



Revd
5/29/19
10:05

BOARD OF ADJUSTMENT APPLICATION

APPEAL SPECIAL EXCEPTION VARIANCE TODAY'S DATE: 05/28/2019

****CONTACT INFORMATION****

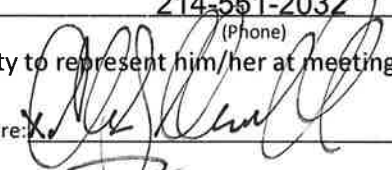
PROPERTY LOCATION*: 3301 Smoke Tree Ln, McKinney, TX 75070
(Street address)

Subdivision: Eldorado Heights Sec III Ph IV Lot: 6 Block: H
*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: Alexander and Margaret Maxwell 3301 Smoke Tree Ln, McKinney, TX 75070
(Name) (Address) (City, State, & Zip Code)

alex.maxwell72@gmail.com 214-551-2032
(Email) (Phone)

Property Owner is giving _____ authority to represent him/her at meeting.
(Applicant Name)

Property Owner Printed Name: _____ Property Owner Signature: 

Applicant: Alexander and Margaret Maxwell 3301 Smoke Tree Ln, McKinney, TX 75070
(Name) (Address) (City, State, & Zip Code)

alex.maxwell72@gmail.com 214-551-2032
(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	20' Build Line	15' Build Line	5'
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 -

SPECIAL EXCEPTION -

VARIANCE - We are seeking permission to add a patio cover over our existing backyard patio. The build line is 20 feet which does not allow us to build the covering as an attached structure over the existing patio according to the engineering plans we have had drawn (enclosed) without encroaching into the build line. As you can see from the survey, the build line runs perpendicular with the edge of the lot, while our house and patio are built at an angle to the lot line. This was presumably in an effort to maximize the use of the lot as we are in a cul-de-sac and the lot is an irregular shape. We have invested a lot into our home and believe that we should be allowed the peaceful enjoyment of our backyard protected from the sun and other elements. The improvement does not negatively affect any of our neighbors and we have received the approval of our HOA.

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.

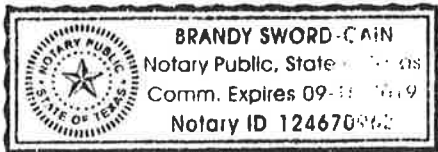
Property Owner Signature (If different from Applicant)

Applicant's Signature

STATE OF TEXAS

COUNTY OF Collin

Subscribed and sworn to before me this 28 day of May 2019



Notary Public
My Commission expires: 9-15-2019

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:

3301 Smoke Tree Lane

ELDORADO HEIGHTS SECTION III PHASE IV (CMC), BLK H, LOT 6
R-4749-00H-0060-1

Zoning: PD 1998-05-027 - SF2 - Single Family Residential
(Base Zoning Follows the RS-60 District except as indicated in
attached ordinance)

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

Section 3. SF-2 DISTRICT

The tract designated as the SF-2, as shown on Exhibit "A," shall be developed according to the standards of Section 3.07 of the Zoning Ordinance 1270 of the City of McKinney, the "RS-60" Single Family Residential District Regulations, and all other regulations applicable to development within said zoning district, as amended from time to time, except as specified otherwise herein.

1. Permitted uses: The permitted uses shall be those allowed by the "RS-60" Single Family Residential District, as amended from time to time, except that a day-care center for children may also be permitted through the approval of a Specific Use Permit for such a facility.
2. Space Limits which shall differ from those of the RS-60 District:
 - (a) Maximum density: 4.5 dwellings per acre.
 - (b) Minimum depth of front yard: Twenty (20) feet.
 - (c) Minimum width of side yard: Five (5) feet.
 - (d) Maximum lot coverage: 40% for the main building plus an additional 5% for accessory buildings.
3. Driveway access to single family residential lots shall be provided only from alleys.



