



BOARD OF ADJUSTMENT APPLICATION

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

CONTACT INFORMATION

PROPERTY LOCATION*: 701 Elm St
(Street address)

Subdivision: Gerris Addition Lot: 10 Block: 6
*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: Jose Nambo 703 Elm St McKinney, TX 75069
(Name) (Address) (City, State, & Zip Code)
#ensydiaq@yahoo.com 972-832-8753
(Email) (Phone)

Property Owner is giving Collin County HFH - Bryant Knepp authority to represent him/her at meeting.
(Applicant Name)

Property Owner Printed Name: Jose Nambo Property Owner Signature: Jose Nambo

Applicant: Collin County HFH - Bryant Knepp 2060 Couch Dr McKinney, TX 75069
(Name) (Address) (City, State, & Zip Code)
build@habitatcollincounty.org 214-616-0176
(Email) (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	25'	15'	10'
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



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

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- Terry Wegner

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.

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- Ruthie Drye.....CFO
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- Elizabeth Johnston...Fund.Dev./Mktg.Mgr.
- Bryant Knepp.....Proj. Mgr. of Const.
- Dawn Serr.....Family & Volunteer Mgr.

- Randy Hullett...Legal Counsel
- Chris Everett.....Legal Counsel

Thank you for reviewing this application,

Bryant Knepp
CCHFH Project Manager of Construction

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.

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 130	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

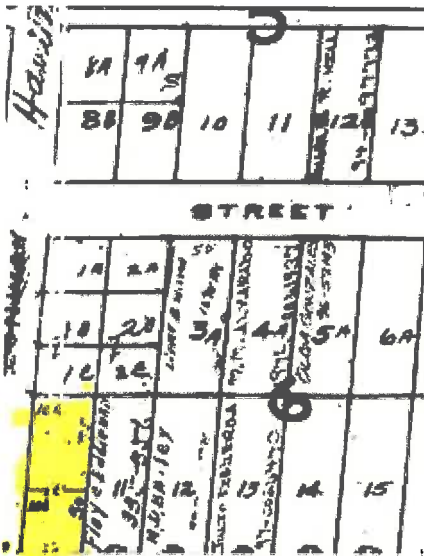
Setback Requirements:

25' front yard (off of Elm)

25' rear yard

5' interior side yard setbacks

25' side at corner @ (off of Hamilton)



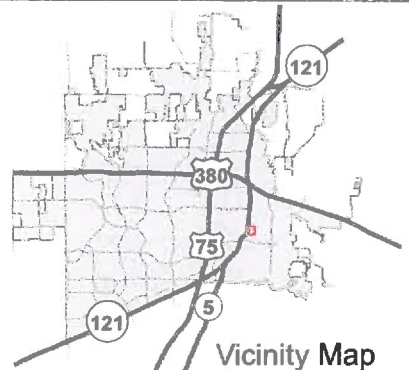
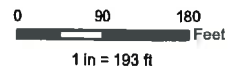


