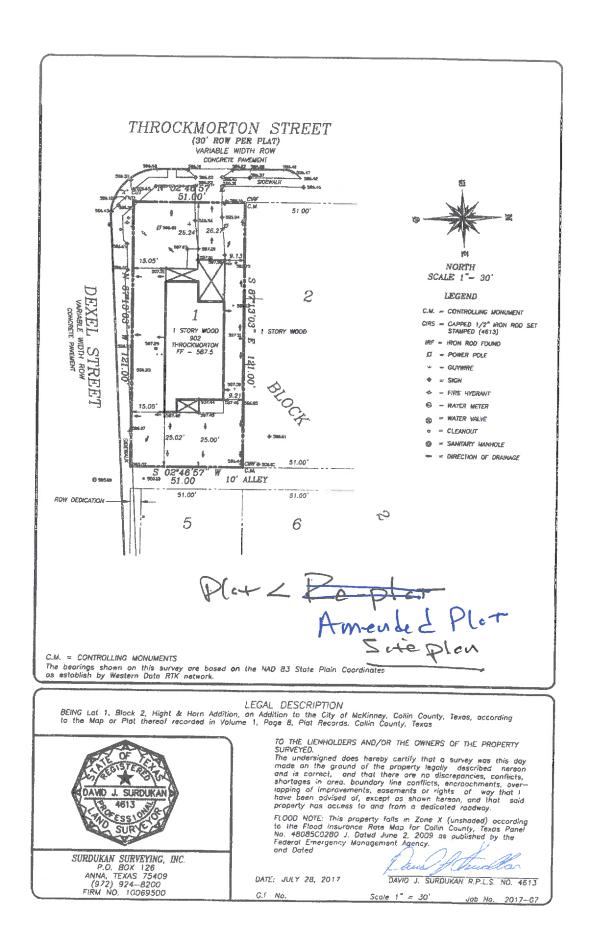


Roved via 11/28/18

## **BOARD OF ADJUSTMENT APPLICATION**

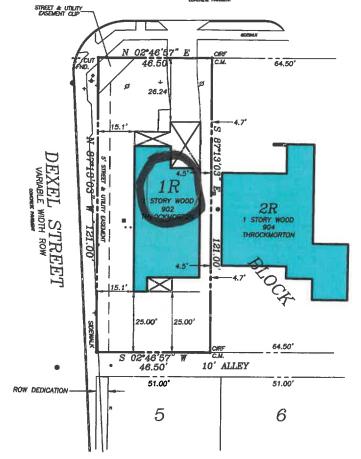
APPEAL S	SPECIAL EXCEPTION	VARIANCE   TODA	AY'S DATE: 11/27/18							
	**CONTACT	INFORMATION**								
PROPERTY LOCATION*: 902 Throckmorton 54										
Subdivision: Hight + Horn Addition Lot: IR Block: 2										
*Application not applicable in Property Owner: HTHCC	the ETJ (Extra Territorial Jurisdiction	n) who Dim McKinney	TY TENIO							
(Name) (Address)										
build white ted his county, org 972 542 5300 (Phone)										
Property Owner is giving her at meeting.										
Property Owner Printed Name: Region Property Owner Signature: 77.										
Applicant: HFHCC ZOLO Couch Dr. Wollinner TX 75069 (Address) (City, State, & Zip Code)										
build 6	ne) habitatedlineau	(Address)	(City, State, & Zip Code)							
Ema (Ema		Ay.org	97-2 542 5300 (Phone)							
	**RE	QUEST**								
Please list types requested:	And the second s		The state of the s							
Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance							
Lot Size	1000 STAT	-5626.5 8010	3225 5010							
Lot Width	59'	46.81	3.5							
Lot Depth										
Side Yard	5'	4.5'	.5'							
Side Yard										
Side at Corner										
Front Yard	,									
Rear Yard										
Driveway										
Other	·									
		G TO BE HEARD BY THE BOARD ( ATION TO SUPPORT YOUR REQU								
APPEAL -		764-04-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1								
		MANAGEMENT OF THE STATE OF THE								
		·								
	· 5									
· ·										
	***************************************									
SPECIAL EXCEPTION										

