



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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05/01/18

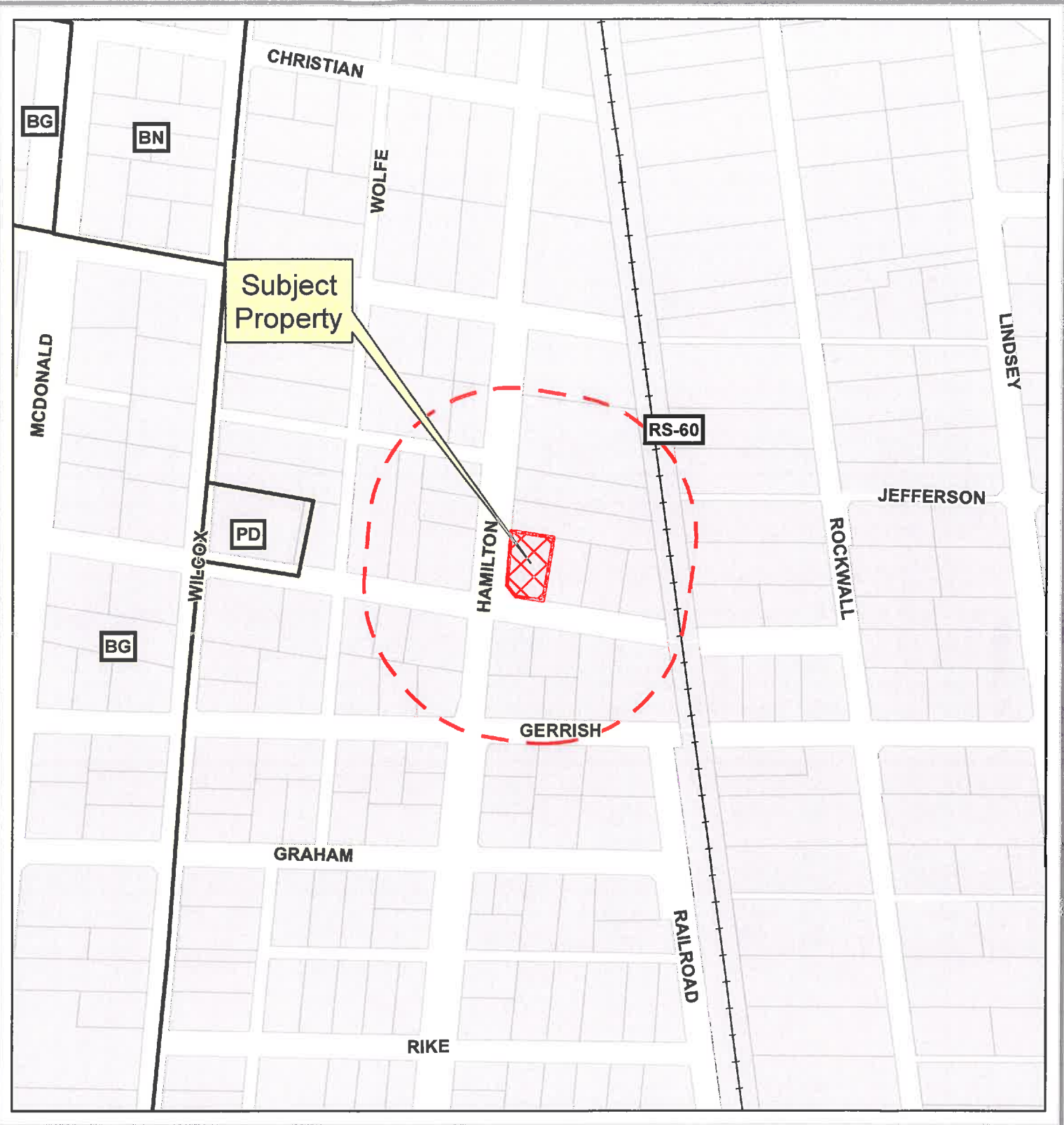
Board of Adjustment members,

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

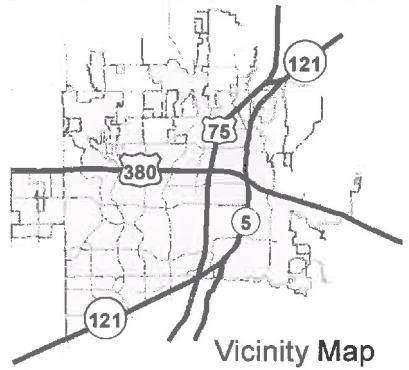
Currently, we are requesting side and rear setback variances at 703 Jefferson St, McKinney. With a limited number of house models in our portfolio to accommodate the needs of the approved partner family, the irregular shape of this lot proves difficult for us to meet this family's need. We feel that the requested variances will not seriously affect any adjoining property (which in this case will be future Habitat built homes) and are in harmony with the general purpose and intent of the current zoning requirements.

