



*Revised
5/10/19
4:56pm*

BOARD OF ADJUSTMENT APPLICATION

APPEAL SPECIAL EXCEPTION VARIANCE TODAY'S DATE: 10.MAY.19

****CONTACT INFORMATION****

PROPERTY LOCATION*: 416 W. LOUISIANA ST.

Subdivision: McKINNEY OUTLOTS (Street address) Lot: 924 C Block: —

*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: JIM WILSON 416 W. LOUISIANA ST., MCKINNEY, TX 75069
 (Name) (Address) (City, State, & Zip Code)
jimwilsonarchitects@gmail.com 214.578.5893
 (Email) (Phone)

Property Owner is giving — authority to represent him/her at meeting.

Property Owner Printed Name: JIM WILSON (Applicant Name) Property Owner Signature: [Signature]

Applicant: JIM WILSON 416 W. LOUISIANA ST., MCKINNEY, TX 75069
 (Name) (Address) (City, State, & Zip Code)
jimwilsonarchitects@gmail.com 214.578.5893
 (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			
Front Yard			
Rear Yard	<u>25 FEET</u>	<u>TEN FEET</u>	<u>15 FEET</u>
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 - (PLEASE SEE ATTACHED)

SPECIAL EXCEPTION -

VARIANCE - (PLEASE SEE ATTACHED)

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)

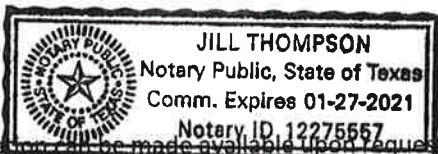
James T. Wilson, Jr.
Applicant's Signature

STATE OF TEXAS

COUNTY OF Collin

Subscribed and sworn to before me this 10th day of May, 20 19

Jill Thompson
Notary Public



(seal)

My Commission expires: 1/27/2021

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:

11. June.19

Board of Adjustment
City of McKinney
221 N. Tennessee Street
McKinney, Texas 75069

Re: Variance Request for 416 W. Louisiana Street

Dear Board of Adjustment:

My family has been a part of McKinney since around 1840 (nine years before McKinney was officially established), and it is the only place I will ever call "home." I have lived in McKinney almost all of my life, and I intend to stay here. In 1998, I refurbished my grandparents' historic home at 418 W. Louisiana and, after a divorce and other life changes, I moved next door to 416 W. Louisiana, a small rent house I owned. I have spent significant time and resources on the improvement of my property, adding to its value and that of the neighborhood. In October of this year, I will be getting remarried and between the two of us we have four children and one daughter-in-law. My small house simply isn't big enough for our expanded family, and we would like to enlarge it.

As the property currently exists, there is a 1500 SF, 2-bedroom brick house with a small, wood framed carport out back. The property is zoned RD-30 Duplex with McKinney Traditional Neighborhood and Historic Preservation Overlays. Given these designations, it is my understanding the property is constrained by a 20' rear yard setback and a 10' rear yard setback for a detached accessory building. The house and existing detached carport are currently in compliance with these requirements.

My intent is to improve the property by replacing the existing wood-framed, detached carport with a fully enclosed, brick veneer garage for two (2) vehicles and provide additional living space. Because this living space will include a third bedroom and bathroom, it is imperative for it to have a direct connection to the existing house. In order to create an enclosed garage, the footprint must get larger for interior vehicle maneuverability, and it is critical that turn-around clearances are maintained because of the danger of backing out onto Louisiana Street. Considering these factors, the current setback requirements, and the geometry of the lot, any possibility of a ground-level expansion to the house is eliminated, thereby necessitating the additional living area to be situated above the new garage. In connecting to the existing house, the current 10' rear yard setback for the detached structure jumps to a 20' rear yard setback, and, as noted, this change in the rear yard setback eliminates any possibility for an addition. As an architect, I have studied the problem extensively and determined that this property is significantly handicapped by the existing rear yard setback.

In consideration of the impact a variance could have on the neighboring properties and the neighborhood as a whole, I contacted my immediate neighbors, showing them my proposed plans. Included with my application are emails from them in support of my request. As can be seen on the attached "Neighborhood Diagrams," I have also observed that most of the neighboring properties have structures encroaching upon their rear- and side-yard setbacks in this unique, historic area. An approved variance appears to be consistent and in harmony with the existing patterns and eclectic nature of the neighborhood.

