

## AGENDA ITEM 16-11

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sharon S. Honea for a variance to the minimum 20' driveway length for the Property Located at 803 N. Morris Street.

**MEETING DATE:** April 27, 2016

**DEPARTMENT:** Development Services-Building Inspections

**CONTACT:** Rick Herzberger, Chief Building Official

---

**ZONING:** RS120

**EXISTING CONDITIONS:** Current carport is not enclosed and the driveway length is 15'

**VARIANCES REQUESTED:**

ORDINANCE REQUIREMENTS	REQUESTED DIMENSIONS	VARIANCE FROM ORDINANCE
20' from garage to Street	12' to Street	8'

**APPLICANT'S BASIS FOR VARIANCE:**

Applicant wishes to enclose the existing carport to meet the minimum two vehicle off street parking required by the Ordinance. This would shorten the existing driveway length by 3'

**PUBLIC SUPPORT/OPPOSITION FOR REQUEST:**

To date, no letters of support and no letters of opposition have been submitted.

**BOARD AUTHORITY:**

The Board has authority to authorize a variance from the terms of the Zoning Ordinance as will not be contrary to the public interest if the literal enforcement of the Zoning Ordinance would result in unnecessary hardship due to special conditions unique to the property so that the spirit of the Zoning Ordinance is observed and substantial justice done. The Zoning Ordinance provides additional requirement for "yard variances" and "building or structure variances" that must also be met by an applicant seeking a variance in addition to the requirements set out hereinabove.

In addition to the general requirements set forth above the following requirements must also be met for a variance of the type identified below:

**Yard Requirements** The Board has the authority to permit a variance in the yard requirements of any district where there are unusual and practical difficulties or unnecessary hardships in the carrying out of these provisions due to an irregular shape of the lot, topographical or other conditions.

**SUPPORTING MATERIALS:**

Variance Application  
Property Locator Map

---

**Action:            APPROVED                    DENIED                    TABLED**



## CITY OF MCKINNEY BOARD OF ADJUSTMENT APPLICATION

**Type of Request:**

Variance  Special Exception  Appeal

FILLING FEE **\$50.00**

RECEIPT DATE pd - tn

<b>Property Location:</b>			
<u>803 N. MORRIS ST</u>	<u>MCKINNEY</u>	<u>TX</u>	<u>75069</u>
<small>Address</small>	<small>City</small>	<small>State</small>	<small>Zip</small>
<u>2</u>	<u>16</u>	<u>WADDILL ADDITION</u>	
<small>Lot Number</small>	<small>Block</small>	<small>Subdivision Name</small>	

<b>Owner's Information:</b>			
<u>SHARON S. HONEA</u>			<u>214 636 8297</u>
<small>Owner's Name</small>			<small>Phone Number</small>
<u>803 N MORRIS ST</u>	<u>MCKINNEY</u>	<u>TX</u>	<u>75069</u>
<small>Address</small>	<small>City</small>	<small>State</small>	<small>Zip</small>
Owner is giving <u>ROBERT D. DUERR</u> authority to represent him/her at the meeting.			
<small>Applicant's Name</small>			
<u>SHARON S. HONEA</u>			<small>Owner's Signature</small>
<small>Owner's Printed Name</small>			

<b>Applicant's Information:</b>			
<u>SHARON S. HONEA</u>			<u>214-636-8297</u>
<small>Name</small>			<small>Phone Number</small>
<u>803 N. MORRIS ST</u>	<u>MCKINNEY</u>	<u>TX</u>	<u>75069</u>
<small>Address</small>	<small>City</small>	<small>State</small>	<small>Zip</small>

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			
Front Yard			
Rear Yard			
Driveway	<u>20' to street</u>	<u>12' to street</u>	<u>8' to street</u>
Other			

\*Not applicable in ETJ



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:

ENCLOSURE OF CARPORT WOULD INCREASE THE DESIRABILITY OF THE NEIGHBORHOOD BY ELIMINATING A CARPORT AND CONVERTING TO AN ENCLOSED GARAGE

- 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:

EXISTING CARPORT IS 17'X27 1/2' INADEQUATE SPACE IF ENCLOSED FOR ENCLOSED AUTOMOBILE PARKING

REQUEST PERMISSION TO ENCLOSE AREA WITH ENTRY DOORS

- 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:

EXISTING CARPORT AREA HAS BEEN PREVIOUSLY BROKEN INTO AND TOOLS + EQUIPMENT STOLEN - LOCKED DOORS OF ENCLOSED AREA WOULD IMPROVE SECURITY OF OUR HOME

- 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:

