

**CITY OF MCKINNEY  
BOARD OF ADJUSTMENT APPLICATION**

*CK # 1001*

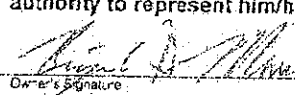
**Type of Request:**

Variance  Special Exception  Appeal

FILING FEE \$50.00

RECEIPT DATE \_\_\_\_\_

**Property Location:**  
 1401 N. Bradley St. McKinney TX 75069  
Address City State Zip  
 4A 9 College Addition  
Lot Number Block Subdivision Name

**Owner's Information:**  
BENJAMIN MASSMANN MASSMANN + AFFILIATES LLC 214-385-7536  
Owner's Name Company Name Phone Number  
1320 CAMINO REAL FAIRVIEW TX 75069  
Address City State Zip  
 Owner is giving Starline Custom Homes, LLC authority to represent him/her at the meeting.  
Applicant's Name  
BENJAMIN MASSMANN   
Owner's Printed Name Owner's Signature

**Applicant's Information:**  
DUSTIN L. DELLINGER STARLINE CUSTOM HOMES 469-371-9974  
Name Company Name Phone Number  
7545 CRESTED BUTTE DR. PLANO TX 75025  
Address City State Zip

Seeking an appeal from Chapter 41, McKinney Zoning Ordinance, Section No. \_\_\_\_\_

Please list the type of variance(s) requested:

	Ordinance Requirements	Requested Dimensions	Variance From Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side @ Corner	15'	10'	5'
Front Yard	20'	15'	5'
Rear Yard			
Driveway			
Other	2 covered parking spaces	1 covered parking space	1

In order to make a finding of hardship and to grant a variance, the Board of Adjustment must determine that all of the following conditions are met. State how your request meets these conditions. Please note that the stated hardship shall not be financial or self-created.

1. The request variance is in harmony with the general purposed and intent of the ordinance, as amended, and continues to protect surrounding properties from any negative impacts because:

(A) REMAINS SINGLE FAMILY HOME SITE. (B) HELPS CONFORM TO SURROUNDING HOMES IN NEIGHBORHOOD. (C) WILL HELP TRANSFORMATION FROM VACANT LOT (6 years) TO NEW SINGLE FAMILY HOME SITE.

2. The special or unique condition(s) of restricted area, shape, topography or physical features that exist on the subject parcel of land, which are not applicable to other parcels of land in the same zoning district, and which cause unusual and practical difficulty or unnecessary hardship in compliance with the provisions sought here to be varied are:

(A) SIZE OF LOT (4,912) (B) SETBACKS (C) CORNER LOT

3. The hardship sought to be avoided is NOT the result of (a) the applicant's own actions (self-imposed or self-created) and (b) economic or financial hardship because:

CURRENT SETBACKS MAKE IT VIRTUALLY IMPOSSIBLE TO PLACE HOME AND 2 COVERED PARKING SPACES WITHIN THE BUILD AREA.

4. The provisions of the ordinance, and its amendments, that are sought to be varied deprive the applicant of the following rights to use his property that are commonly enjoyed by other properties in the same zoning district which comply with these ordinance provisions:

LOT IS UNDER SIZED FOR RS60 ZONING, INCLUDING PREVIOUS VARIANCE GRANTED FOR REAR SETBACK

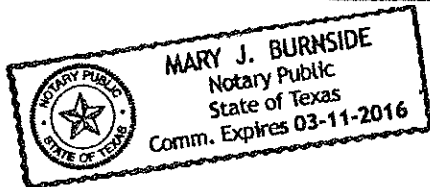
Items Submitted: Completed application and fee  Plot/Site Plan or Survey drawn to scale