In short, I believe a strict application of the current setback requirements imposes unusual and practical difficulties on my property, and I respectfully request a ten foot (10') variance to the rear yard setback. *This variance will allow me to make significant improvements to my property and make a positive impact on the continued vitality of our historic neighborhood.*

Thank you for your time and careful consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim Wilson", with a stylized flourish at the end.

Jim T. Wilson, Jr.

416 W Louisiana
MCKINNEY OUTLOTS (CMC), LOT 524C
Zoning RD-30



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
RS 45	4,500 sq. ft.	40'	100'	20'	20'	(1)	15'	35'	n/a	n/a	8.0
RD 30	(1)	50'	100'	25'	25'	7'	15'	35'	n/a	n/a	14.5

Sec. 146-75. - RD 30 - Duplex Residence district.

- (a) *Purpose.* The "RD 30" - Duplex Residence zone is designed to provide suitable family life for one- and two-family dwelling areas on lots of moderate size. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) *Permitted uses.* The following uses are permitted in the "RD 30" - Duplex Residence zone:
- (1) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation; and
 - (2) Other uses indicated as being permitted in the "RD 30" - Duplex Residence zone in the Schedule of Uses shall be allowed.
- (c) *Permitted accessory uses.* The following accessory uses are permitted in the "RD 30" - Duplex Residence zone:
- (1) Signs not to exceed two square feet in area identifying the premises and occupant, but not including advertising matter;
 - (2) The keeping of dogs, cats and other household pets, but limited to two animals over six months old;
 - (3) Rental of sleeping rooms to two individuals not members of the family of the occupant of the dwelling. No signs advertising the availability of such rooms shall be displayed;
 - (4) The parking of one unoccupied trailer designed for recreational use and not to exceed 24 feet in length shall be permitted in the rear yard;
 - (5) The storage of one pleasure boat shall be permitted within a building, or in the open within the rear yard; and
 - (6) Real estate lease or sale signs relating to the property on which the sign is located.
- (d) *Space limits.*
- (1) Minimum lot area: 5,000 square feet for one unit; 6,000 square feet for a duplex; and
 - (2) The space limits identified in Appendix F of the Zoning Ordinance as being applicable to the "RD 30" - Duplex Residence zone shall apply.
- (e) *Miscellaneous provisions.* Only one building for living purposes shall be permitted on one zoning lot except as otherwise provided herein.

(Code 1982, § 41-70; Ord. No. 1270, § 3.08, 12-15-1981; Ord. No. 1612, § 1, 12-17-1985; Ord. No. 94-08-26, § 3(C), 8-16-1994; Ord. No. 2002-08-084, § 1.24, 8-20-2002; Ord. No. 2004-12-124, § I, 12-15-2004; Ord. No. 2008-07-066, § 1, 7-14-2008; Ord. No. 2011-04-026, § 4, 4-19-2011; Ord. No. 2012-11-056, § 28, 11-5-2012; Ord. No. 2013-04-033, § 3, 4-2-2013; Ord. No. 2014-03-018, § 7, 3-4-2014)