CARPORT SIZE IS INADEQUATE FOR PARKING CARS IF IT IS ENCLOSED AT 17'X27 1/2' DIMENSION - REQUEST INCLUDES THE REDUCTION OF DRIVEWAY 15' TO 12' \* IF PARKING OUTSIDE IS REAR SIDEYARD OR GRAVEL 15' 36'X24' NEXT TO THE EXISTING CARPORT (SEE SURVEY)

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

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

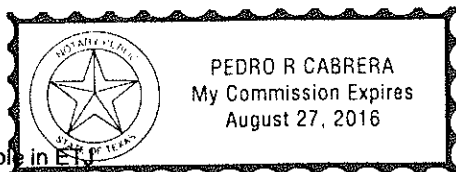
Signature of Sharon A. Henca, Applicant's Signature

STATE OF TEXAS

COUNTY OF COLLIN

Subscribed and sworn to before me this 1st day of June, 2016

(seal)



Signature of Pedro R. Cabrera, Notary Public

My Commission expires: 08-27-2016

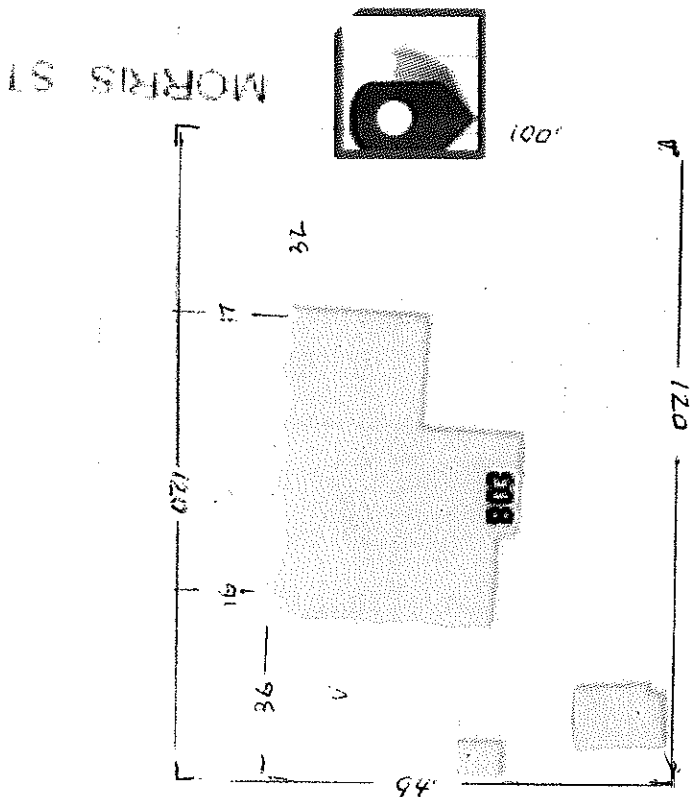
\*Not applicable in ET



**Search result (1 of 1)**

803 N Morris St, McKii  
75069

[Show more results](#)



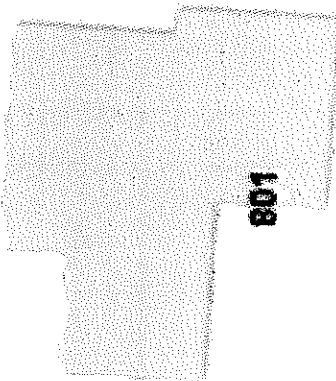
MORRIS ST



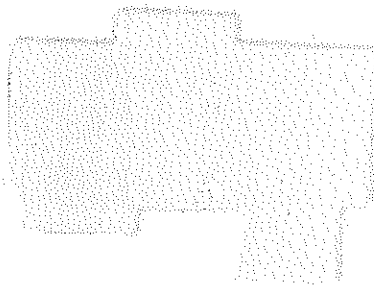
1727



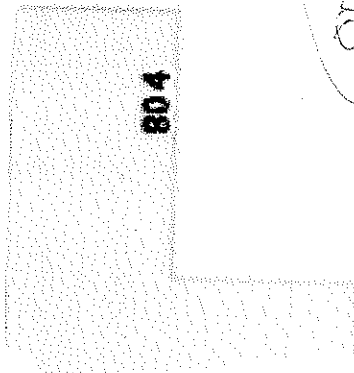
1733



801



802



804

LELA ST

Ordinance Req'd

Front 30'

Side 10'

