

McKINNEY BOARD OF ADJUSTMENT

AUGUST 26, 2015

The McKinney Board of Adjustment met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas on Wednesday, August 26, 2015 at 5:30 p.m.

Board members Present: Kimberly Davison, Chair, Brad Taylor, Patrick Cloutier, Randall Wilder, Jim D'Emidio

Board members Absent: Scott Jacoby, Charles Shepard

CALL TO ORDER

CONSENT ITEMS

Board members unanimously approved the motion by Randall Wilder, seconded by Patrick Cloutier, to Approve CONSENT ITEM

15-801 Minutes of the Board of Adjustment Meeting of July 22, 2015

REGULAR AGENDA

15-05V2 Consider/Discuss/Act on the Request by Donald and Jennifer Spak for a Variance to the Minimum Side Yard at the Corner Setback for the Property Located at 316 N. Waddill Street

Chief Building Official Rick Herzberger addressed the Board. He explained that the list of support and opposition from interested parties were given to them.

Chairman Kimberly Davison read each letter, four letters of support and one of opposition. She advised the audience each person would be limited to speak five minutes since this was a tabled item and all issues had been addressed at the last meeting.

Donald Spak, applicant, addressed the Board stating that they hoped to reduce the hazards of the traffic. He added that the covered parking does not adversely affect any of the neighbors.

Next, Stephanie Farrar, 1108 W. Hunt, addressed the Board. She felt the Spaks did not need more off street parking. She also stated that she had heard they were going to place enter and exit signs and felt that would look commercial.

Keith Fowler, 1109 W. Lamar, addressed the Board. He stated he was concerned about the entry and exit being so close to the corner. He said he had no problem with appearance of the structure, but felt the drive was too close to the intersection.

Chairman Kimberly Davison read the Authority of the Board of Adjustment, as a reminder to the Board and the audience what authority they held.

Jim D'Emidio explained that the Board tabled the issue so the neighbors could receive more information. He added he was hoping for more input from the neighbors. He stated that the Board of Adjustment was not charged with allowing signs, parking and traffic issues, etc. The Board's only authority was whether or not to grant a variance to the side yard setback for the structure. He added that none of the neighbors seem unhappy with the structure, and that is the only issue the Board was there to act on.

Patrick Cloutier mentioned that we had two double frontage lots in the past which were granted variance due to the large 25' side yard setback.

Board members unanimously approved the motion by Brad Taylor, seconded by Jim D'Emidio, to Approve 15-05V2 Consider/Discuss/Act on the request by Donald and Jennifer Spak for a 10' variance to the 25' minimum side yard at the corner setback to allow a 15' side yard setback at the corner for the property located at 316 N. Waddill.

15-06 Consider/Discuss/Act on a Request by Michael Ripperger for Variances to the Minimum Front Yard and the Minimum Rear Yard Setbacks for the Property Located at 912 Drexel Street

Mike Ripperger, Sunflower Homes, addressed the Board. He stated that his company wanted the variances to build a duplex exactly like the other three lots on the street. This lot is a little short thus the need for the variances. It will be lined up in the front with the other three and will be the same plan. He stated that they are trying to revitalize that area of town.

Board members unanimously approved the motion by Jim D'Emidio, seconded by Brad Taylor, to Approve 15-06 Consider/Discuss/Act on a request by Michael Ripperger for a 5' variance to the minimum front yard and a 5' variance to the minimum rear yard setback for the property located at 912 Drexel Street.

ADJOURN

Board members unanimously approved the motion by Randall Wilder, seconded by Brad Taylor, to ADJOURN. Meeting adjourned at 6:10 p.m.

Kimberly Davison
Chair