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

[Handwritten Signature] Applicant's Signature

STATE OF TEXAS COUNTY OF Collin

Subscribed and sworn to before me this 6th day of March 2013



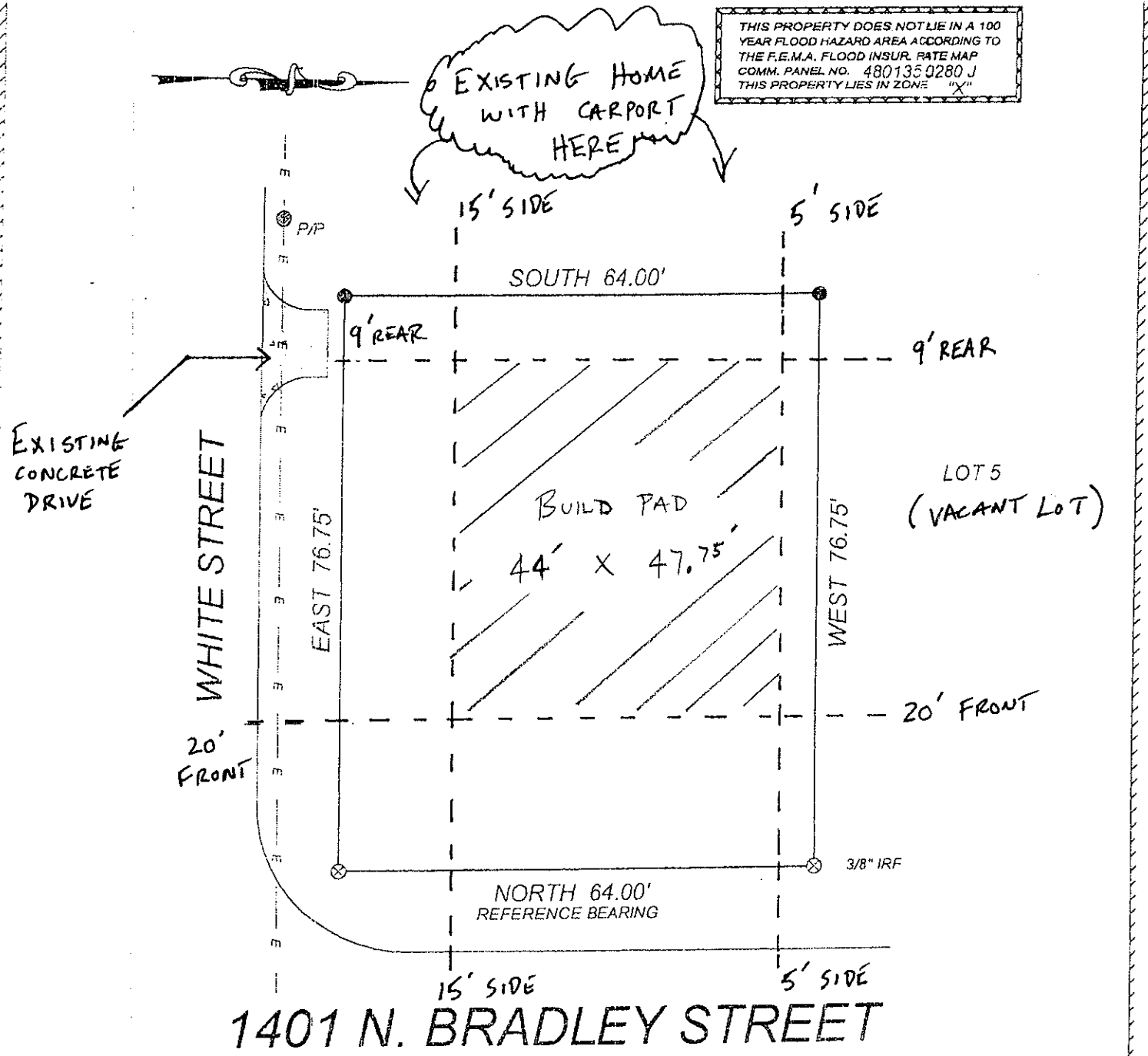
(seal)

[Handwritten Signature] Notary Public My Commission expires: 3/11/2016

# EXISTING SETBACKS

THIS PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSUR. RATE MAP COMM. PANEL NO. 4801350280 J THIS PROPERTY LIES IN ZONE "X"

EXISTING HOME WITH CARPORT HERE



I hereby certify that on the 14TH day of JAN., 20 11, this survey being a copyright protected product was made on the ground and this survey plat has been prepared as per the field notes thereby produced, and it properly represents the facts as found on the ground. This survey plat has been prepared in accordance with, and in substantial compliance with, all rules and regulations promulgated by the Texas Board of Professional Land Surveying. Unless otherwise noted, the surveyor has relied solely on the record data provided in the title commitment for the determination of the boundaries of the land parcel surveyed and for any easements of record which may be shown or addressed on the survey. The survey shows visible easements, conflicts, encroachments or protrusions apparent on the ground.