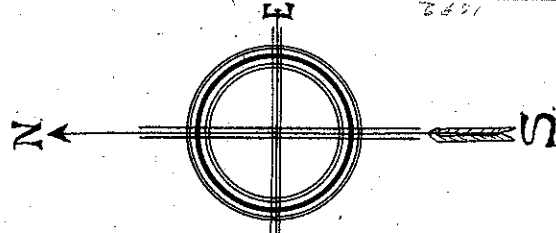
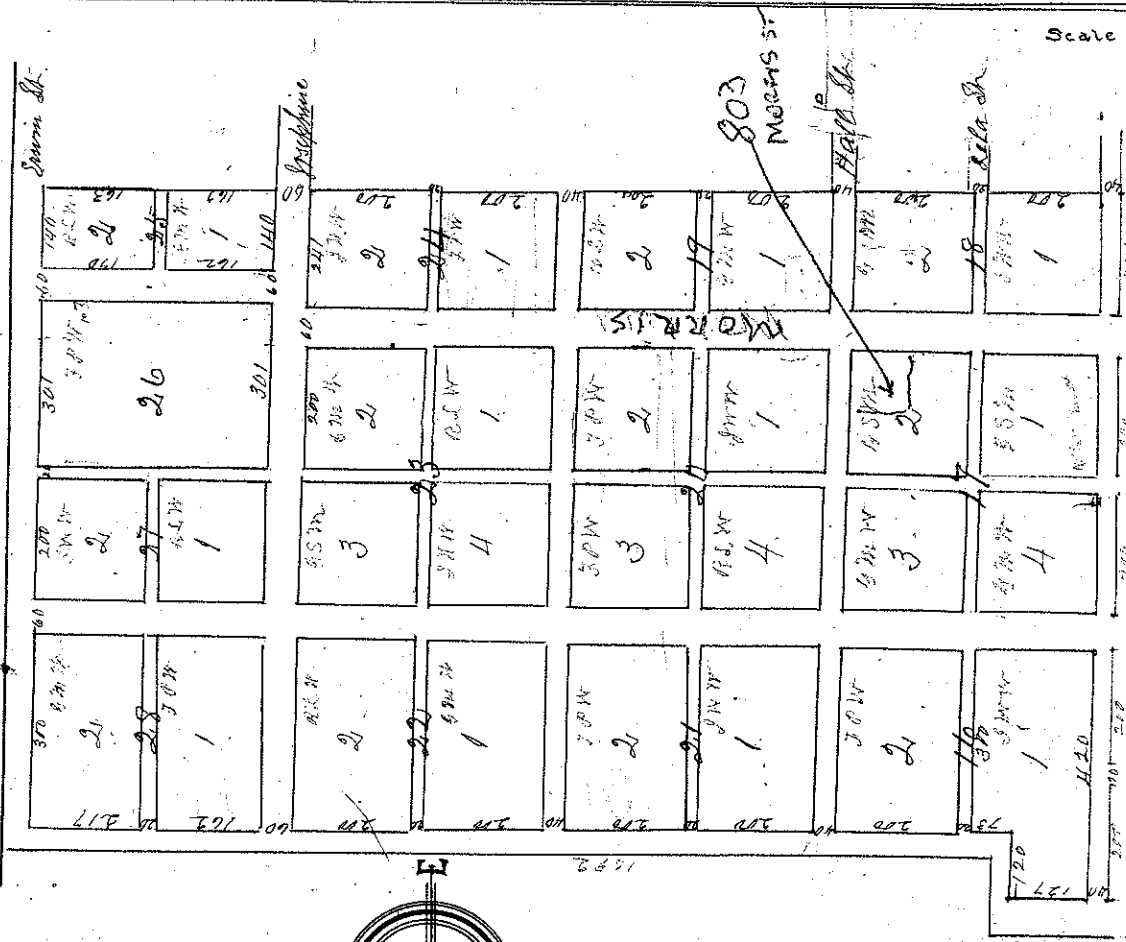
Side @ Corner 20'

Rear 25'

RS 120

# WADDILL'S ADDITION McKinn

Scale 100



I hereby certify that the above plat of Waddill's Addition to the City of McKinney Texas is a true and correct plat of said addition which is situated in Collin County Texas part of the J J Bradley 291 Acre Survey abstract #88 and consists of 28 blocks and fractional blocks. The blocks are numbered in large red figures and the lots in smaller black figures.

M. St. Byrne  
Surveyor

Filed for Record August 17<sup>th</sup> 1897 at 10 O'clock A.M.  
Recorded October 31<sup>st</sup> 1898. J. A. Walden Clerk  
County Clerk Collin Co Texas  
By C. B. Carter Deputy





