



*Revd via email 11/28/18
Dea*

BOARD OF ADJUSTMENT APPLICATION

APPEAL SPECIAL EXCEPTION VARIANCE TODAY'S DATE: 11/27/18

****CONTACT INFORMATION****

PROPERTY LOCATION*: 902 Throckmorton St
(Street address)

Subdivision: Hight + Horn Addition Lot: 1B Block: 2
*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: HFHCC 2060 Couch Dr McKinney TX 75069
(Name) (Address) (City, State, & Zip Code)
build@habitatcollincounty.org 972 542 5300
(Email) (Phone)

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

Property Owner Printed Name: Bryant Knapp Property Owner Signature: [Signature]

Applicant: HFHCC 2060 Couch Dr McKinney TX 75069
(Name) (Address) (City, State, & Zip Code)
build@habitatcollincounty.org 972 542 5300
(Email) (Phone)

****REQUEST****

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size	1000 sq/ft	5626.5 sq/ft	373.5 sq/ft
Lot Width	<u>50'</u>	46.5'	<u>3.5'</u>
Lot Depth			
Side Yard	<u>5'</u>	<u>4.5'</u>	<u>.5'</u>
Side Yard			
Side at Corner			
Front Yard			
Rear Yard			
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

VARIANCE

Applicant is requesting a .5' 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 6000 sqft minimum to 5026.5 sqft

- Requesting a deviation from the minimum 50' lot width to 46.5'

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

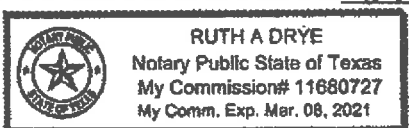
I hereby certify that the above statements are true and correct to the best of my knowledge.

[Signature]
Property Owner Signature (if different from Applicant)

[Signature]
Applicant's Signature

STATE OF TEXAS | Page
COUNTY OF Collin

Subscribed and sworn to before me this 27th day of November, 2018



[Signature]
Notary Public

(seal)

My Commission expires: Mar. 8, 2021

NOTICE:

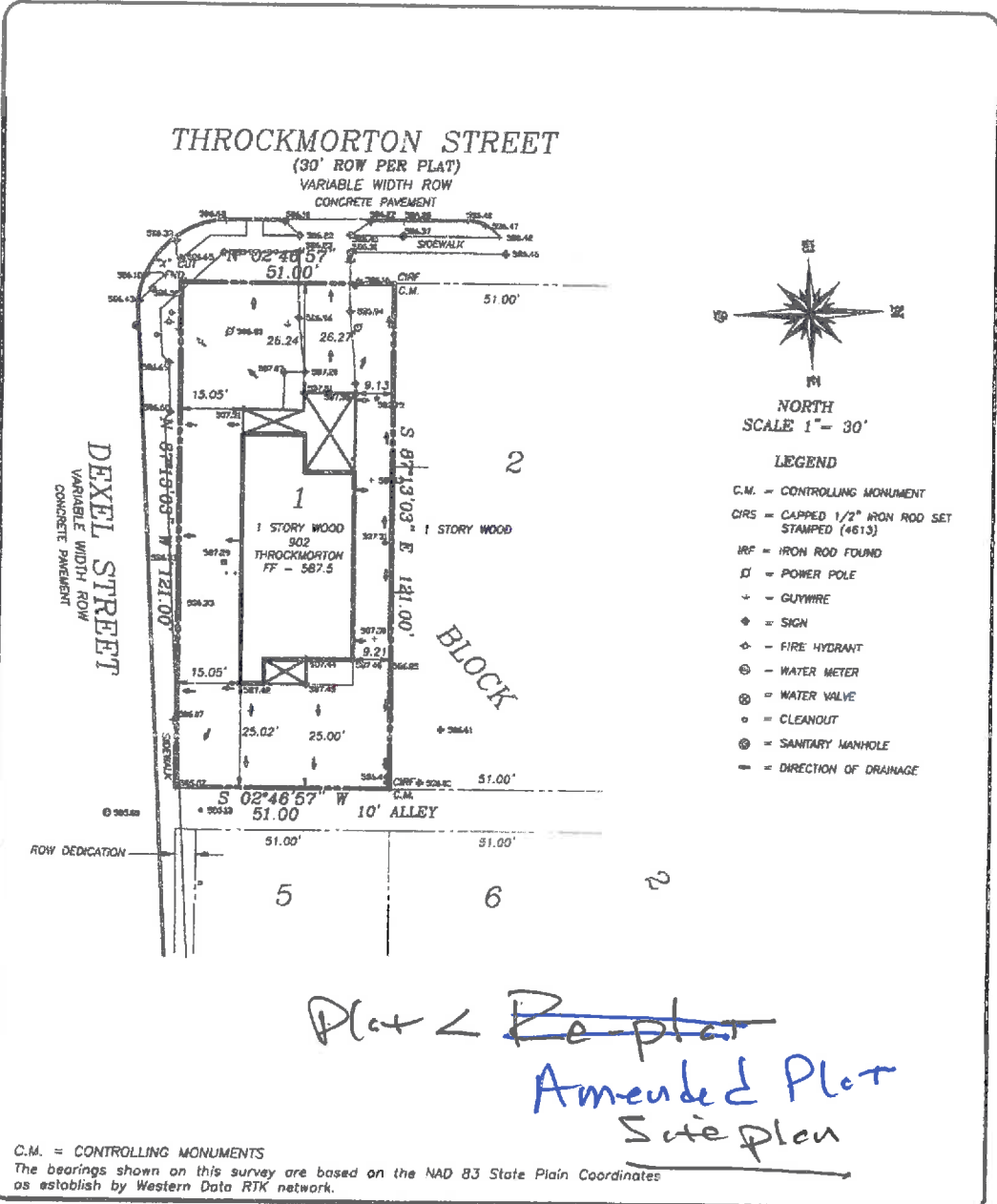
This publication can be made available upon request in alternative formats, such as, Braille, large print, audiotape or computer disk. Requests can be made by calling 972-547-2694 (Voice) or email contact-adacompliance@mckinneytexas.org Please allow at least 48 hours for your request to be processed.