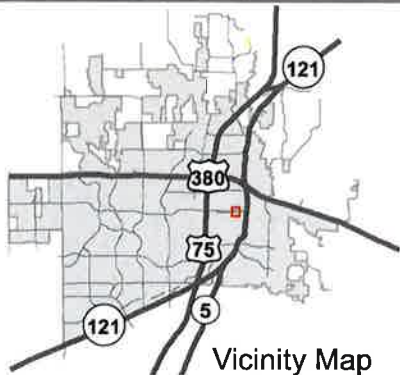
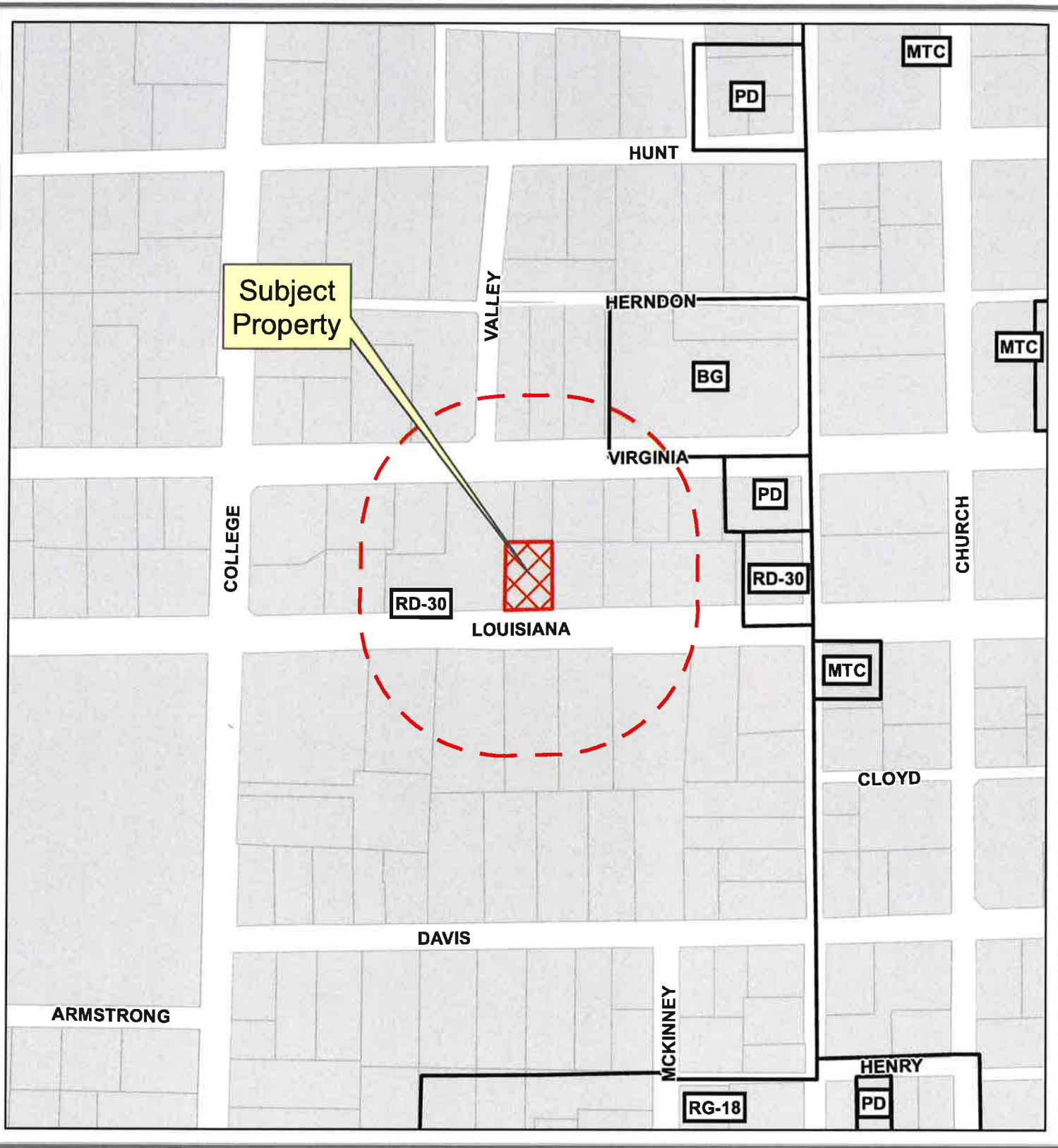
Subject Property