AMANDA WAY

3613

3617

3621

6201

3516

3520

S RIDGE RD

3300

3301

3305

3304

SMOKE TREE LN

3308

3312

3400

3404

6408

6404

6400

6300

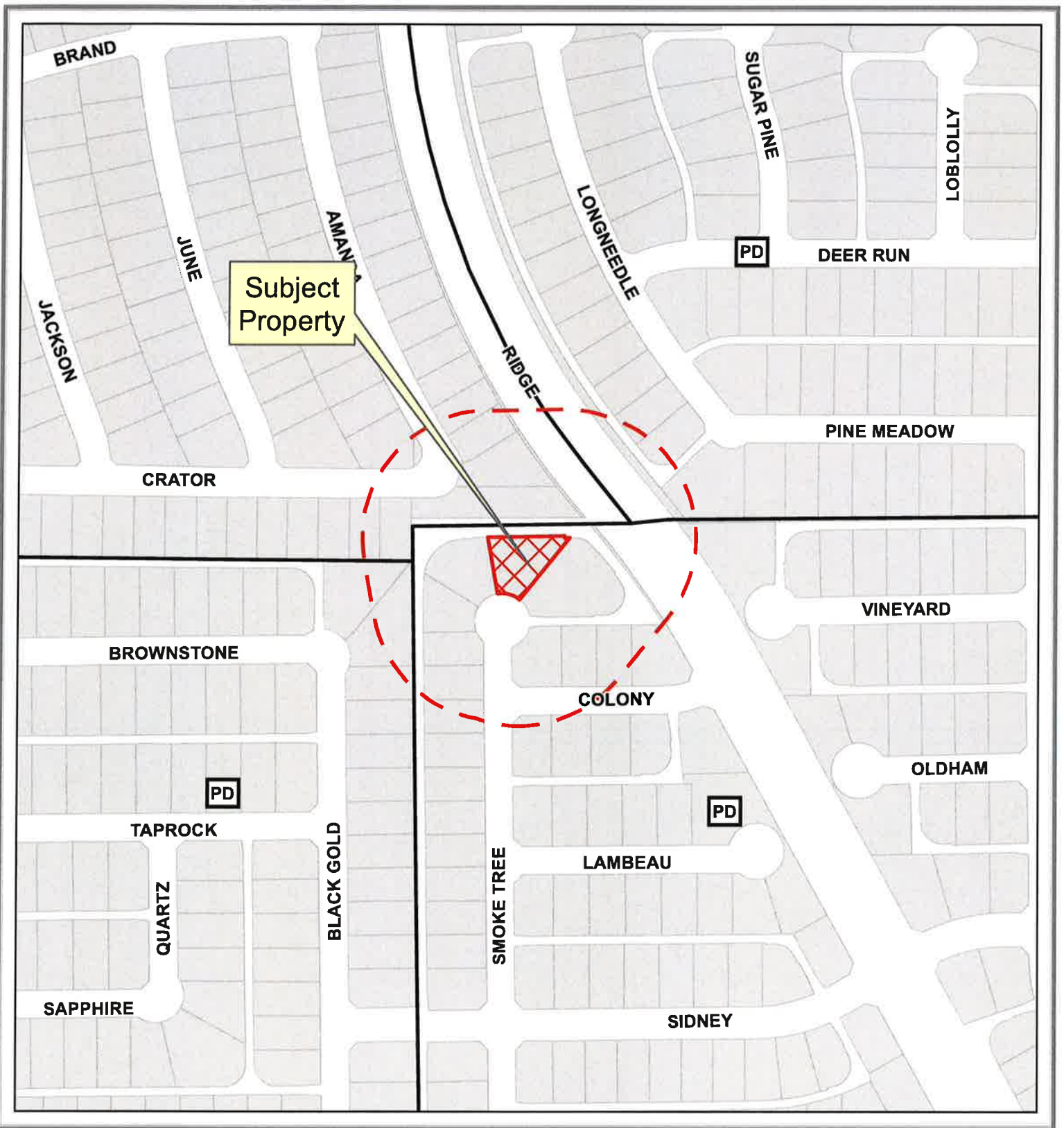
COLONY DR

6409

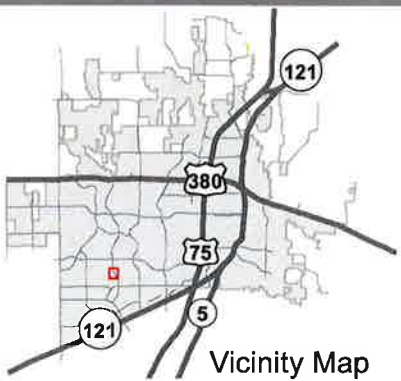
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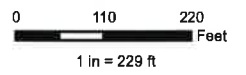
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Board of Adjustments Map

3301 SMOKE TREE LN

--- 200' Buffer



Source: City of McKinney GIS
Date: 6/17/2019

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 omissions which may exist.