VARIANCE A ADMISSA + 15 SOLOTION STATES
filliant is equasting a -3 variance to the
required 5 side yard setback allowing for a
4.5 side yard on the north side yard of the
Subject property
- Requesting a deviation from the book salft minurum to
5626.5 SSIA
- Requesting a deviation from the minumum 50' let width to
46.5'
I hereby certify that the above statements are true and correct to the best of my knowledge.
74 11-
Projecty Owner Signature (If different from Applicant) Applicant's Signature
STATE OF TEXASS   Page
COUNTY OF Collin
Subscribed and sworn to before me this 27th day of November, 2, 20 18
BUTH A DRYE
Notary Public State of Texas My Commission# 11680727
(seal) My Comm. Exp. Mer. 08, 2021 My Commission expires: Mar. 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
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#### THROCKMORTON STREET

VARIABLE WIDTH ROW





NORTH SCALE 1"= 30"

#### LEGEND

C.M. = CONTROLLING MONUMENT

CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)

IRF = IRON ROD FOUND

= POWER POLE

= GUYWIRE

- FIRE HYDRANT

= WATER METER

- WATER VALVE = CLEANOUT

= SANITARY MANHOLE

= DIRECTION OF DRAINAGE

 $c_{\mathcal{J}}$ 

C.M. = CONTROLLING MONUMENTS

The bearings shown on this survey are based on the NAD 83 State Plain Coordinates as establish by Western Data RTK network.

#### LEGAL DESCRIPTION

BEING Lot 1R, Block 2, HABITAT NO. 2 ADDITION, Lots 1R and 2R, Block 2, an Addition to the City of McKinney, Collin County, Texas, according to the Map or Plat thereof recorded in Volume \_\_\_\_, Page \_\_\_\_, Map Records, Collin County, Texas.



SURDUKAN SURVEYING, INC. P.O. BOX 126 ANNA, TEXAS 75409 (972) 924-8200 FIRM NO. 10069500

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PROPERTY SURVEYED:

SURVEYED:

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of, except as shown hereon, and that said property has access to and from a dedicated roadway.

FLOOD NOTE: This property falls in Zone X (unshaded) according to the Flood Insurance Rate Map for Collin County, Texas Panel No. 48085C0280 J, Dated June 2, 2009 as published by the Federal Emergency Management Agency.

DATE: NOVEMBER 27, 2018

DAVID J. SURDUKAN R.P.L.S. NO. 4613

G.F. No.

Scale 1" = 30'

Job No. 2017-07

### 902 N Throckmorton St

**North Collin County Habitat for Humanity** 

Legal Description: Hight & Horn Addition, Block 2, Lot 1

**Zoned: RG18 which follows RS-60 General Residence (Single Family)** 

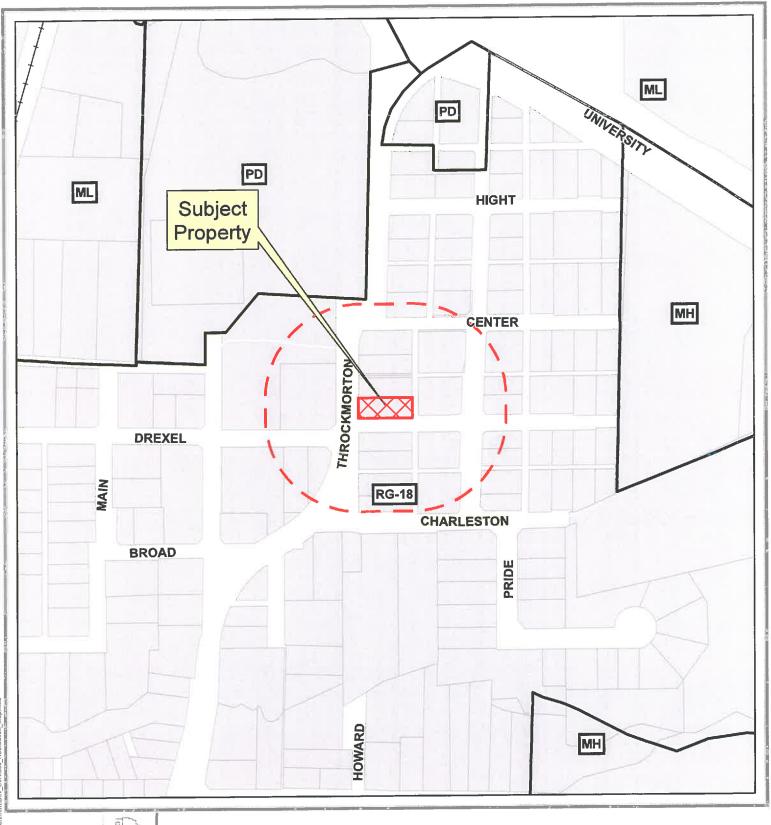
Amending Plat-2018-134 – Approved, but not filed.

