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:

<u>Yard Requirements</u> 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.

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Variance Application Property Locator Map

Action: APPROVED DENIED TABLED



CITY OF McKINNEY BOARD OF ADJUSTMENT APPLICATION

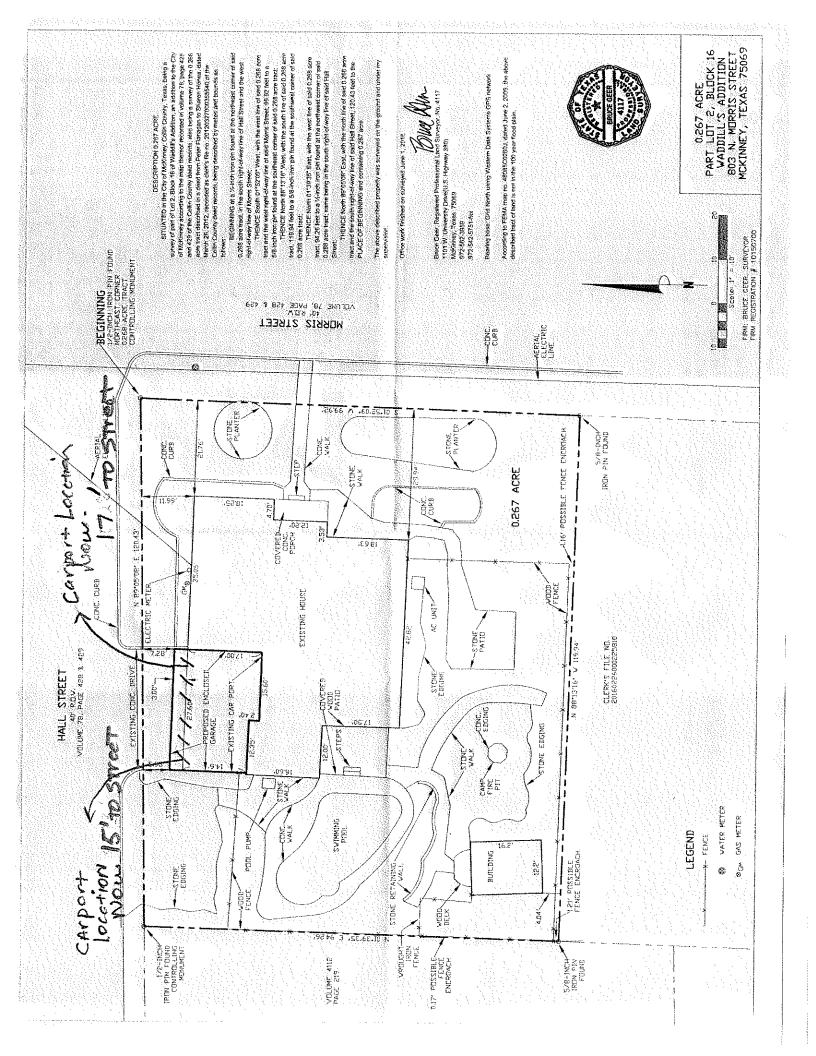
Type of Requ	iest:		FILLING FEE	\$50.00
Variance []	Special Exception 12	Appeal 📋	RECEIPT DATE	pa-
Property Loc				
8 03 1 Address	W. MORRIS ST	MCKINNEY	TX	75069
2 Lot Number	W. MORRIS ST 16 Block	WADDILL Subdivision Name	State - ADDITIO	Zip V
Owner's Info	B //A		714 63	6 8 297
Owner's Name 803 Address	N MORRIS ST	Me KINNEY	Phone Number State	75069 Zip
	ROBERT D. Due	EKR authority to repre	sent him/her at	the meeting.
SHARO Owner's Printed Name	ON 8. HONEA	Owner's Signature		
Applicant's Ir	nformation:			
SHARO	IN S. HONEA		2/4-63 Phone Number	6-8297
803	N S, HONEA COMPA	McKANNEY		
Address		City	State	Zip
	eal from Chapter 41, McKinney	•	n No.	
r reade not the	Ordinance Requirements	Requested Dimensions	Variance Fro	m Ordinance
Lot Size			741141100 110	- Ordinance
Lot Width				
Lot Depth				
Side Yard	4.3	. 1		
Side Yard				
Side @ Corner				
Front Yard				
Rear Yard				
Driveway	20' to street	12 to street	8 to	street
Othor				

