



**CITY OF MCKINNEY
BOARD OF ADJUSTMENT APPLICATION**

Type of Request:

Variance Special Exception Appeal

FILLING FEE **\$50.00**

RECEIPT DATE 3-28-14

Property Location:
1011 W. Virginia St. McKinney TX 75069
Address City State Zip
1 A Virginia Addition
Lot Number Block Subdivision Name

Owner's Information:
Betty Taylor (972)548-0390
Owner's Name (PRINTED) Phone Number
1011 W. Virginia St. McKinney TX 75069
Address City State Zip
 Owner is giving _____ authority to represent him/her at the meeting.
Applicant's Name

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

Betty Taylor
 Owner's Signature

STATE OF TEXAS
 COUNTY OF Collin

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

 Notary Public

(seal)

My Commission expires: _____

Applicant's Information:
Page Parker Parker Contracting (972)529-8183
Name Company Name Phone Number
1144 CR 609 Farmersville TX 75442
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			
Lot Width			
Lot Depth			
Side Yard			X
Side Yard			
Side @ Corner	15	12	3
Front Yard			
Rear Yard	25	5	20
Driveway	20	12	8
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:

There will be no impact on adjacent property. There are vacant lots to the East & South of house. House sits on corner lot.

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:

Driveway entrance is located on west side of house off Francis St. There is no other access to house. Not a high traffic street. Property slopes to East.

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:

Mrs Taylor bought the house as is after the previous owner remodeled it.

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:

Mrs Taylor's daughter has physical & mental disabilities for which she must enter at south side of house using a ramp. The drive way is her only access to the house.

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.