418

416

414

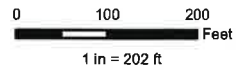
W LOUISIANA ST



Board of Adjustments Map

416 W LOUISIANA ST

--- 200' Buffer



Source: City of McKinney GIS
Date: 5/29/2019

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

416 W LOUISIANA ST

--- 200' Buffer



0 100 200 Feet
1 in = 202 ft



Vicinity Map

Source: City of McKinney GIS
Date: 5/29/2019

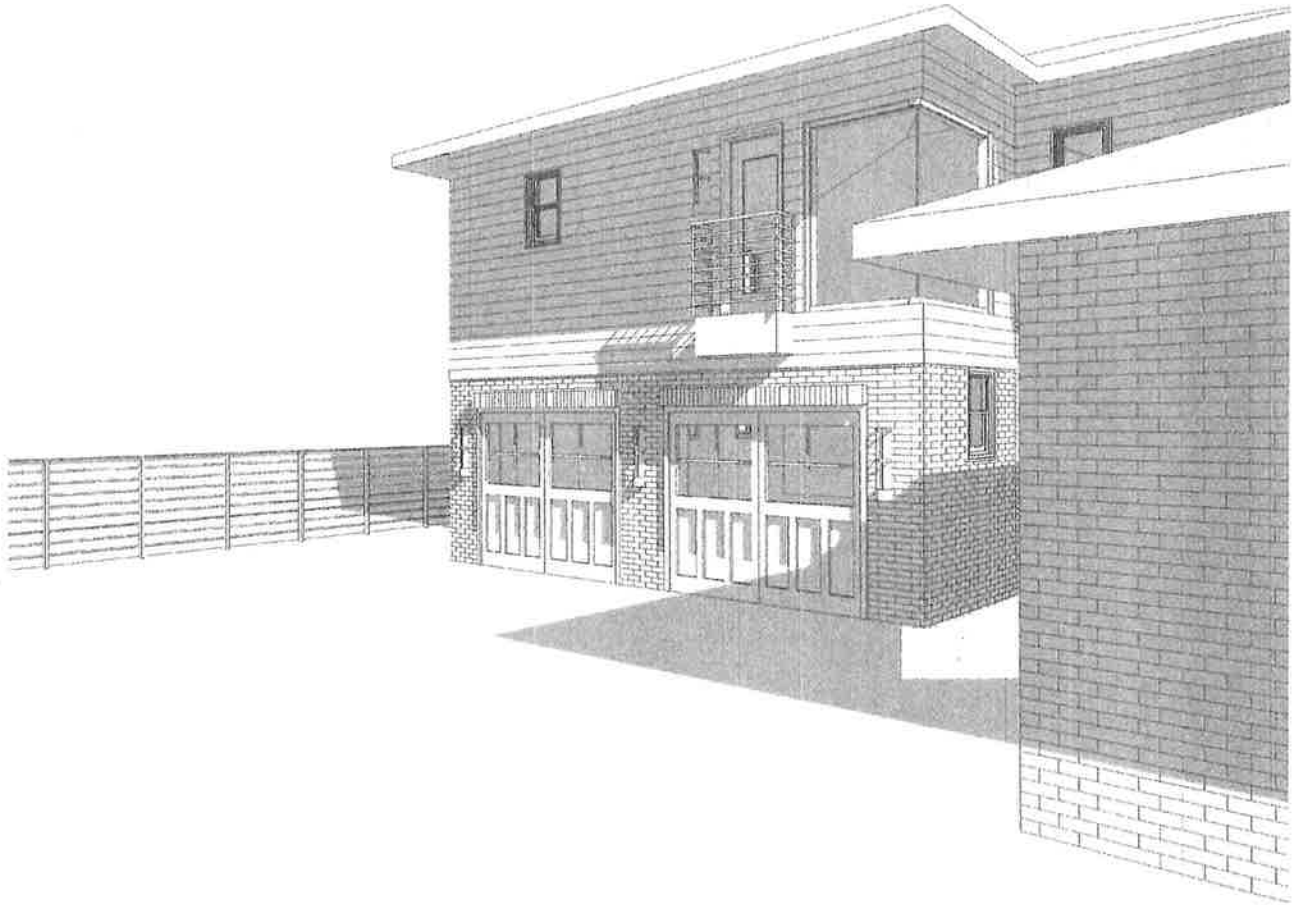
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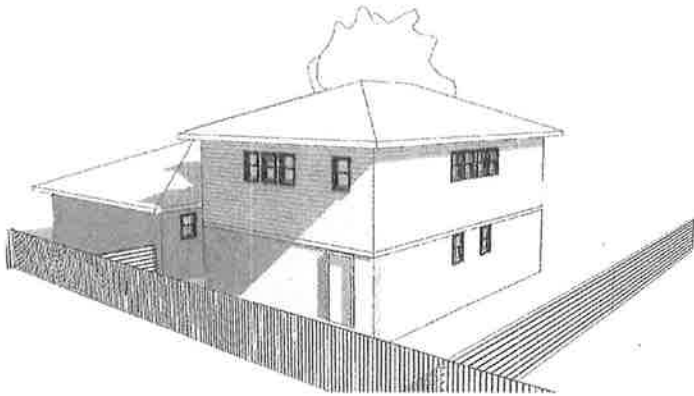
A HOUSE BY THE SQUARE