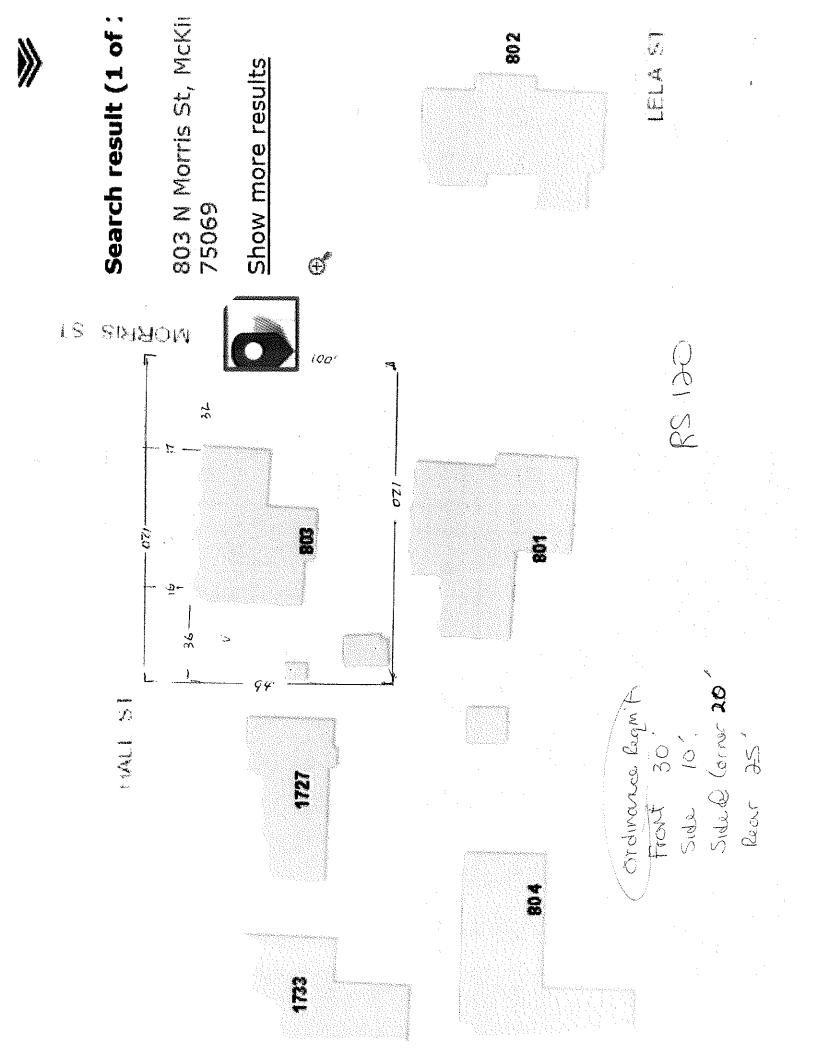


In order to make a finding of hardship and to grant a variance, the Board of Adjustment must determine that all of the following conditions are met. State how your request meets these conditions. Please note that the stated hardship shall not be financial or self-created.