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: _____



LEGAL DESCRIPTION

BEING Lot 1, Block 2, Hight & Horn Addition, an Addition to the City of McKinney, Collin County, Texas, according to the Map or Plat thereof recorded in Volume 1, Page 8, Plat 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.

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.

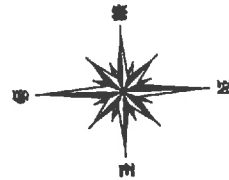
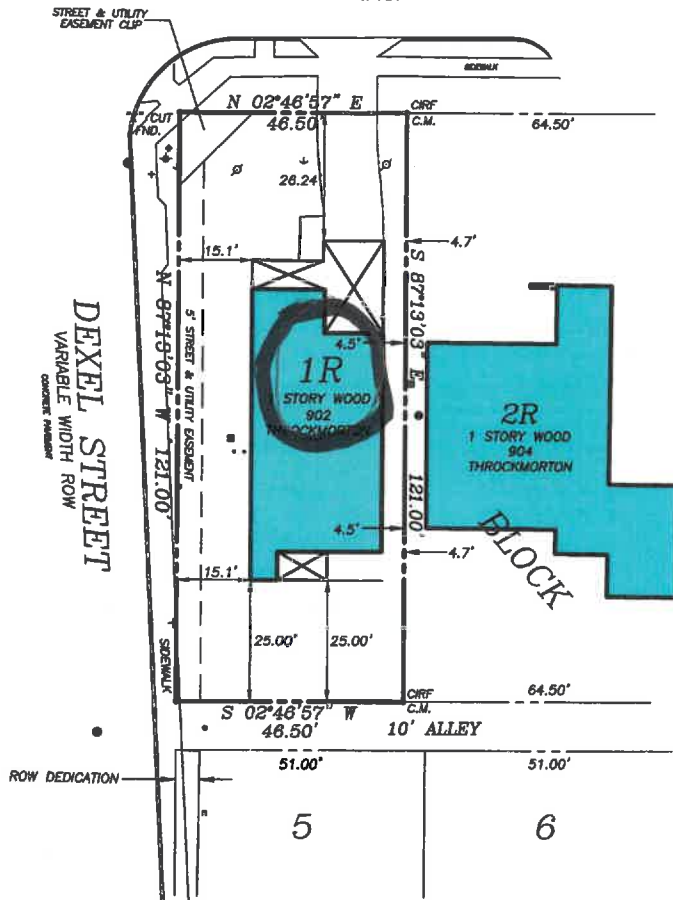
FLOOD NOTE: This property falls in Zone X (unshaded) according to the Flood Insurance Rate Map for Collin County, Texas Panel No. 48085C0280 J. Dated June 2, 2008 as published by the Federal Emergency Management Agency.

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

DATE: JULY 28, 2017
G.F. No. _____ Scale 1" = 30' Job No. 2017-07

THROCKMORTON STREET

VARIABLE WIDTH ROW
CONCRETE PAVEMENT



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
- ◆ = SIGN
- ⊕ = FIRE HYDRANT
- ⊗ = WATER METER
- ⊗ = WATER VALVE
- = CLEANOUT
- ⊙ = SANITARY MANHOLE
- = DIRECTION OF DRAINAGE

*Replat
Amended Plat
Site plan*

C.M. = CONTROLLING MONUMENTS

The bearings shown on this survey are based on the NAD 83 State Plane Coordinates as established 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

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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.
and Dated

David J. Surdukan

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)