Date : JANUARY 17, 2011

JOB # : 11-1038

GF No. 11015352

Scale: 1" = 20'

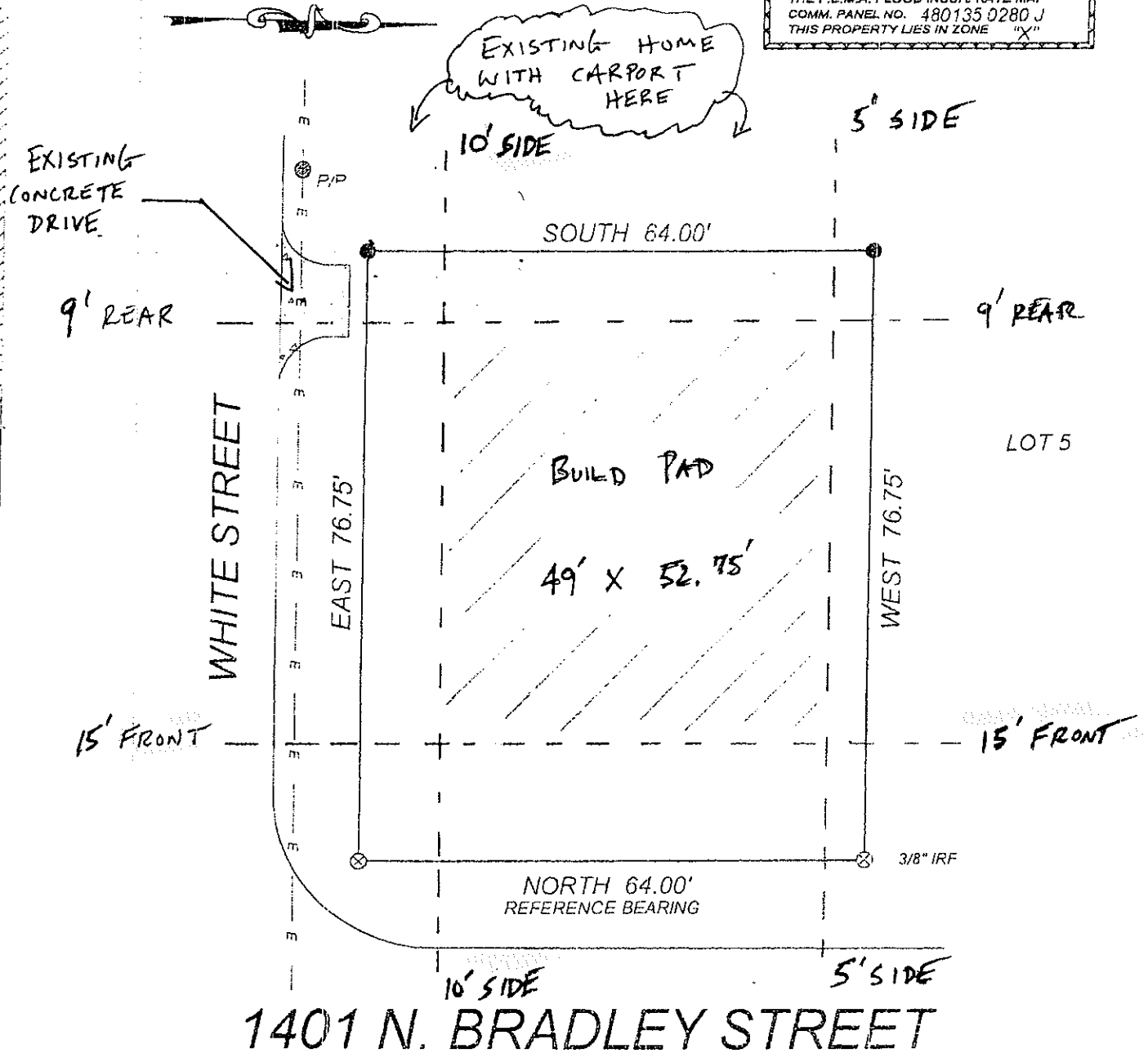


⊕ LEGEND ⊕  
1/2" Steel / Iron Rod Found ○

HARRY ROWELL

# PROPOSED SETBACKS

THIS PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSUR. RATE MAP COMM. PANEL NO. 480135 0280 J THIS PROPERTY LIES IN ZONE "X"



1401 N. BRADLEY STREET

I hereby certify that on the 14TH day of JAN, 20 11, this survey being a copyright protected product was made on the ground and this survey plat has been prepared as per the field notes thereby produced, and it properly represents the facts as found on the ground. This survey plat has been prepared in accordance with, and in substantial compliance with, all rules and regulations promulgated by the Texas Board of Professional Land Surveying. Unless otherwise noted, the surveyor has relied solely on the record data provided in the title commitment for the determination of the boundaries of the land parcel surveyed and for any easements of record which may be shown or addressed on the survey. The survey shows visible easements, conflicts, encroachments or protrusions apparent on the ground.

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HARRY ROWELL

ADDRESS	FRONT	SIDE @ Corner
