

**CITY OF MCKINNEY
BOARD OF ADJUSTMENT APPLICATION**

Type of Request:

Variance Special Exception Appeal

FILING FEE \$50.00

RECEIPT DATE _____

Property Location:
 704 RIKE MCKINNEY TX 75069
Address City State Zip
 3A 6 GERRESH
Lot Number Block Subdivision Name

Owner's Information:
 North Collin County Habitat For Humanity 972-542-5300
Owner's Name Phone Number
 2060 Couch Dr MCKINNEY TX 75069
Address City State Zip
 WILSON FRYAR
Applicant's Name
 Owner is giving authority to represent him/her at the meeting.
 Wilson Fryar
Owner's Printed Name Owner's Signature

Applicant's Information:
 Wilson Fryar NCC-HABITAT 972-542-5300
Name Company Name Phone Number
 2060 Couch Dr MCKINNEY TX 75069
Address City State Zip

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	6,000	5250	750 ⁴¹
Lot Width	50'	Non conforming - no variance needed on lot size)
Lot Depth	100'		
Side Yard	5		
Side Yard	5		
Side @ Corner			
Front Yard	25		
Rear Yard	25	15	10'
Driveway			
Other			

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:

THE LOT IS UNDER SIZED AND NOT BUILDABLE AS ES.

BUILDING A RESIDENCE WOULD NOT HAVE A NEGITIVE IMPACT ON SURROUNDING PROPERTIES

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:

THIS LOT DOES NOT MEET SIZE REQUIREMENTS THERE EXIST A LARGE PECAN TREE APPROXIMATELY 25' FROM THE FRONT. VARIANCES ARE NEEDED TO BUILD ON THE LOT AND SAVE THE TREE.

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:

HARDSHIP IS DUE TO ORIGINAL SIZE OF LOT AND TREE THAT HAS GROWN THERE MANY YEARS

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:

BECAUSE LOT IS UNDER SIZED, IT IS UNBUILDABLE GRANTING A NE VARIANCE WILL ALLOW A FAMILY TO ENJOY HOME OWNERSHIP.

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.

Wilson Fryar
Applicant's Signature

STATE OF TEXAS

COUNTY OF _____

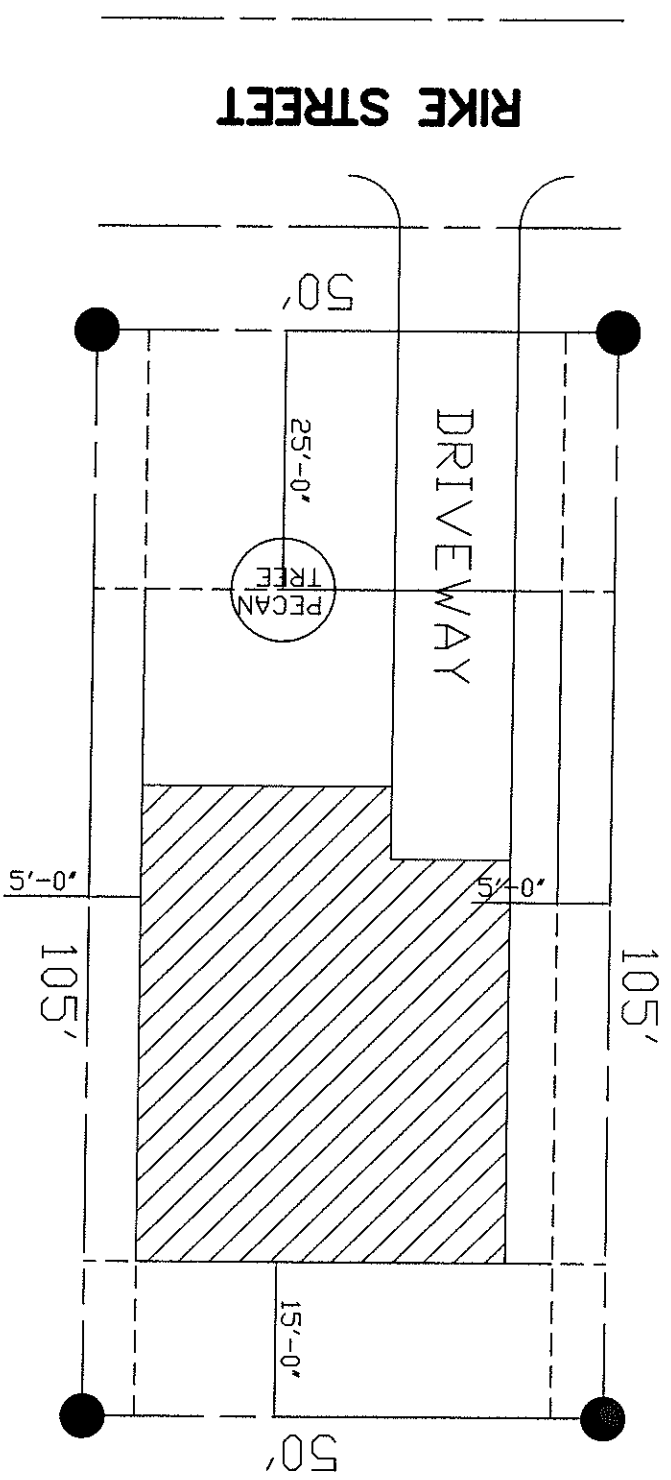
Subscribed and sworn to before me this _____ day of _____, 20____

Notary Public

(seal)

My Commission expires: _____

704 RIKE ST.
 MCKINNEY, TX 75069
 LOT 3A, BLOCK 6
 50' X 105'
 5250 SQ. FT.



SITE PLAN
 SCALE: NDT TO SCALE

SHEET NO.
A1

sq. FT.	
INTERIOR	1073
STORAGE	60
CARPORIT/PORCH	389
TOTAL	1578

UNAPPROVED SHEET FOR PERMITS ONLY - NOT VALID

PLAN 3S-FP
 FAMILY:
 ADDRESS 704 RIKE ST.
 MCKINNEY, TX

REVISIONS
 1/28/10