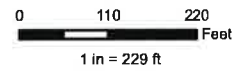




Subject Property

Board of Adjustments Map

3301 SMOKE TREE LN



--- 200' Buffer

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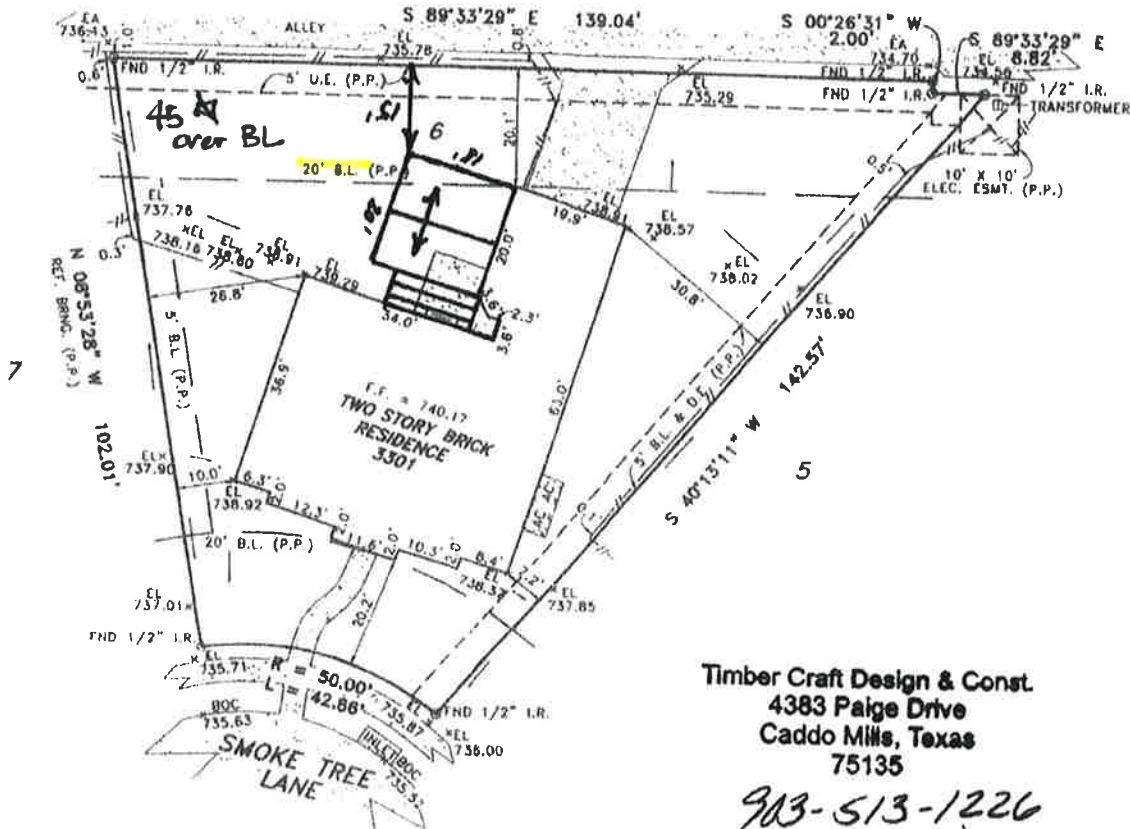


Source: City of McKinney GIS
Date: 6/17/2019



"LAND TITLE SURVEY"

LOT 6, IN BLOCK H, OF ELDRADO HEIGHTS SECTION III, PHASE IV, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME N, PAGE 32, PLAT RECORDS, COLLIN COUNTY, TEXAS.



Timber Craft Design & Const.
4383 Paige Drive
Caddo Mills, Texas
75135

903-513-1226

*20' x 18' PATIO COVER
ATTACHED TO HOME
14' x 6' Pergola*

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENTS RECORDED IN THE FOLLOWING:
VOLUME 4070, PAGE 3232
VOLUME 5220, PAGE 343
C.C. #2002-0113373
VOLUME 3915, PAGE 659
VOLUME 4271, PAGE 1370
VOLUME 4572, PAGE 283

- NOTES:
- 1) ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW CAP STAMPED R.P.L.S. NO. 3903.
 - 2) (P.P.) INDICATES THAT BUILDING LINES, EASEMENTS, H.O.W.'S, ETC AS SHOWN ON THIS SURVEY ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION HEREON.
 - 3) ALL BOUNDARY DIMENSIONS SHOWN HEREON ARE PER PLAT UNLESS OTHERWISE NOTED.

THIS IS TO CERTIFY THAT NO PORTION OF THE ABOVE SHOWN PROPERTY IS WITHIN THE FLOOD HAZARD AREA AS PUBLISHED BY COMMUNITY PANEL NO. 489130 02906
ZONE "X" MAP DATED 01-19-96 OF THE FLOOD INSURANCE RATE MAP.