<b>Proposed for Subject Address 1401 North Bradley St.</b>	<b>15</b>	<b>10</b>
1402 Bradley Street	20	26
1404 Bradley Street	14	-
1405 Bradley Street	32	-
1406 Bradley Street	15	-
1408 Bradley Street	9	-
1411 Bradley Street	35	-
1413 Bradley Street	28	-
1315 Bradley Street	33	0
604 White Street	24	-
610 White Street	0	13
707 White Street	7	-
709 White Street	10	-
711 White Street	15	0
1401 Oak Street	36	13
1401 College	17	15

\*\*The purpose of this document is to show the neighborhood is extremely varied with it's setbacks\*\*




Collin County Interactive  
[www.collincountytexas.gov](http://www.collincountytexas.gov)



DISCLAIMER

Source data compiled from Collin County database. This map is a graphic representation and should only be used for illustrative purposes. In no way should this map be used for boundary dispute or locational conflict.

 = SUBJECT PROPERTY

# EXAMPLE OF HOME

# TightLines Designs

creating great places to live

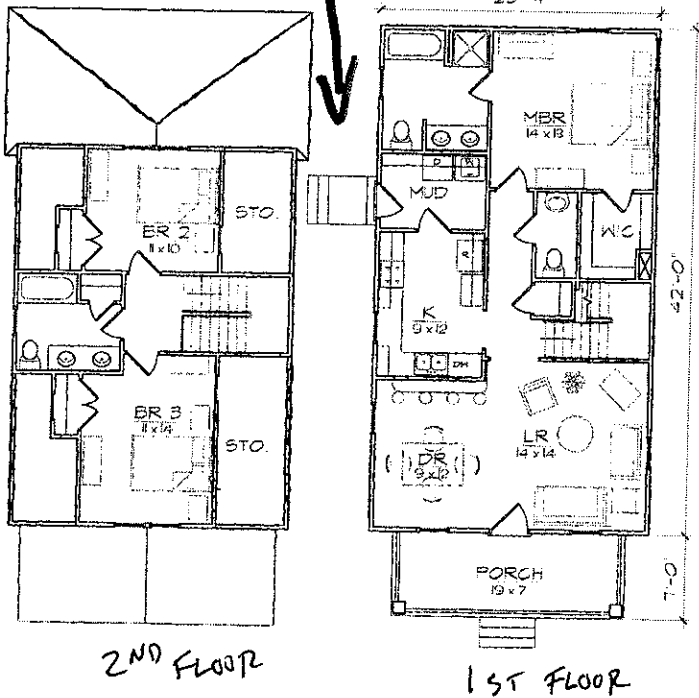


## Ansley II

square footage. . . . .	1397 sq ft
bedrooms. . . . .	3
bathrooms. . . . .	2.5
stories. . . . .	2
width. . . . .	23' 4"
depth. . . . .	49' 0"
1st floor ceiling height. . . . .	9' 0"
2nd floor ceiling height. . . . .	8' 0"
roof pitch. . . . .	12/12