Thank you for reviewing this application,

[Handwritten signature of Bryant Knepp]
Bryant Knepp
Project Manager of Construction



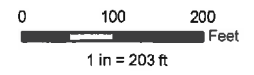
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Board of Adjustments Map

703 JEFFERSON ST

--- 200' Buffer



Source: City of McKinney GIS
Date: 5/3/2018

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 anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



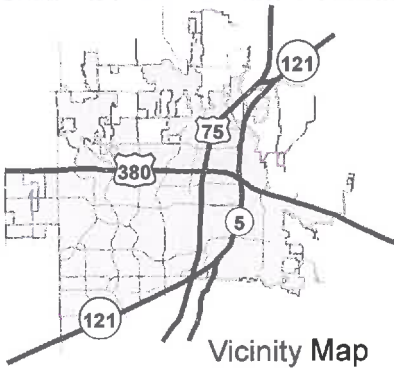
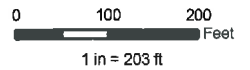


Subject Property

Board of Adjustments Map

703 JEFFERSON ST

--- 200' Buffer



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703 Jefferson

HAMILTON-JEFFERSON ADDITION (CMC), BLK A, LOT 3

Zoning RS 60

Please note the side at corner will be required to have a 25ft side @ corner setback per the attached illustration from our zoning ordinance

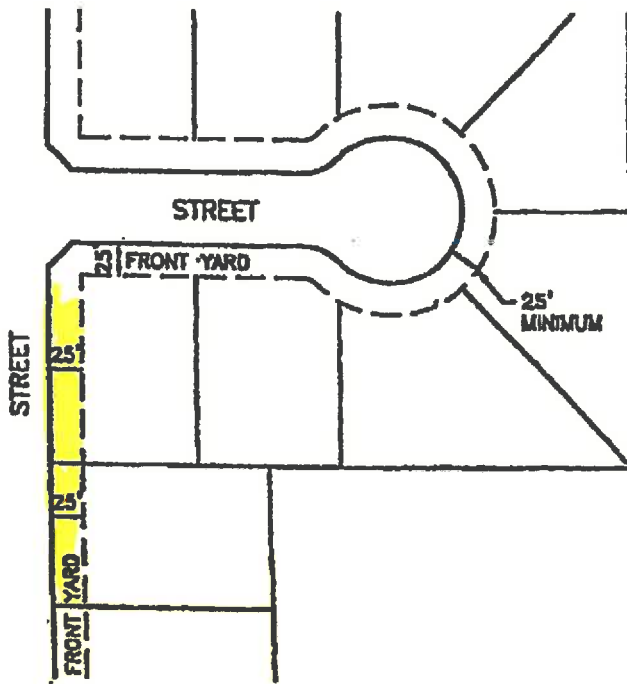


APPENDIX F. SCHEDULES

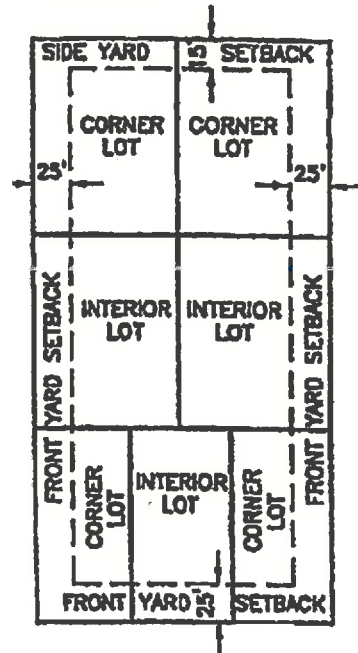
Section F-1. Schedule of space limits.

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

CORNER LOTS



NO LOTS FACE FRONT ON THIS BLOCK.



LOTS ON THIS BLOCK FACE FRONT.

NOTE: All dimensions shown as typical. Actual dimensions may vary. Reference text for required setbacks, etc.

Zoning is RS-60 but this would be considers side at corner same as front setback.
Plat recently filed.

HAMILTON-JEFFERSON ADDITION (CMC), BLK A, LOT 3