06.04.19

416 W. LOU
McKINNEY,



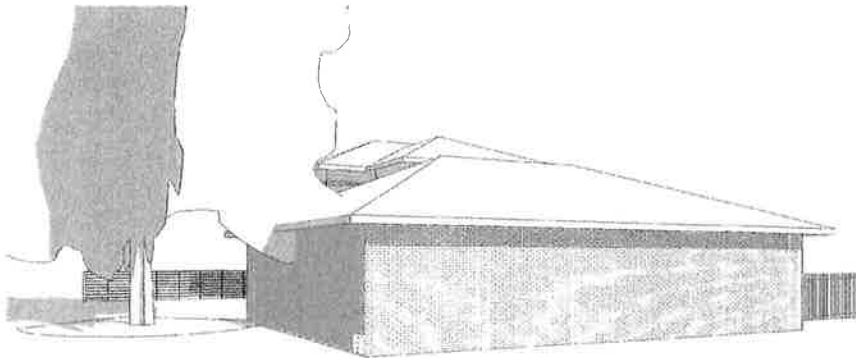
1 VIEW FROM SOUTHWEST



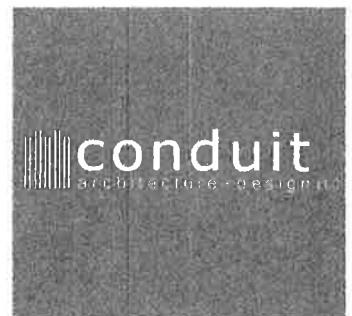
2 VIEW FROM NORTHEAST



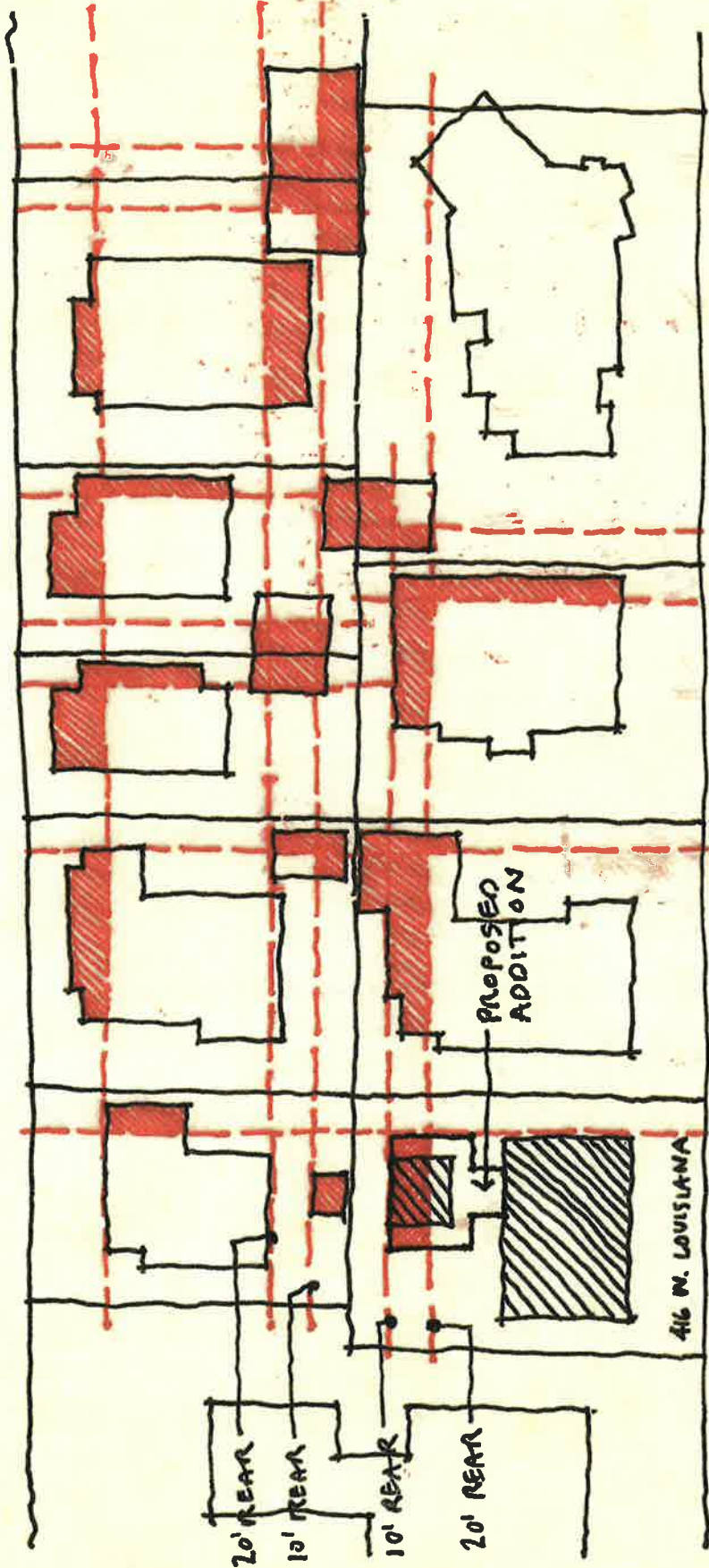
3 VIEW FROM NORTHWEST



4 VIEW FROM LOUISIANA
NOTE: EXISTING HOUSE SHOWN ONLY AS MASSING - NO FENESTRATION INCLUDED