Page Parker Applicant's Signature

STATE OF TEXAS COUNTY OF _____

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

Notary Public

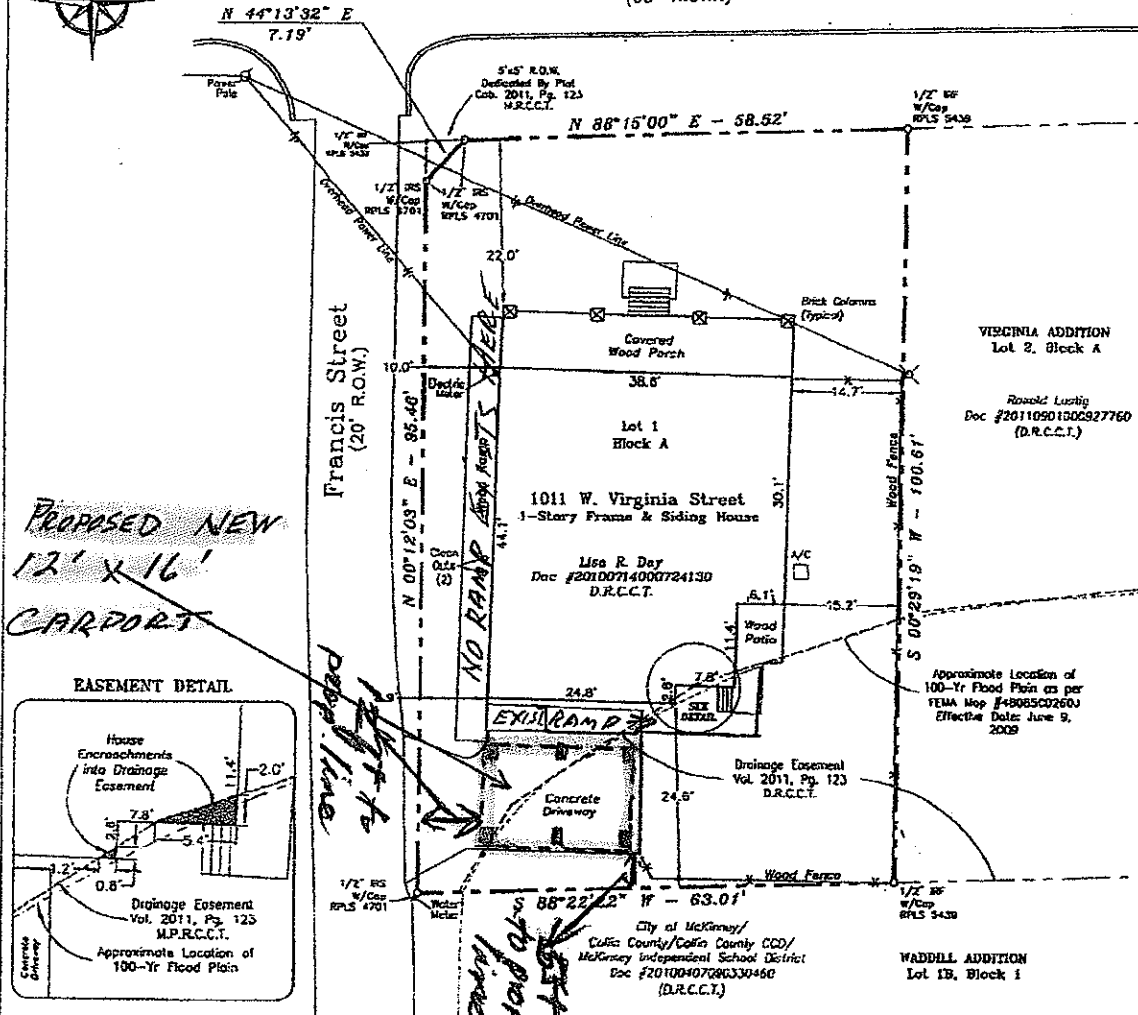
My Commission expires: _____

(seal) 8/9/10

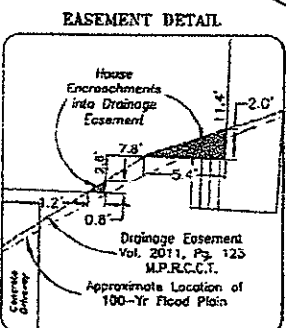
Lot 1, Block A, VIRGINIA ADDITION, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet 2011. Page 123, Map Records, Collin County, Texas.



Virginia Street
(60' R.O.W.)



**PROPOSED NEW
12' X 16'
CARPORT**



FLOOD ZONE NOTE:

This Surveyor has reviewed Flood insurance Rate Map No. 48085C0260 J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates that part of the subject parcel lies within the 100 Year Flood Plain.

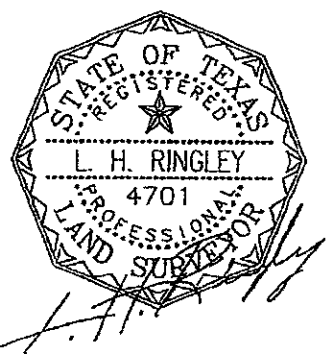
The following items listed in Schedule B of the Title Commitment prepared by Chicago Title Insurance Company under GF No. CTGPP1-82812001463, with an Effective Date of September 4, 2012 at 8:00 a.m. and issued on September 19, 2012 at 8:00 a.m. AFFECT THE SUBJECT PROPERTY.

10e. - Drainage Easement, Vol. 2011, Pg. 123, D.R.C.C.T. - As Shown.

CERTIFICATION

I, Lawrence H. Ringley, Registered Professional Land Surveyor in and for the State of Texas, hereby certify to Lisa R. Day; Betty J. Taylor; SFMC, LP and Chicago Title of Texas, LLC, that the Plat hereon represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There are no visible conflicts, found during the time of this survey, September 11, 2012, except as shown.