Applicant's Signature STATE OF TEXAS	DESIRABILITY OF THE NEIGHBOR 1500 BY ELIMINATIVE A CARROLT AND CONVERTING TO AN ENCLOSED GARAGE 2. The special or unique condition(s) of restricted area, shape, topography or physical features that exis 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 (IRBORT IS 17 X27½ (NA)ESUAT SPACE IF ENCLOSED FOR ENCLOSED AUTOMOBILE PARKING— REQUEST PERMISSION TO BUCKEE 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 CIRROLT PARK HAS BEEN PREMIOSLY BOOKEN ANTO AND TOOLS + EQUIPMENT STOLEN — LOCKES DOOK 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: CARPOAT SIZE IS INADEQUIF FOR PARKING CARS IF IT IS ENCLOSED AT TIX 27½ (INENSION — REQUEST INCLUSES THE REDUCTION OF ORIVEWAY 15 TO 12 INCLUSES THE REDUCTION OF ORIVEWAY 15 TO THE EXISTING CARPORT (SEE SORM). Items Submitted: Completed application and fee Plot/Site Plan or Survey drawn to scale Increase the properties are true and correct to the best of my knowledge.		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:
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STATE OF TEXAS	STATE OF TEXAS COUNTY OF	lten	# IF PARKING OUTSIDE IS REQD STDE YARD OF GRAVEL 15 36'X Z4' NEXT TO THE EXISTING CARPORT (SEE SURVEY
	Subscribed and sworn to before me this		* IF PARKING OUTSIDE IS REQUISIONED STOP YARD OF GRAVEL 15 36'X Z4' NEXT TO THE EXISTING CIARRORY (SEE SURVEY INS Submitted: Completed application and fee Plot/Site Plan or Survey drawn to scale
COUNTY OF 1000 OUT	Subscribed and sworn to before me this day of		IF PARKING OUTS IN THE EXISTING CHARDET (SEE SURVEY IS BO'X Z4' NEXT TO THE EXISTING CHARDET (SEE SURVEY IN Submitted: Completed application and fee Plot/Site Plan or Survey drawn to scale reby certify that the above statements are true and correct to the best of my knowledge.
	PEDRO R CABRERA My Commission Expires My Commission expires: 08 - 73 - 70/6	l he	* IF PARKING OUTSIDE IS REQUISITING THE EXISTING CHARGET (SEE SURVEY IS 36'X Z4' NEXT TO THE EXISTING CHARGET (SEE SURVEY IN Submitted: Completed application and fee Plot/Site Plan or Survey drawn to scale reby certify that the above statements are true and correct to the best of my knowledge. Applicant's Signature
Subscribed and sworn to before me this day of, 20/6	PEDRO R CABRERA Notary Public My Commission Expires My Commission expires: 08 - 73 - 70/6	I he	# IF PARKING OUTSIDE IS RED STDE YARD OF GRAVEL 15 36'X 24' NEXT TO THE EXISTING CIARRON (SEE SURVEY IN Submitted: Completed application and fee Plot/Site Plan or Survey drawn to scale Problem of the post of my knowledge. Applicant's Signature ATE OF TEXAS UNTY OF
PEDRO R CABRERA Notary Public My Commission Expires My Commission expires: 08 - 72 - 70/6	August 27, 2016	I he	# IF PARKING OUTSIDE IS RED STDE YARD OF GRAVEL 15 36'X 24' NEXT TO THE EXISTING CIARRON (SEE SURVEY IN Submitted: Completed application and fee Plot/Site Plan or Survey drawn to scale Problem of the post of my knowledge. Applicant's Signature ATE OF TEXAS UNTY OF
	*Not applicable in ETT Page 2	I he	IF PARKING OUTS OF IS REO.) SIDE YARD OF GRAVEL 15 36 X 24' NET TO THE EXISTING CAASIUST (SEE SORVEY) IN Submitted: Completed application and fee Plot/Site Plan or Survey drawn to scale Problem of the best of my knowledge. ATE OF TEXAS UNTY OF