VIRGINIA STREET

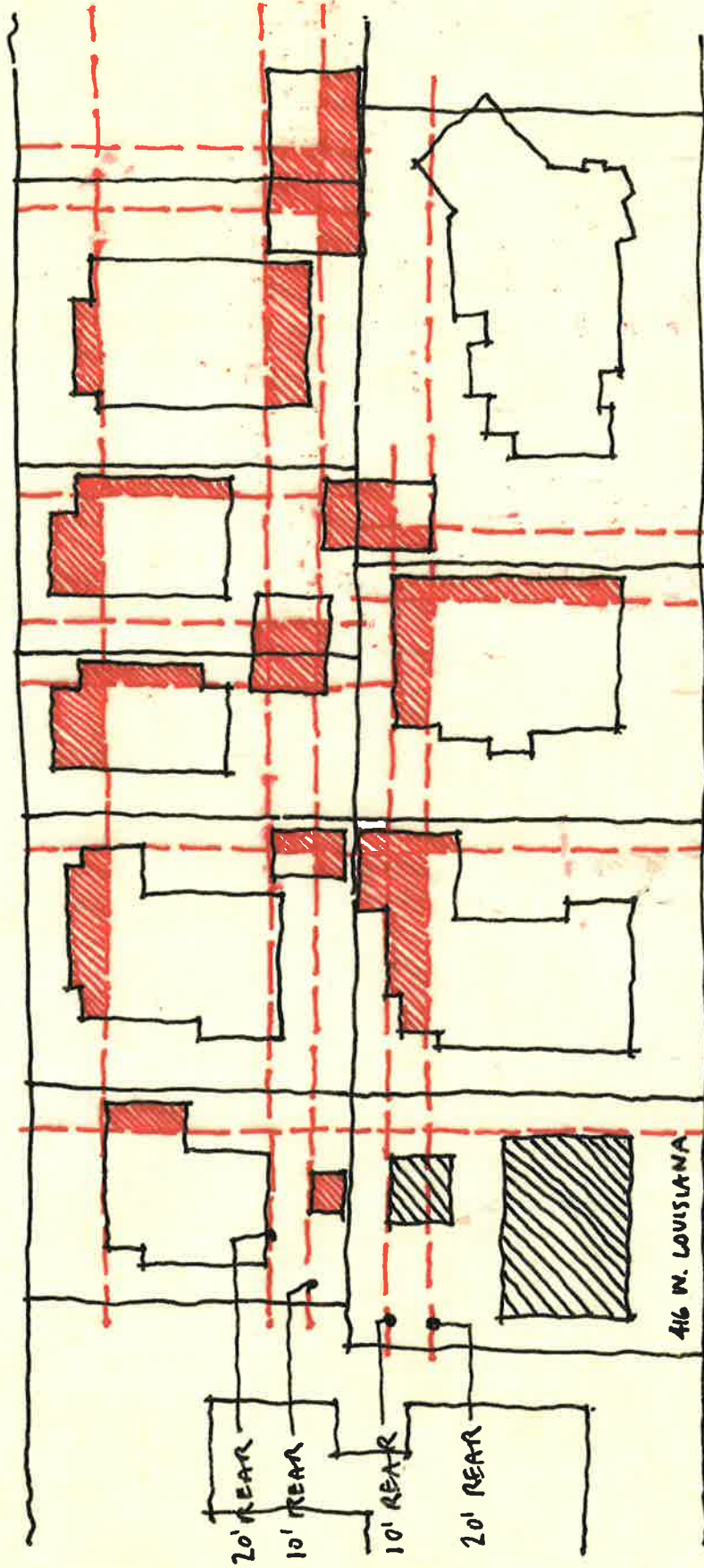


LOUISIANA STREET

NEIGHBORHOOD DIAGRAM (WITH PROPOSED ADDITION)
SET BACK ENCROACHMENTS SHOWN IN RED

JIM WILSON 11. JUNE. 19

VIRGINIA STREET



LOUISIANA STREET

416 N. LOUISIANA

NEIGHBORHOOD DIAGRAM (EXISTING CONDITIONS)
SETBACK ENCROACHMENTS SHOWN IN RED

JIM WILSON 11. JUNE. 19