

## **BOARD OF ADJUSTMENT APPLICATION**

APF	PEAL L	SPECIAL EXCEPTION	□ VARIANCE ☑ TO	DAY'S DATE: 7/2/18				
		**CONTACT	INFORMATION**					
מחסטבטדע	LOCATION	•						
PROPERTY	LOCATION							
Subdivision:	Gerris Addition	(Street address)	Lot: _10	Block: 6				
*Application Property Owner:		the ETJ (Extra Territorial Jurisdictio	n) 703 Elm Si					
rroperty Owner.	(Nar	ne)	(Address)	McKinney, TX 75069 (City, State, & Zip Code)				
	frens (Em:	lydiaq@yahoo.com		972-832-8753				
Property Own	,	ollin County HFH - Bryant Knepp	(Phone) authority to represent him/her at meeting.					
,		(Applicant Name)	dutilotty to repre	,				
Property Owner I	Printed Name:	Jose Nambo	Property Owner Signature:	ose 1 nambo				
Applicant:	Collin County HFH - I		60 Couch Dr	McKinney, TX 75069				
	(Nar	ne) Bhabltateellincounty.org	(Address)	(City, State, & Zip Code) 2:4-616-0176				
	(Em:			(Phone)				
	,	## <b>p</b>	QUEST**	Gusta se cetar e a como a se esco				
Please list type	es requested.	,	QUESITE AND AREA TO A STREET					
Descri		Ordinance Requirements	Requested Dimensions	Marianas frans Oudins				
Lot S		Ordinance Requirements	Requested Dimensions	Variance from Ordinance				
Lot W								
Lot D								
Side '								
Side `								
Side at		25'	15'	10'				
		20	15	10				
Front Yard Rear Yard								
Driveway								
Oth			,					
***************************************		SON(S) VOLLADE DEOLIESTIN	G TO BE HEARD BY THE BOAR!	OF ADDITIONAL VOLLAGO				
. acroe pesc			TION TO SUPPORT YOUR REQ					
APPEAL -				( S 6 6 7 1 2				
***************************************								
		<u> </u>						
		-		1est-WWW.				
~~~~ <u></u>								
SPECIAL EXCE	PTION							

VARIANCE
See attached letter.
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)  STATE OF TEXAS3   Page  Applicant's Signature  Applicant's Signature
COUNTY OF Collin
Subscribed and sworn to before me this 16th day of July  RUTH A DRYE  Notary Public State of Texas
(seal) My Commission# 11680727 My Comm. Exp. Mar. 08, 2021 My Commission expires: 03/08/21
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@mckinnevtexas.org Please allow at least 48 hours for your request to be processed.
で記載できます。 ・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・・
Seeking an appeal from Chapter 41, McKinney Zoning Ordinance, Section No:
POA Nivellani
ACCOUNT OF THE PROPERTY OF THE
Received by: http://www.ece.org.com/sece.org/sece.org/sece.org/sece.org/sece.org/sece.org/sece.org/sece.org/sece.org/sece.org/sece.org/sece.org/sece.org/sece.org/sece.org/sece.org/sece.org/sece.org/sece.org/sece.org/sece.org/sece.org/sece.org/sece.org/sec.org/sece.org/sece.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/sec.org/



Seeking to put God's love into action, Habitat for Humanity of Collin County brings people together to build homes, communities and hope.

#### **BOARD OF DIRECTORS**

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### STAFF - Dept. Heads

Randy Hullett....Legal Counsel Chris Everett.....Legal Counsel 07/02/18

Board of Adjustment members,

We at Collin County Habitat for Humanity greatly appreciate this Board's past concern and favor toward our affordable housing work within the City of McKinney.

Currently, we are requesting a side at corner setback variance at 701 Elm St, McKinney. With a limited number of house models in our portfolio to accommodate the needs of the approved partner family, the RS60 side at corner setback of 25' proves difficult for us to meet this family's need.

The 1300 block of Hamilton St has property ranging from 14' to 25' in front setback and with our 125' lot depth at 701 Elm St we will be able to create more than adequate green space between the rear of the proposed 4 bedroom home at 701 Elm and the home at 1305 Hamilton. We feel that the requested variance will not seriously affect any adjoining property/the block as a whole and will be in harmony with the general purpose and intent of the current zoning requirements.