I, ROBERT C. MYERS, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY SHOWN HEREON AS DETERMINED BY SURVEY ON THE GROUND UNDER MY SUPERVISION. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT, THE APPROXIMATIONS ARE WITHIN THE BOUNDARIES OF THE PROPERTY LINES AT THE DISTANCES INDICATED AND THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROFESSIONAL, EXCEPT AS SHOWN ON THE ABOVE PLAT. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS REQUIRED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

Robert C. Myers
ROBERT C. MYERS R.P.L.S. NO. 3903



THIS SURVEY WAS PERFORMED FOR:

STEWART TITLE

USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

NAME RICHARDS
JOB NO. 67914-02
DATE 10-07-02
CF# 02500445
DRN. BY MF



ROBERT C. MYERS
(972) 272-8287
(972) 272-8407(FAX)

Analytical Surveys, Inc.
"A PROFESSIONAL COMPANY OPERATING IN YOUR BEST INTEREST"

707 LAMY STREET
GARLAND, TEXAS
75043

Western Red Cedar


Dark walnut Stain/Sealer
Ready Seal Brand

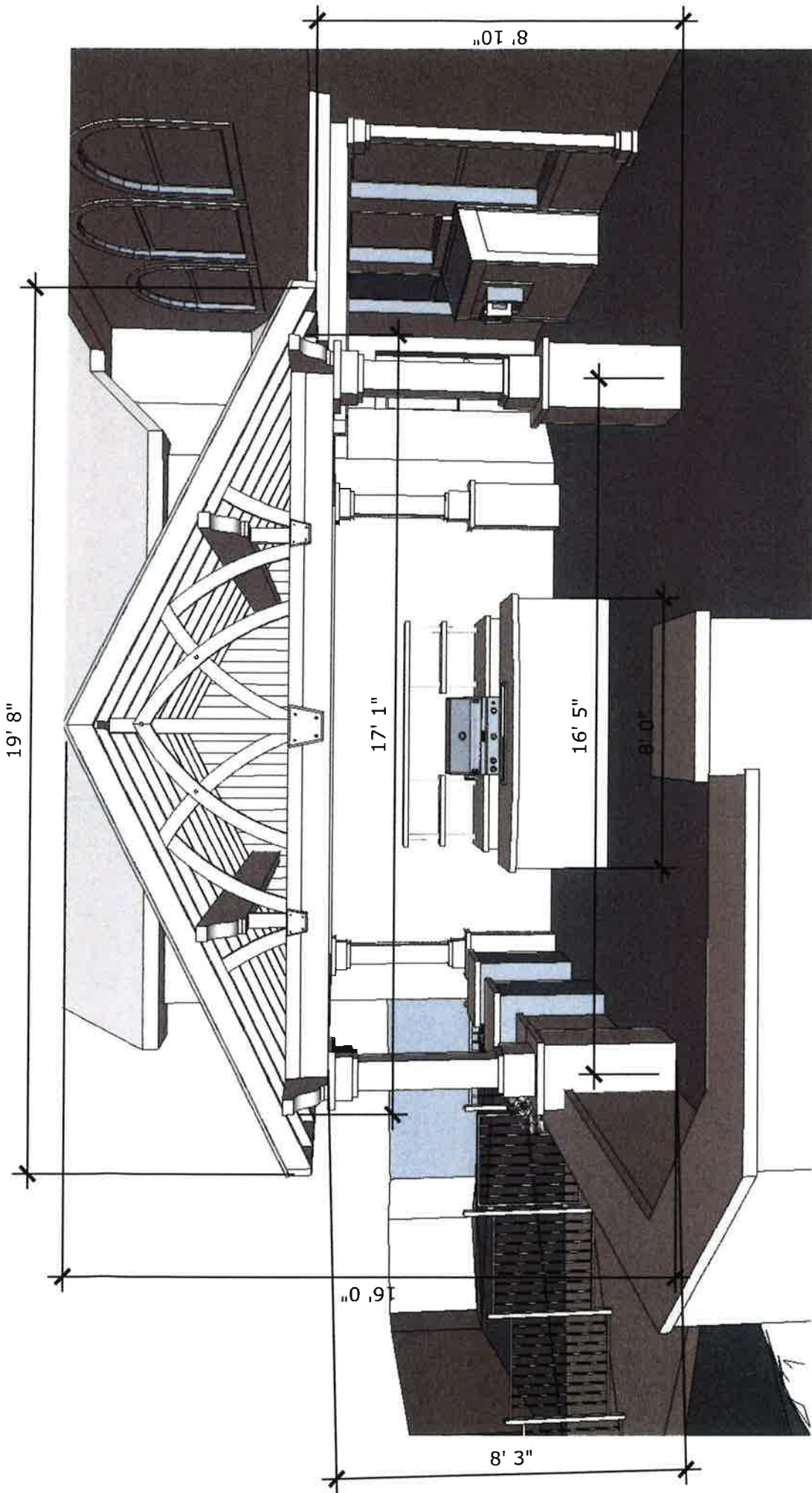
ATTACHED TO HOME




20' X 18' Pavilion/Pergola Project - Concept drawings

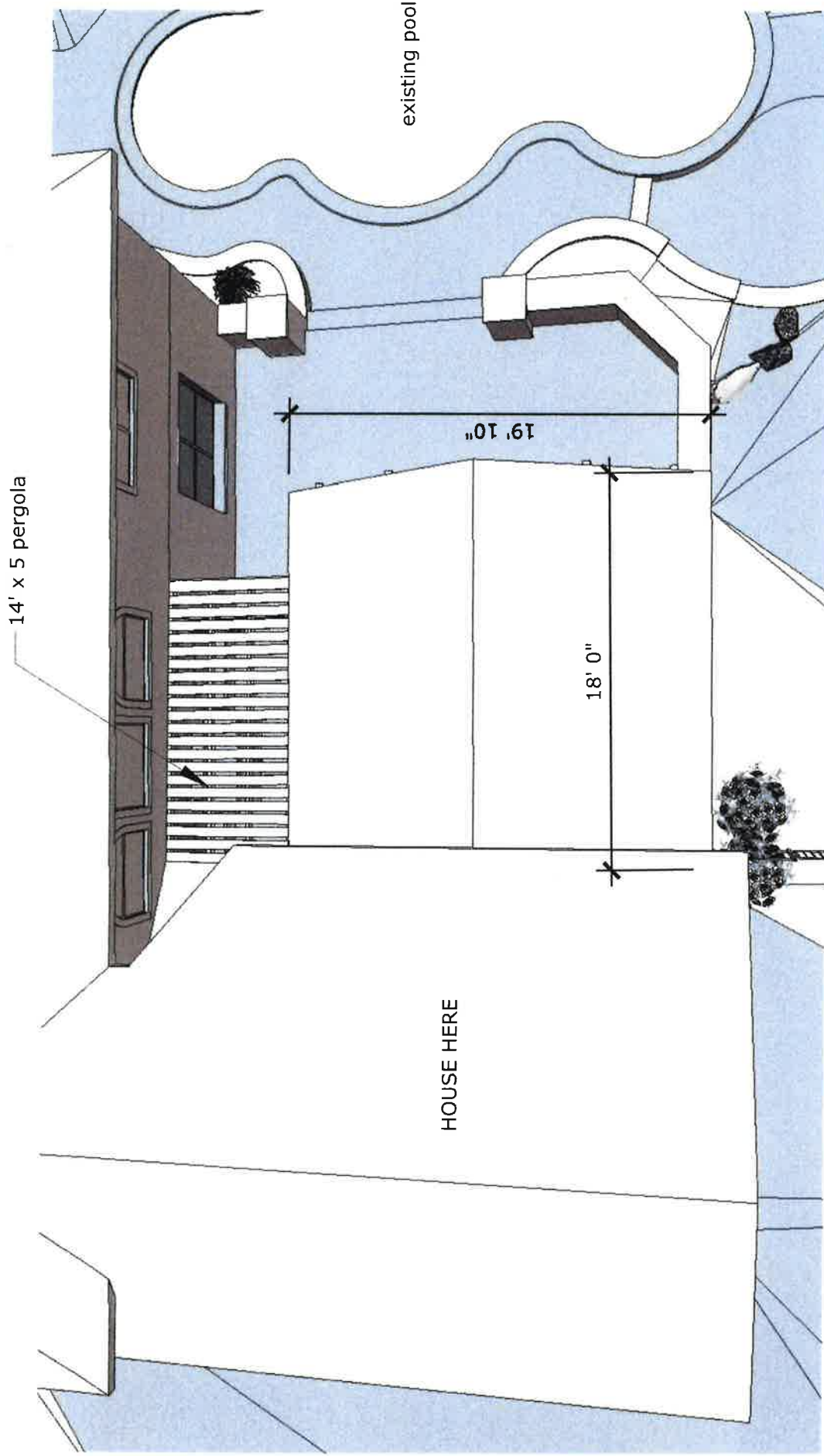
PAGE 1

	PROJECT:	Alex & Margie Maxwell		5/18/2019
	ADDRESS:	3301 Smoke Tree Lane		
	CITY	McKinney, Texas	ZIP CODE	75070
TIMBERCRAFT Design & Construction LLC 903-513-1226 Perry Kirk Designer/Builder : mrkirk63@gmail.com				




