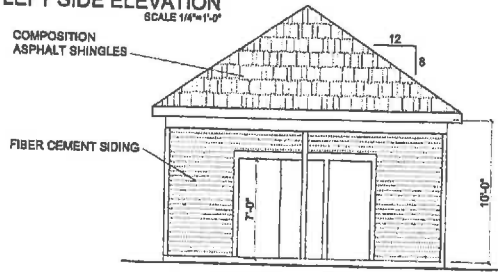
RIGHT SIDE ELEVATION
 SCALE 1/4"=1'-0"



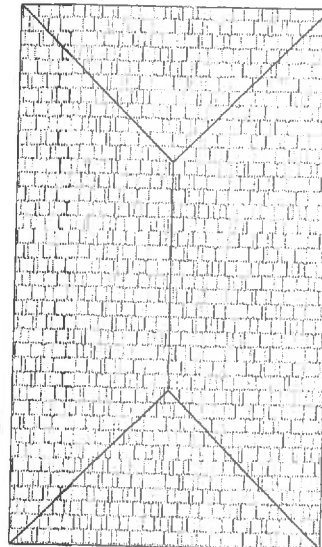
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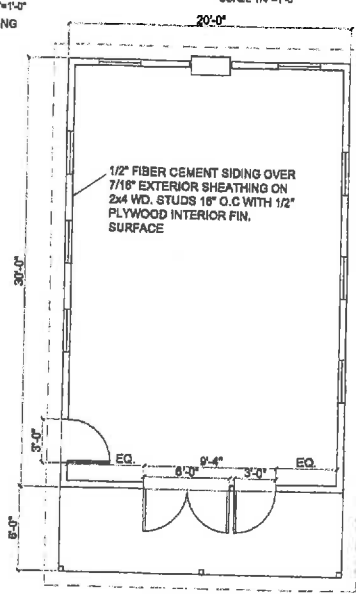
LEFT SIDE ELEVATION
 SCALE 1/4"=1'-0"



FRONT ELEVATION
 SCALE 1/4"=1'-0"

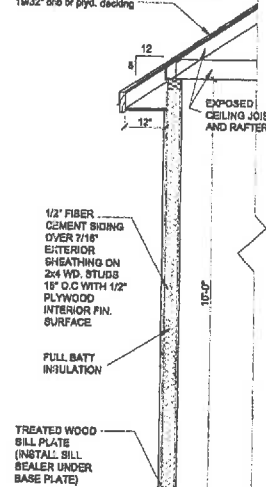


ROOF PLAN
 SCALE 1/4"=1'-0"

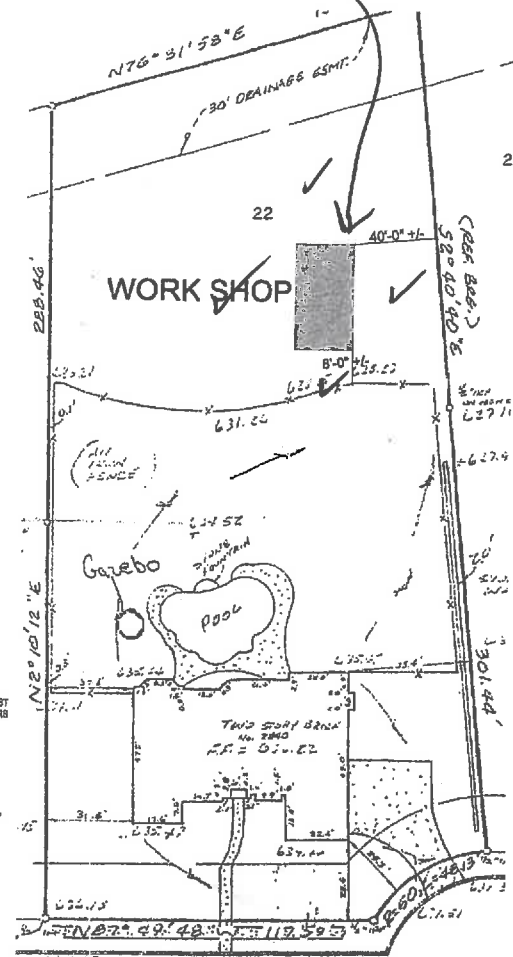


FLOOR PLAN
 SCALE 1/4"=1'-0"

8 / 12 roof slope:
 composition asphalt shingles over 15 lb. felt on
 1/2" x 2" oak or pyrd. decking



01 WALL SECTION
 SCALE 3/4"=1'-0"



CEDAR RIDGE DRIVE

SITE PLAN

WORK SHOP
 2840 CEDAR RIDGE
 MCKINNEY, TEXAS



Sheet Number

A-1.0