

McKINNEY BOARD OF ADJUSTMENT

MARCH 27, 2013

The McKinney Board of Adjustment met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas on Wednesday, March 27, 2013 at 5:30 p.m.

Chairman Mueller called the meeting to order at 5:30 p.m., introduced the Board Members, and explained the authority of the Board.

Board Members Present: Chairman Don Mueller, Vice-Chair Cam McCall, Shannon Mott, Charles Shepard, Brian Cobbel, and Kimberly Davison

Board Members Absent: None

Staff Present: Interim Chief Building Official Garry Adams and Administrative Assistant Teresa Noble

13-301 Oaths of Office

13-303 Election of Chair and Vice Chair

The Board Members unanimously approved the motion by Board Member Cobbel, seconded by Vice-Chair McCall, to re-elect Don Mueller as Chairman.

The Board Members unanimously approved the motion by Board Member Mott, seconded by Chairman Mueller, to re-elect Cam McCall as Vice-Chair.

Chairman Mueller continued the meeting with the Consent Item on the agenda.

The Board Members unanimously approved the motion by Vice-Chair McCall, seconded by Board Member Cobbel, to approve the following Consent Item:

13-307 Minutes of the Board of Adjustment Regular Meeting of September 26, 2012

END OF CONSENT

Chairman Mueller continued the meeting with the Regular Item on the agenda.

13-01BOA Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dustin L. Dellinger a Variance to the Minimum Side Yard Setback at the Corner, Minimum Front Yard Setback, and to allow one covered parking space instead of two for the Property Located at 1401 N. Bradley

Mr. Dustin Dellinger, 75407 Crestview, Plano, Texas, addressed the Board. Mr. Dellinger advised that he was with Starline Custom Homes. He stated the lot was very small and it was difficult to fit a home on it with the existing setbacks and the two off street parking space requirement.

Vice-Chair McCall asked Mr. Dellinger if the parking would be on White Avenue and Mr. Dellinger answered yes. He added that there was an existing drive there which he would like to utilize. Mr. Dellinger discussed the fact that some variances had already been granted but were not very helpful.

Mr. Garry Adams, Interim Chief Building Official for the City of McKinney, advised the Board that a 9' rear yard setback had previously been granted. He also stated that the lot next to the subject lot would someday have a house on it and may be asking for similar variances. Mr. Adams stated that evidently the applicant did some research on the front yard setbacks of neighboring properties, and they do vary quite a bit in this area.

Vice-Chair McCall questioned Mr. Dellinger about the need to waive one off street parking space. Mr. Dellinger stated that he would like to build an attached two car garage; however, he asked for the variance to allow a one car carport, in case he did not receive the side yard setback variance as requested.

Chairman Mueller opened the public hearing and called for comments. There being none, he closed the public hearing.

The Board Members unanimously approved the motion by Vice-Chair McCall, seconded by Board Member Cobbel, to grant the variances to allow a 10' side yard setback at the corner and a 15' front yard setback.

The request to waive one off street parking space was not approved.

The Board Members unanimously approved the motion by Chairman Mueller, seconded by Vice-Chair McCall, to adjourn the meeting at 5:55 p.m.

DON MUELLER
Chairman