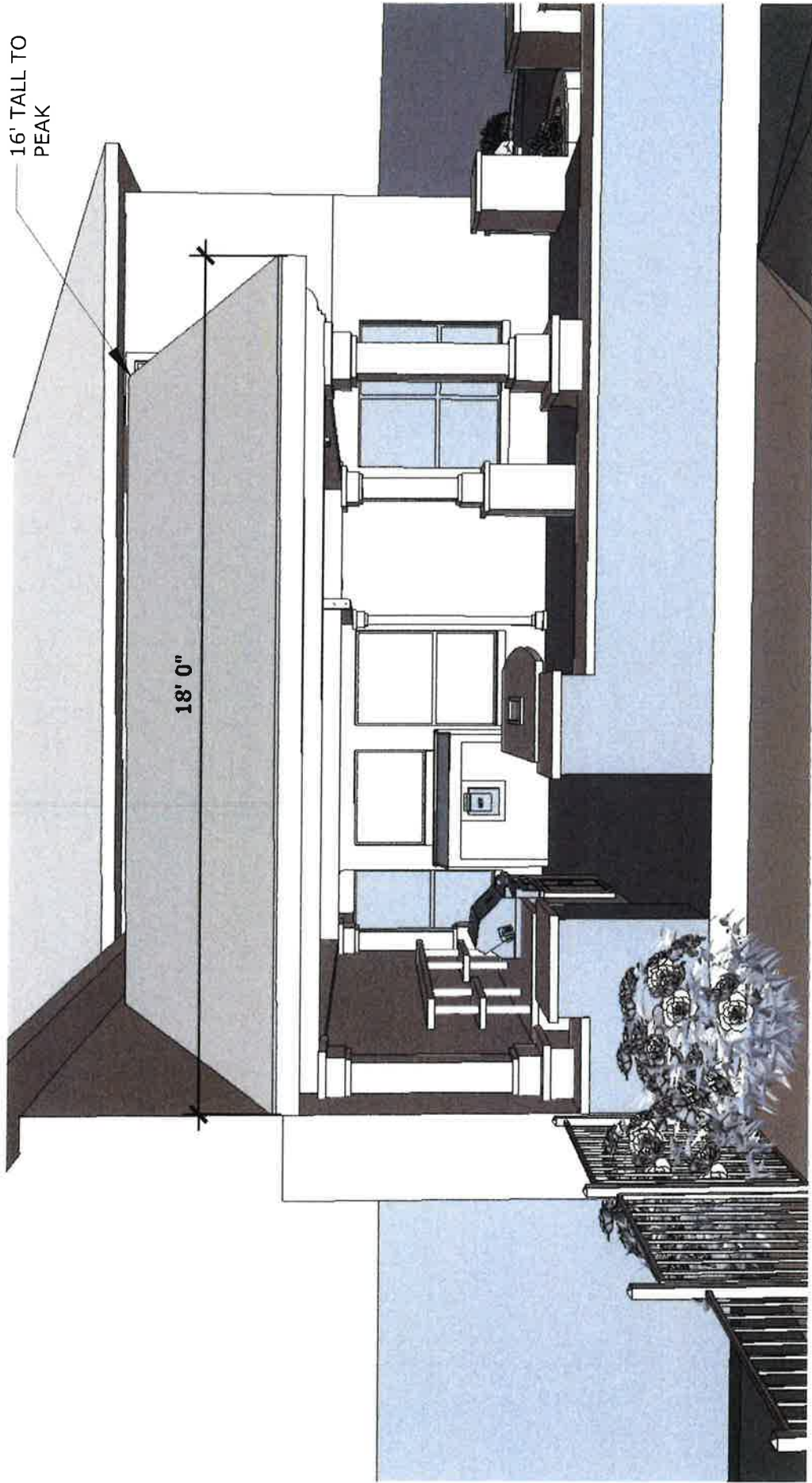
ELEVATION : Front View Detail

 <p>TIMBERCRAFT Design & Construction LLC</p> <p>903-513-1226</p>		<p>PROJECT:</p>	<p>Alex & Margie Maxwell</p>		<p>5/18/2019</p>
<p>ADDRESS:</p>		<p>3301 Smoke Tree Lane</p>			
<p>903-513-1226</p>		<p>CITY</p>	<p>McKinney, Texas</p>	<p>ZIP CODE</p>	<p>75070</p>
<p>Perry Kirk Designer/Builder : mrkirk63@gmail.com</p>					