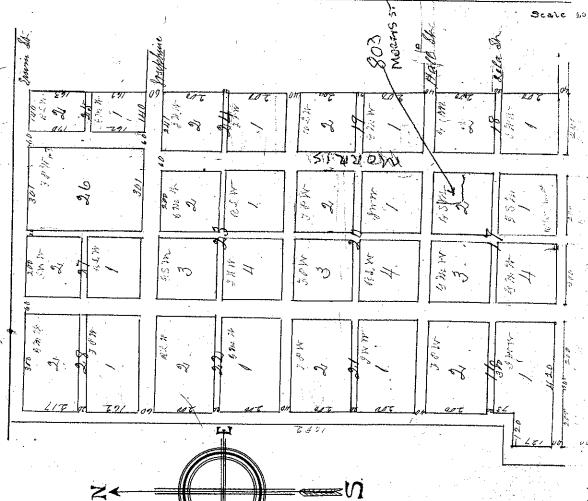
Page 2





WADDILL'S ADDITION

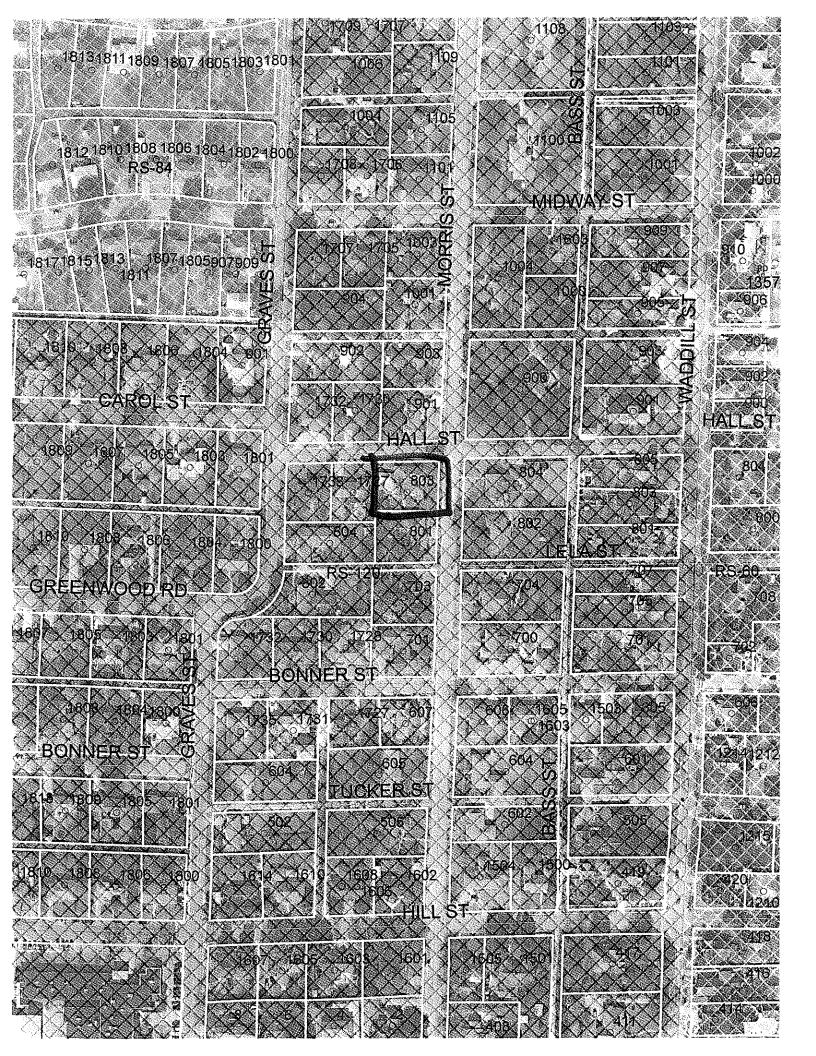
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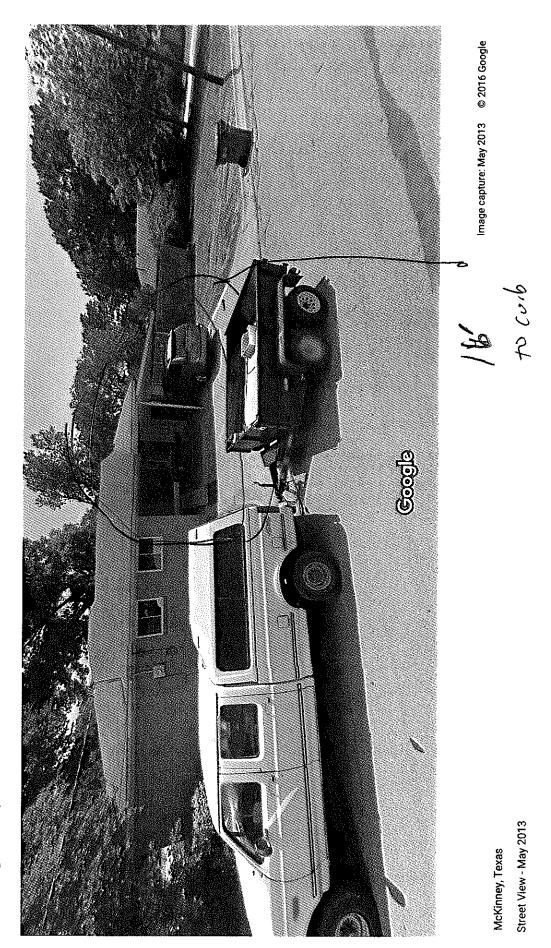
I hereby outy that the above plath of Whadills addition to the City of Moremay Jesa is a line and Correct plat of Jaid addition which is petriated in Collin Commy Jesas part of the J J Bradley 291 aon Sonvey abstrack #88 and Consists of 28 blocks and Jacetimal blocks. We blocks are sumbered in large sed figures and the loss in Jonaeles black Jigues H. H. Hanner

M.St. Payme Surveyor

Biled for Record angust 17" 1897 at 10 achek a'm Recorded October 31" 1898. J. astralaus Chik Commission Costin Co Jevas By abolasta Daphi



Google Maps Whall St



Google Maps WHall St

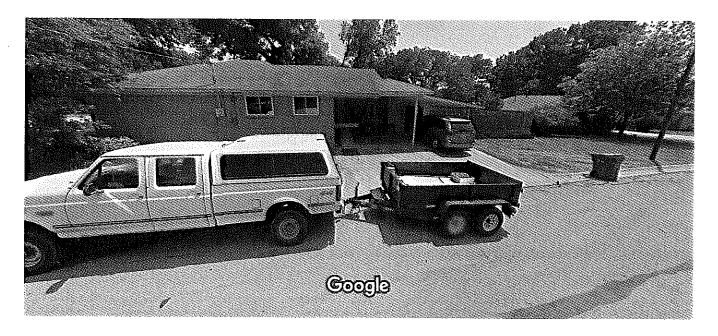
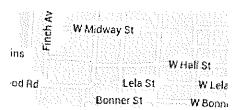


image capture: May 2013 © 2016 Google

McKinney, Texas

Street View - May 2013



Google Maps