### **Setbacks:**

Section F-1. Schedule of space limits.

		Space Limits									
Zoning District	Minimum lot area	Minimum lot width	Minimum lot depth	Minimum frontyard 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 sg. ft.	50'	100'	25'	25'	5'	15'	35'	n/a	n/a	7.0



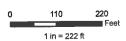




# Board of Adjustments Map

902 N THROCKMORTON ST





**200'** Buffer

Source: City of McKinney GIS Date: 11/28/2018 DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or relience on this map by anyone else is at that partly's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

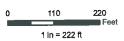




## Board of Adjustments Map

902 N THROCKMORTON ST





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200' Buffer

Source: City of McKinney GIS Date: 11/28/2018 DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or relience on this map by myone else is at that party's risk and without liability to the City of McKinney, its officiats or employees for any discrepancies, errors, or verlances which may exist.



2018.

OWNERS CERTIFICATE

Notary Public in and for the State of Texas My Commission Expires

APPROVED AND ACCEPTED

All proposed lots studied in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing control district and requirements of the subdivision authorizes.

GIVEN under my hand and seal of office this the

2018

ESCRIE M. In universigned extractly, a Melay Pablic is not for the Side of Trans, on his all parameters are supported by the second of the Side of Trans, on his all parameters of the Side of the Sid

STATE OF TEXAS

DAVID J. SURDUKAN R.P.L.S. NO. 4613

DATE

CITY MANAGER
CITY OF MCKINNEY, TEXAS

(- IMID J. SJRDUKAN, Registered Professions Lond Surveyor, do teachly earlify that I prepared this plat from on ordina and discussed survey of the land and that the consum mountains almost between early surperly placed, under my perspect subprivide is, in exceptable with the Politing Rates of Regulations of the discious regulations of the City Plenning and Zooling Commission of the City of Michaelph, leaves.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SURVEYOR'S CENTIFICATE

Coordinates shown are on the Texas State Plane Coordinate System, North Central Zone 4202, North America Datum of 1983 on grid coordinate values, no scale and no projection.

The balls of Medings, Indizantal and windal position are derived from Texas WIS RTK Metwork, Texas Stefs Phere CoopGress System, Medi34, North Constral Zone, Ned 83 (CORSSB) Epoch 2002.0. Vertical position are referenced to NAVIOBB using (GENDOS).

OTRING LOT ZE

JULIA EYANS

LEONARD EVANS

RALPH EVANS

TERRYE EVANS

902 D-ROCKMONTON STREET

MENORY, TEMS 75070

THE TO THE ST The state of the s

VICINITY MAP

AND AMENDING PLAT
HABITAT NO. 2 ADDITION
LOTS IR AND 2R, BLOCK 2
BEING A REPLAT OF
LOTS I AND 2R, BLOCK 2
HIGHT & HORN ADDITION
VOLUME 1, PAGE 8, M.R.C.C.T.
AND REING ALL OF AN ADAUDONED ALLEY
BY CORDMANCE NO. 2016-04-034
BEING 0.506 AGRES OUT OF
FILLIAM DAYS SURVEY
ABSTRACT NO. 246
CITY OF MACKINNEY
COLLIN COUNTY, TEXAS

ORNER LOT IR
NORTH COUNTY BARTAT
FOR HUMANITY, INC.
FOR BOX 152
HOLDERY, 1525
HOCKEY, 1525
HOCKEY, 1525

SURDUKAN SURVEYNG, INC.
P.O. 80X YES
ANA, TEMS 73:099
(877) 924-8090
Find No. 10080500

9100 We -030 Tel