ELEVATION :Top View Detail

		PROJECT: Alex & Margie Maxwell		5/18/2019	
TIMBERCRAFT Design & Construction LLC		ADDRESS: 3301 Smoke Tree Lane			
903-513-1226		CITY: McKinney, Texas		ZIP CODE: 75070	
Perry Kirk Designer/Builder : mrkirk63@gmail.com					

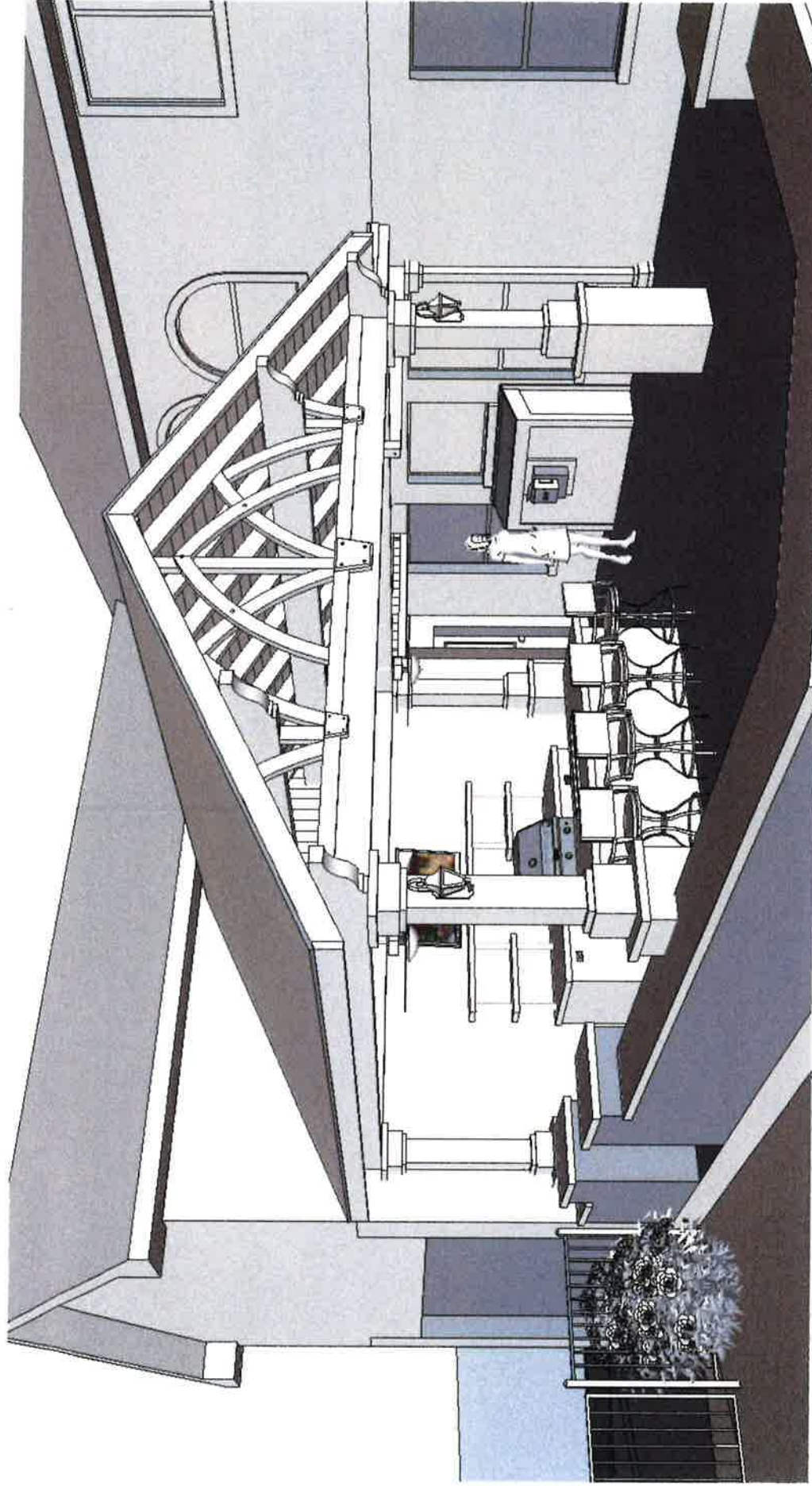


ELEVATION : Top View Detail

		PROJECT: Alex & Margie Maxwell	5/18/2019
		ADDRESS: 3301 Smoke Tree Lane	
CITY: McKinney, Texas		ZIP CODE: 75070	
Perry Kirk Designer/Builder : mrkirk63@gmail.com			


