

Letter of Intent

Art and Pottery Studio

Dear Sir/Madam,

This is my Letter of intent on looking to convert residential property at 501 N Tennessee St McKinney Texas 75069 which is total of 5,300 Sqft of land around 0.1377 acres to Art and Pottery Studio. This is located as below highlighted in the deed document.

BEING SITUATED IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, IN THE WILLIAM DAVIS SURVEY, ABSTRACT NO. 248, AND BEING A PART OF BLOCK 83, OF THE OLD DONATION TO THE CITY OF MCKINNEY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STAKE AT THE SOUTHEAST CORNER OF SAID BLOCK 83, AT THE INTERSECTION OF THE WEST LINE OF TENNESSEE STREET, AND THE NORTH LINE OF WALKER STREET; THENCE NORTH, WITH THE WEST LINE OF TENNESSEE STREET, 52.75 FEET TO A STAKE; THENCE WEST, PARALLEL WITH THE SOUTH LINE OF BLOCK 83, 100 FEET TO A STAKE; THENCE SOUTH, 52.75 FEET TO A STAKE IN THE SOUTH LINE OF SAID BLOCK 83; THENCE EAST, WITH THE SOUTH LINE OF SAID BLOCK 83, 100 FEET TO THE PLACE OF BEGINNING.

The details are included in the site plan documents. The zoning for the Property is McKinney Town Center with Downtown edge district. This is not a property in the Historic District, however is a Historic building originally built in 1915 and part of Historically Significant area. The neighboring properties are also part of McKinney Town square zoning with Downtown Edge district which has single family residential property on the North of the property in Tennessee St and Commercial property on the west on Kentucky Street.

I plan to use the Existing Historic building which has 5 Rooms @ 1353 Sqft for Art Studio space. This will be updated in 2 phases. In Phase-1 I plan to update the existing building along with adding ADA compliant updates. Phase-2 would be including new Pottery studio addition with a 18X32 (576 sqft) footprint structure with electric and Plumbing (water and drainage) connection from the existing main building.

Here is the proposed plan to improve the property in Phase-1:

1. Paint internal walls, ceiling and external House as in the Façade plan and keep the original characteristic features.
2. Remove kitchen cabinetry and use the space as general studio room.
3. Add rain gutter to the house.
4. Install a new HVAC unit in place of existing old HVAC unit and have it up to code

5. Replace the existing Historic windows with new ones. The windows will be similar to existing single hung windows, but will be double pane and vinyl frame but reuse the historic trims both inside and outside. The current Historic windows are in an extremely deteriorated state which will be pictured and documented with explanation on the reason for removing the existing Historic windows.
6. Refinish the flooring from 1915.
7. Build a deck and ADA compliant ramp for entry from Walker Street. The deck will have two levels. The lower level will be 10 inch above the ground level and the upper level will be 2 feet 4-inch flush with the backdoor for easy wheel chair access.
8. Make door threshold changes per ADA guidelines for wheel chair access
9. Add Living screen as identified in the site plan adjacent to residential property in Tennessee St
10. There will no plan to remove any existing trees or make changes to existing landscape.

Here is the proposed plan for Addition in Phase-2

I plan to add Additional structure for Pottery Studio in the back with details as provided in the site and Façade plan.

1. The new structure will be in the back which is around 40X54 feet open space as shown in the site plan
2. The structure will share the lower Deck, so the ADA ramp for the lower deck will also make access to the Pottery Studio ADA compliant.
 - a. The main entrance will be accessible from Walker Street
3. The structure will take 18' X 32' space in the back with total of (576 sqft).
4. The new structure will be placed on pier and beam foundation with no slab foundation to make sure it doesn't affect roots of the existing mature trees in the backyard as well as consistent with the main building foundation.
5. The new structure will not need new utility services and will use existing utilities from the main house.

Special Consideration: Design Exceptions:

The Existing Property's façade composition, building materials and roof forms are not consistent with the design standards specified in the MTC DE district. The new structure is planned to be designed to stay consistent with the existing Historic property, and thus will also have need for Design exceptions.

I request for the following design exceptions:

- 1) Both existing and proposed structure require a design exception for roof form since they do not meet the following standard:
 - 8.3.1.3 *Roof Forms*
 - I. *Commercial and mixed-use buildings shall have flat or low pitched roofs with parapets. Corner hip roof elements and gable accents at the parapet may be permitted.*
- 2) Existing building does not have the design elements for Façade composition needed in the district. I request design exception for this specification on design elements for Façade composition
 - 8.3.1.4 *Facade Composition*
 - I. *Facades along all Pedestrian Priority A and B streets and Civic/Open Spaces shall maintain the traditionally prevalent facade rhythm of 20'-30' or multiples thereof. This rhythm may be expressed by changing materials, or color, or by using design elements such as fenestration, columns and pilasters, or by varying the setback of portions of the building facade.*
- 3) Both existing and proposed structure do not have ground retail storefronts. I request design exception for this specification for both Buildings:
 - 8.3.1.4 *Facade Composition*
 - II. *Commercial Ready buildings shall be built with ground retail storefronts that include a transom, display window area, and bulkhead at the base.*
- 4) Given the existing building is not expected to be changed, window transparency of no less than 30% cannot be provided. Hence, I request design exception for existing building for the following standard.
 - 8.3.1.4 *Facade Composition*
 - VIII. *Transparency: All ground floor building facades along Pedestrian Priority "B" Streets shall have transparent storefront windows covering no less than 30% of said upper floor facade area.*
- 5) Existing building has lap wood siding as well as the proposed structure will also have Lap wood siding as the primary building material. Hence, I request design exception for existing building for the following standard.
 - 8.3.1.5 *Building Materials*
 - II. *Other materials will be considered as primary building materials on a case-by case basis and may only be approved by the McKinney Town Center Development Coordinator. However, the following materials are specifically prohibited as primary*

external finishing materials: corrugated sheet metal and lap or shingle siding of any material including wood or vinyl.

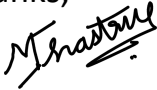
- 6) Existing Building has asphalt shingle roofing and the proposed structure will also match the existing building and will have the Asphalt Shingle roof as the roofing material. Hence, I request design exception for existing building for the following standard.

-8.3.1.5 Building Materials

V. When visible from any public street, roofs shall be externally finished in one or more of the following: copper, architectural metal, slate, synthetic slate, or similar materials

The above design exceptions are requested with the main intention to maintain the existing building Historic character and façade composition. The new addition is also planned to match the existing Historic building character. Changing either of the structure will prevent in achieving main intention to keep the historic character of the building and the area. This is also consistent with few other commercial use Historic properties in the adjacent MTC downtown edge district on Tennessee, Lamar, and Kentucky St.

Thanks,



Jay Shastri

Phone/Text: 2819352628

Email: Mshas3@gmail.com

Address: 3846 NW Devoto Ln

Portland OR-97229