Subject Property

Board of Adjustments Map

701 ELM ST

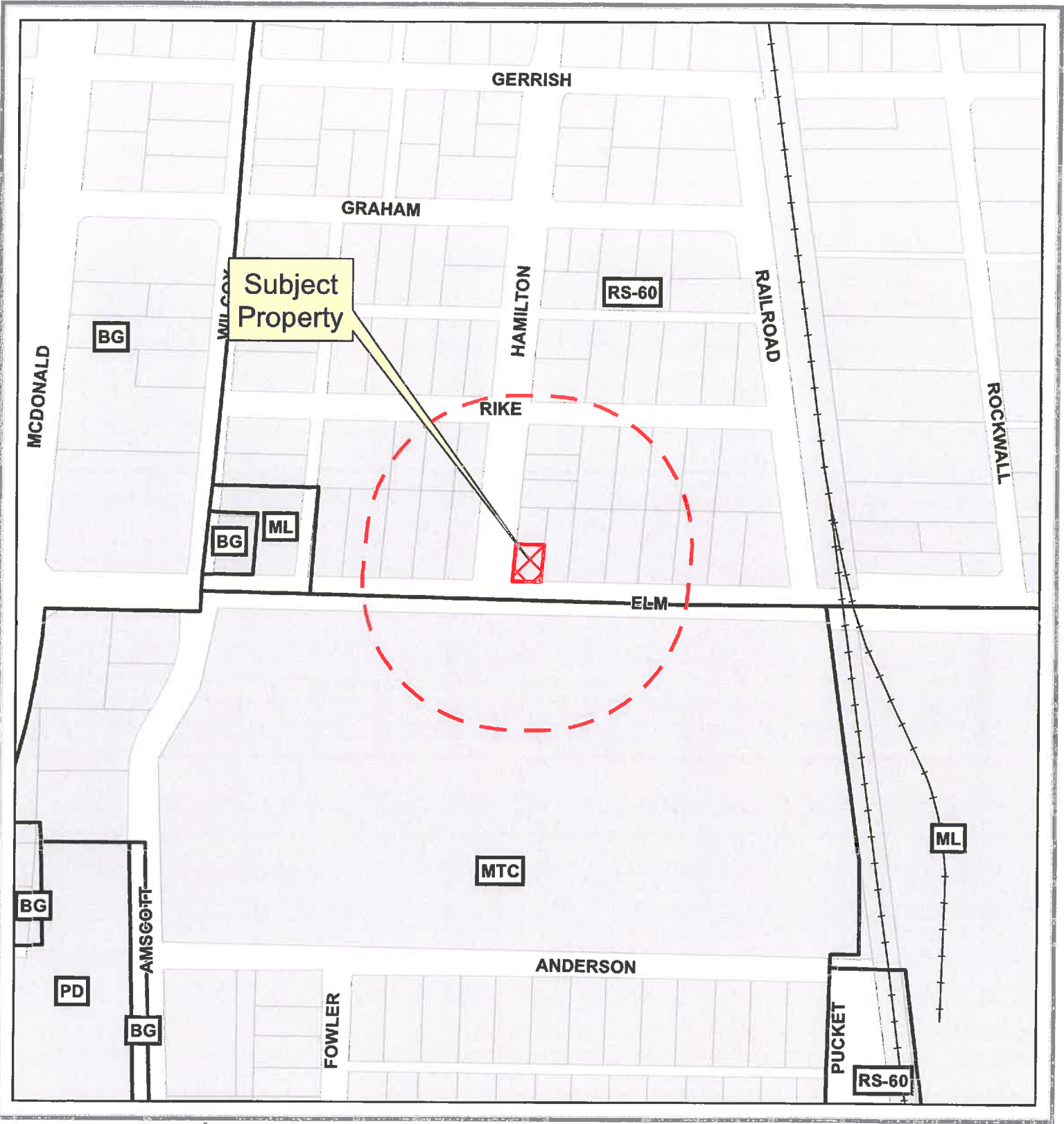
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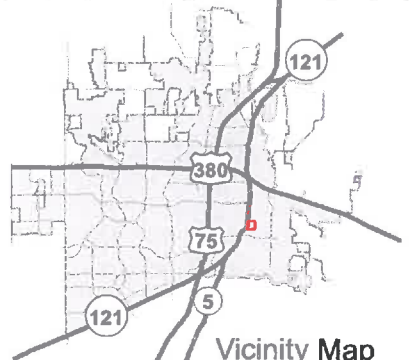
Source: City of McKinney GIS
Date: 7/16/2018

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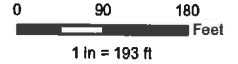
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Board of Adjustments Map