TIMBERCRAFT Design & Construction LLC

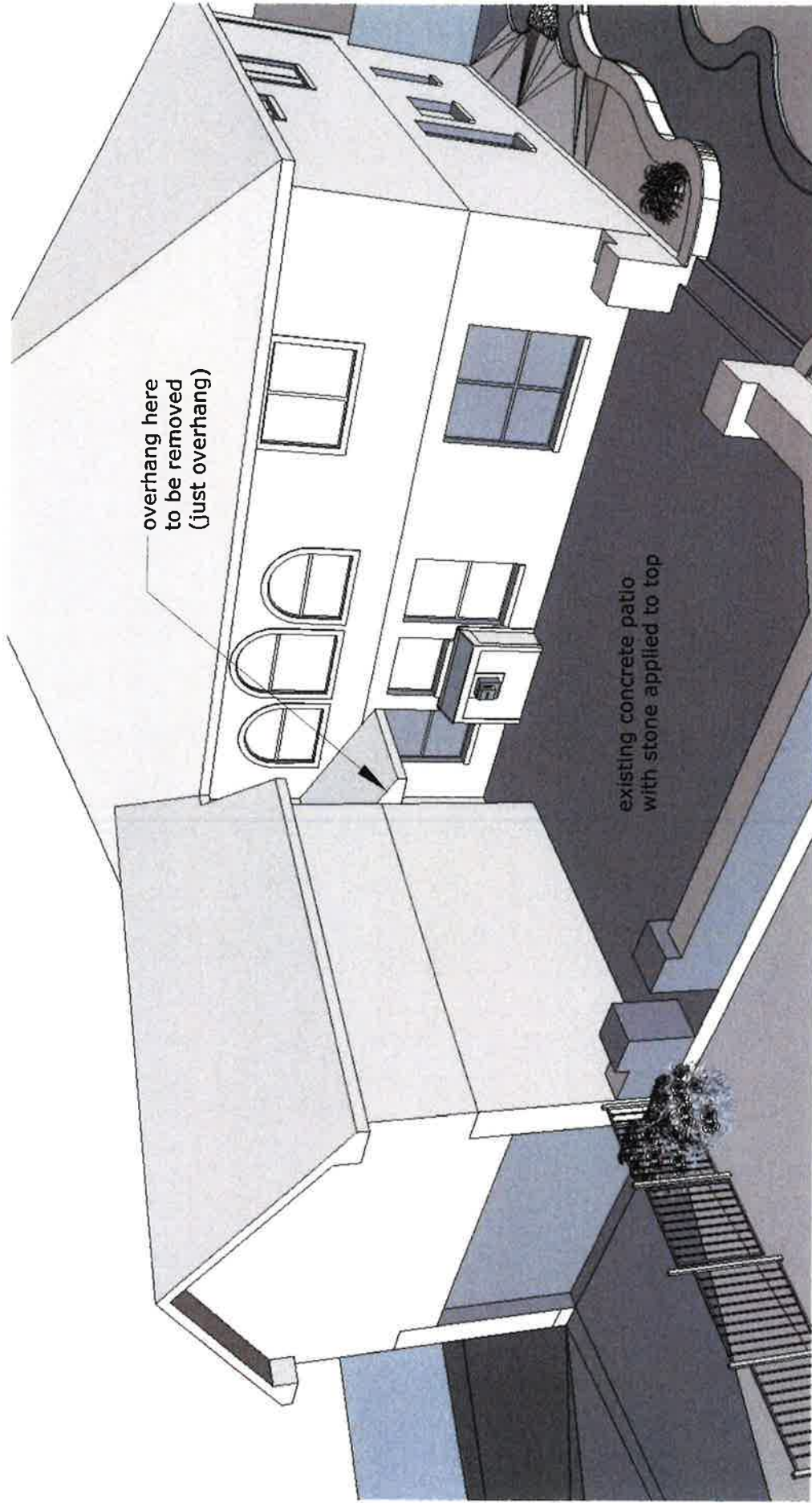
903-513-1226




20' X 18' Pavilion / Pergola Project - Concept drawings

PAGE 2

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TIMBERCRAFT Design & Construction LLC		ADDRESS: 3301 Smoke Tree Lane			
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Perry Kirk Designer/Builder : mrkirk63@gmail.com					



HOUSE "AS IS" Current Condition

		PROJECT: Alex & Margie Maxwell		5/18/2019	
		ADDRESS: 3301 Smoke Tree Lane			
TIMBERCRAFT Design & Construction LLC 903-513-1226		CITY: McKinney, Texas	ZIP CODE: 75070	Perry Kirk Designer/Builder : mrkirk63@gmail.com	