Thank you for reviewing this application,

Bryant Knepp

CCHFH Project Manager of Construction

Office: 972.542.5300 Fax: 972.542.5159

## 701 Elm ( Previously 1307 – 1311 Hamilton)

- Currently platted as on lot (email from CCAD attached)
- Zoning RS-60 Single Family Residential

## Section F-1. Schedule of space limits.

	Space Limits										
Zoning District	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
R8-84	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

## **Setback Requirements:**

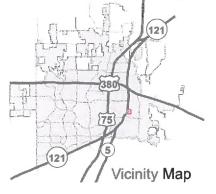
25' front yard (off of Elm)

25' rear yard

5' interior side yard setbacks

25 side at corner @ (off of Hamilton)





# Board of Adjustments Map

**701 ELM ST** 



0 90 180 Feet 1 in = 193 ft

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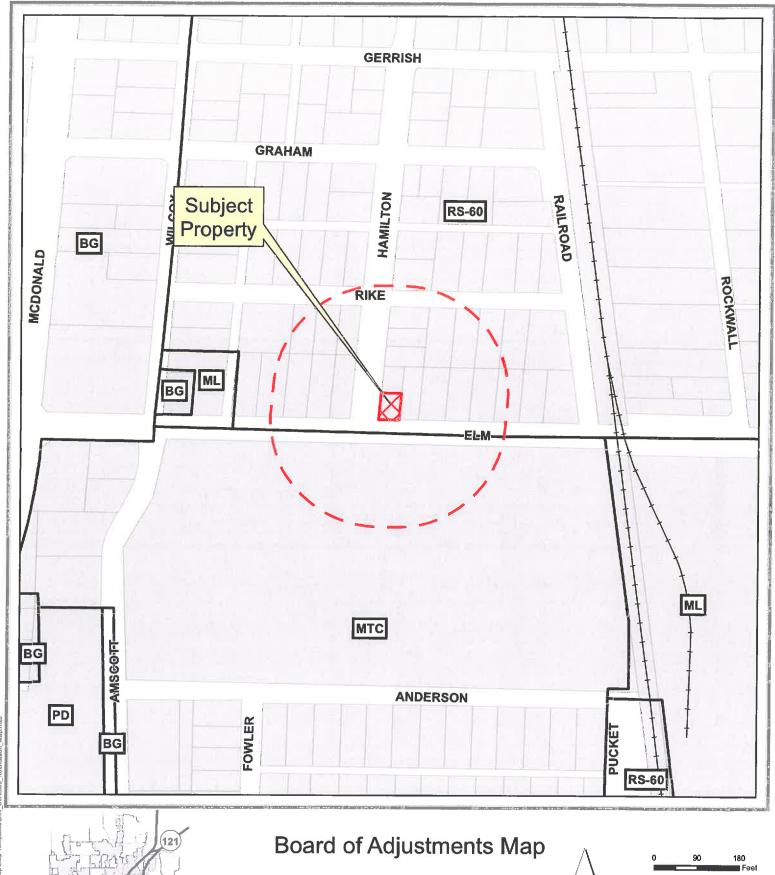
200' Buffer

Source: City of McKinney GIS Date: 7/16/2018 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 use or reliance on this map by anyone else is at thet party's risk and without liability to the City of McKinney, its officials or employee, for any discrepancies, errors, or variances which may exist.



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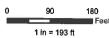
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**701 ELM ST** 



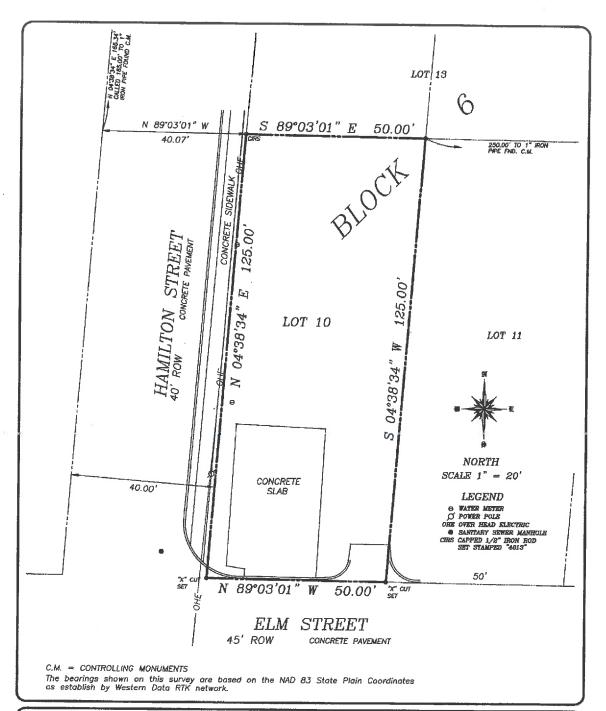


200' Buffer

Source: City of McKinney GIS Date; 7/16/2018

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### LEGAL DESCRIPTION

Being Lot 10A, Block 6, Gerris Addition, City of Mckinney, Collin County, Texas as recorded in Volume 102, Page 538, of the Deed Records of Collin County, Texas. Being all of Lot 10B, Block 6, Gerris Addition, AKA 1311 Hamilton St., and all of Lot 10A, Block 6, Gerris Addition, AKA 1307 Hamilton St., as recorded in County Clerks No. 201509118790, Land Records of 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 herean 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. 48121C0580 G, Dated MAY 16, 2011 as published by the Federal Emergency Management Agency.

DATE: JUNE 27, 2018

G.F.No. X Scale 1" = 20"

Job No. 2018-76

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

# Site Plan