701 ELM ST

--- 200' Buffer

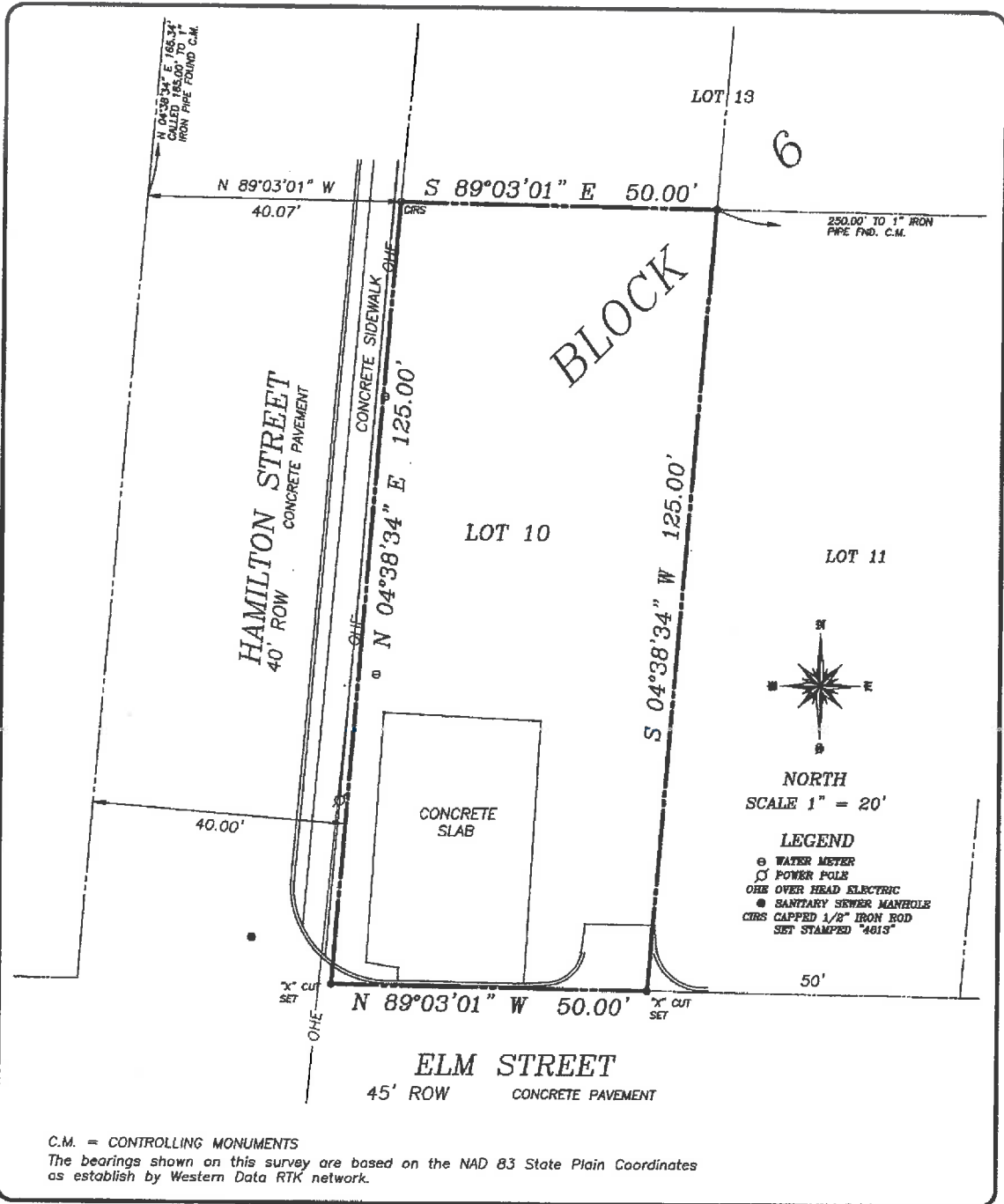


1 in = 193 ft

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Date: 7/16/2018

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

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

Site Plan

701 Elm St