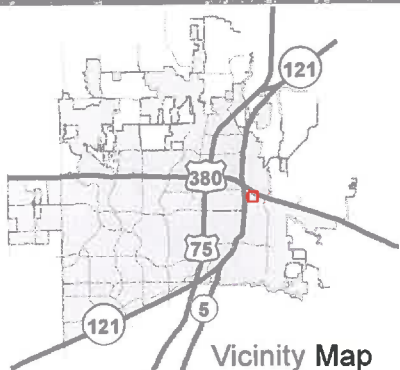
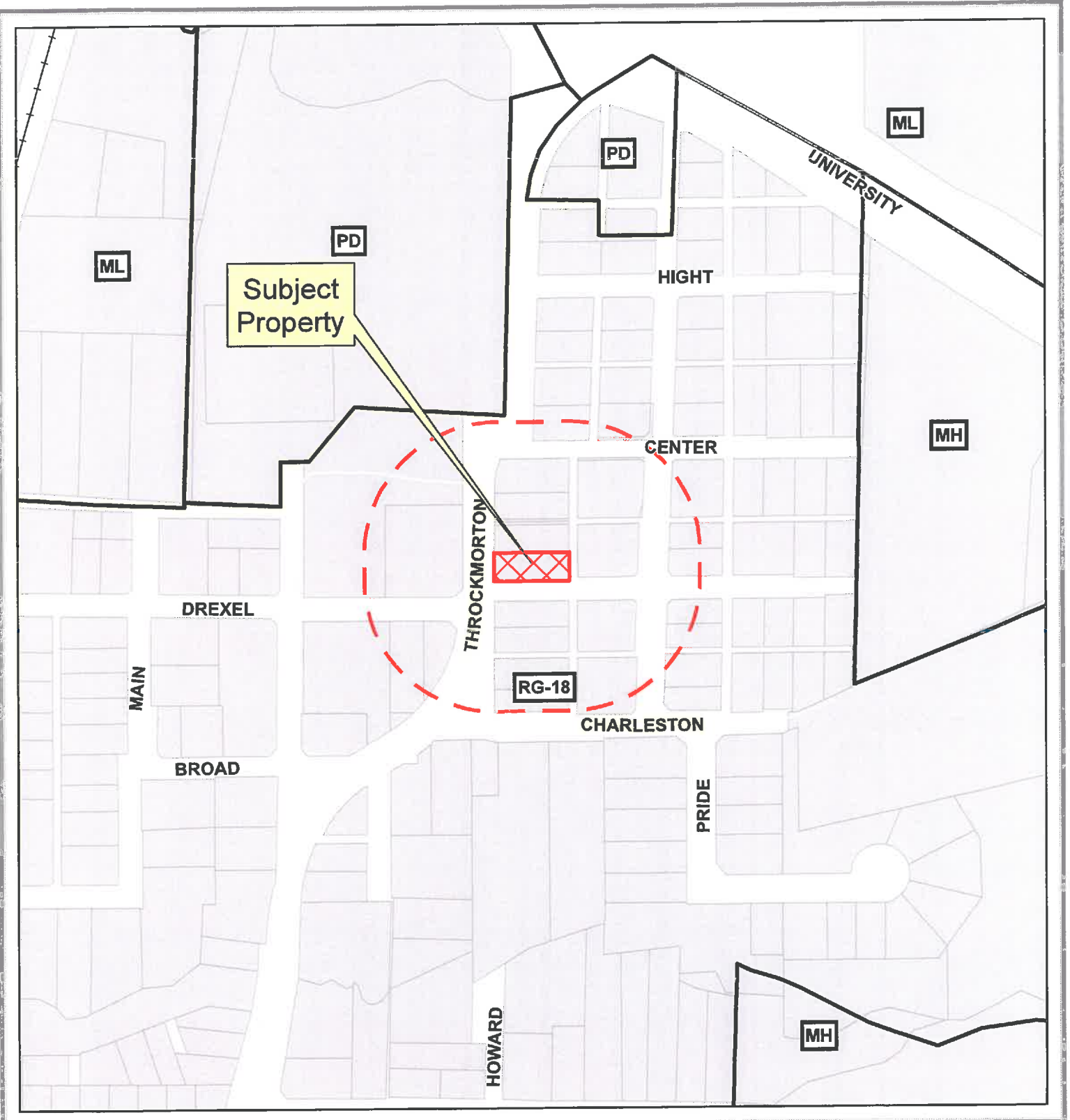
Amending Plat-2018-134 – Approved, but not filed.

Setbacks:

Section F-1. Schedule of space limits.

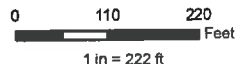
Zoning District	Space Limits										
	Minimum lot area	Minimum lot width	Minimum lot depth	Minimum front yard setback	Minimum rear yard setback	Minimum side yard setback of interior lots	Minimum side yard setback of corner lots	Maximum height of structure	Maximum lot coverage	Maximum Floor Area Ratio	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





Board of Adjustments Map

902 N THROCKMORTON ST



--- 200' Buffer

Source: City of McKinney GIS
Date: 11/28/2016

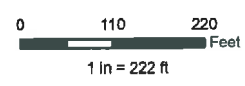
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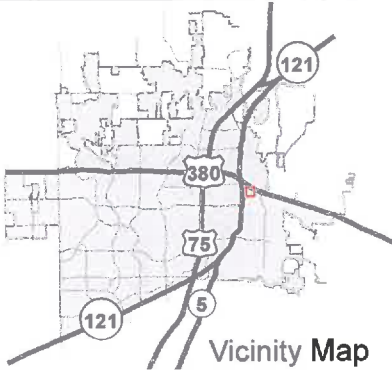


Board of Adjustments Map

902 N THROCKMORTON ST



--- 200' Buffer



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