**CAR PORT THIS SIDE**

**← WHITE →**



This one and one half story bungalow style home of 1396 square feet features a large open living and dining area, a first floor master bedroom suite, and includes a total of three bedrooms, two full bathrooms, a laundry/mud room and an L-shaped galley kitchen with a breakfast bar that opens to the dining room. The second floor contains two bedrooms and a full bathroom, and abundant easily accessible storage. The Arts and Crafts inspired exterior offers a front gabled roof, covered front and rear porch, and exterior storage room. At 23'-4" in width, it is ideally suited for a narrow lot.

\*Contact us for more information on handicap, basement, garage, foundation, or framing modifications.

**← BRADLEY →**

# EXAMPLE OF HOME

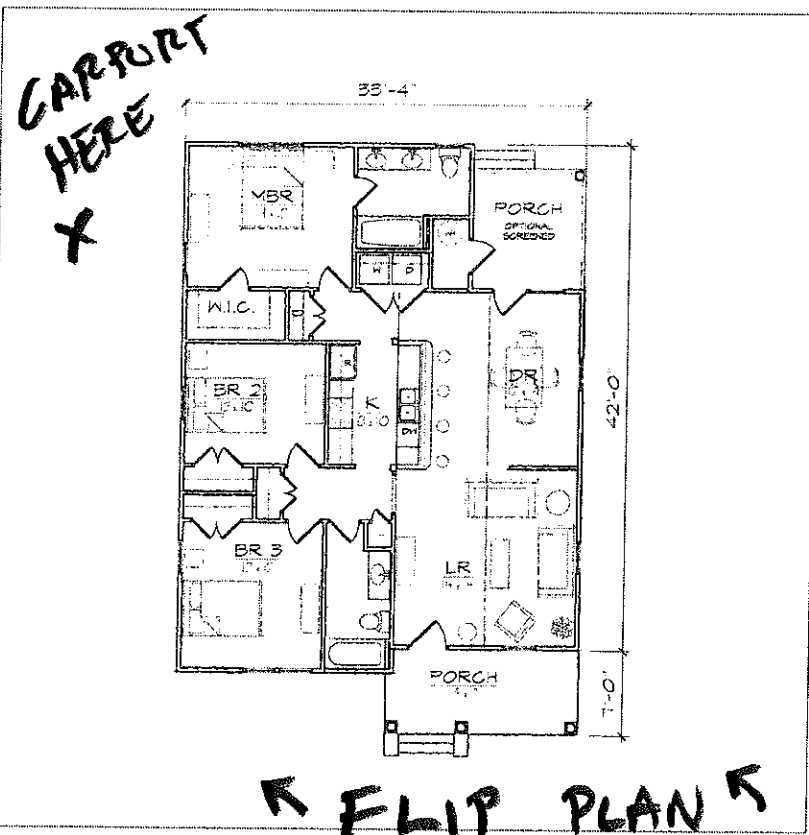
## TightLines Designs

creating great places to live



### Carolinian II

square footage. . . . .	1307 sq ft
bedrooms. . . . .	3
bathrooms. . . . .	2
stories. . . . .	1
width. . . . .	33' 4"
depth. . . . .	49' 0"
1st floor ceiling height. . . . .	9' 0"
roof pitch. . . . .	8/12



This single story bungalow style house of 1307 square feet features a dramatic large open vaulted living and dining room area, a private master bedroom suite located in the rear, and includes a total of three bedrooms, two and a half bathrooms, a laundry area and a centralized galley kitchen that opens to the dining and living areas. The Arts and Crafts inspired exterior offers a dutch gable roof with a gable front porch, a rear covered porch and exterior storage room.

\*Contact us for more information on handicap, basement, garage, foundation, or framing modifications.

← BRADLEY ST. →