1813 1811 1809 1807 1805 1803 1801

1812 1810 1808 1806 1804 1802 1800  
RS-84

1817 1815 1813 1811 1809 1807 1805 1803 1801

CAROL ST

1809 1807 1805 1803 1801

GREENWOOD RD

BONNER ST

1815 1809 1805 1801

1810 1806 1802 1800

1709 1707

1096 109

1094 1105

1092 1095 1091

1707 1705 1803

904 1801

902 908

1702 1701 901

HALL ST

1738 1737 803

804 801

802 703

1732 1730 1728 701

BONNER ST

1735 1731 1727 607

604 605

TUCKER ST

502 506

1614 1616 1608 1602

1606

HILL ST

1607 1605 1603 1601

408 411

1108 1109

1106 1101

1104 1103

1102 1101

MIDWAY ST

1108 909

1094 1093

900 903

901

804 805

802 801

704 707

700 701

606 1605 1508 605

1603 604 601

602 605

BASS ST

1504 1600 1499

1505 1501

1507

403 411

1002 1000

910 1357

906

904 902

900

804

800

RS-60 708

701

606

1211 1212

1215

1210

1216

1210

1216

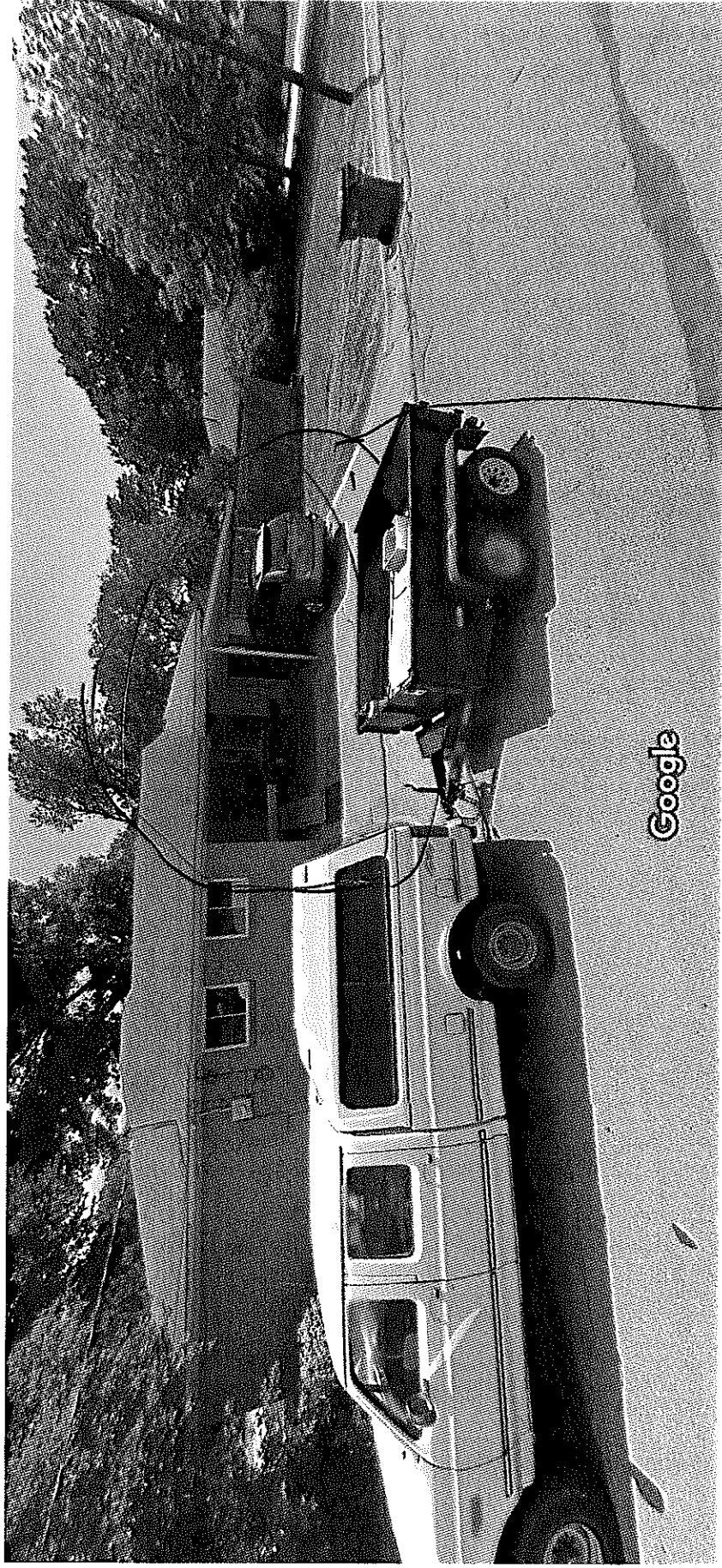
418

416

414



Google Maps W Hall St



Google

*1/16  
to curb*

Image capture: May 2013 © 2016 Google

McKinney, Texas

Street View - May 2013

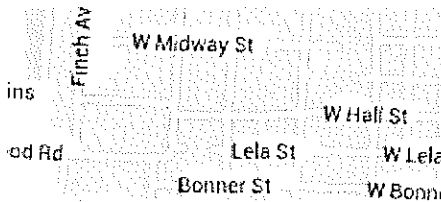
Google Maps W Hall St



Image capture: May 2013 © 2016 Google

McKinney, Texas

Street View - May 2013



Google Maps