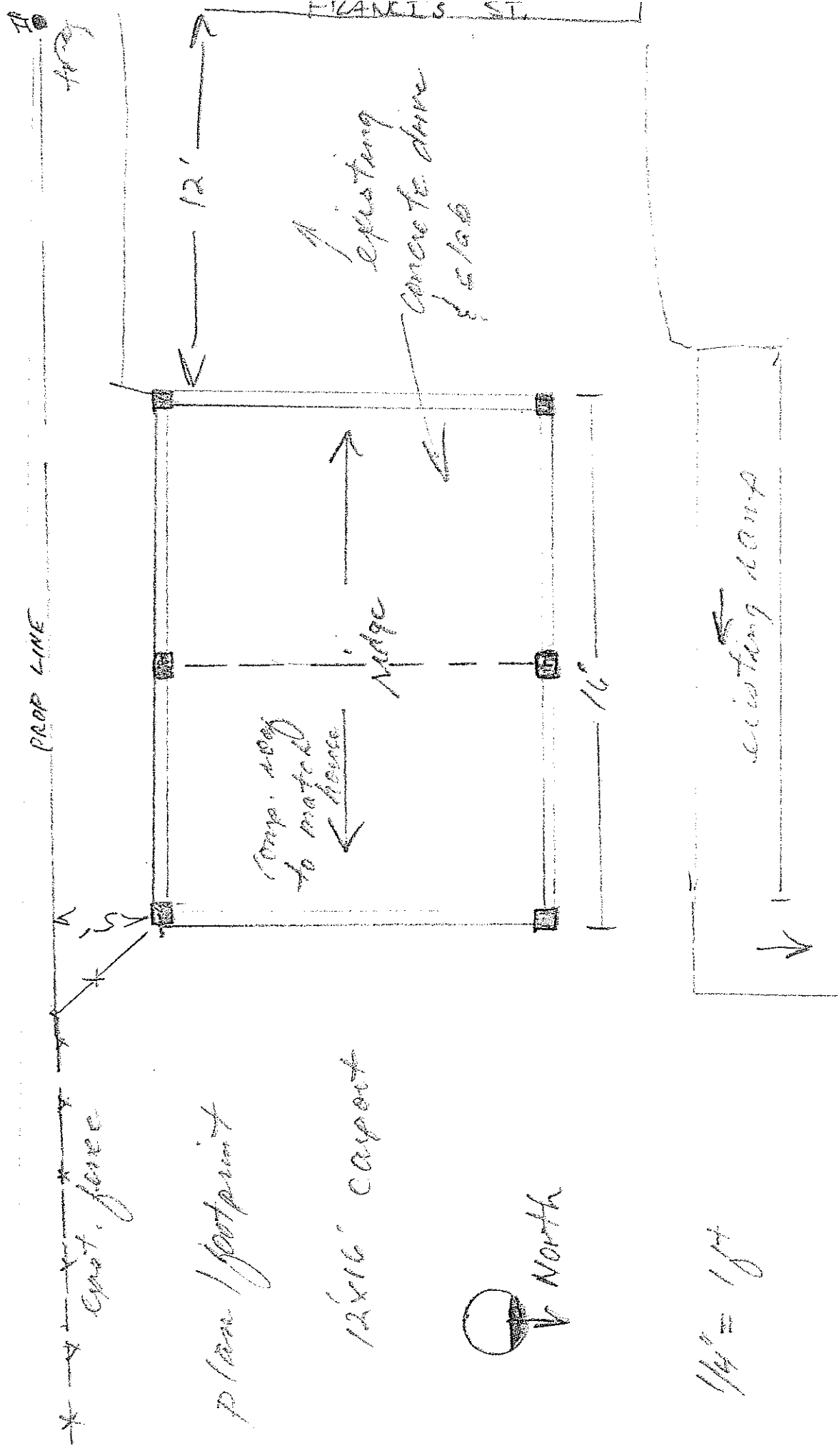
L.H. Ringley
LAWRENCE H. RINGLEY, R.P.L.S. No. 4701



	JOB #:	12137	1011	<i>Day Residence</i>
	TITLE:	12137T	W. Virginia St.	
	SCALE:	1" = 20'	McKinney, Texas	
	DATE:	03/20/12	Lot 1, Block A	

1011 W. Virginia
McKamey TX 75069
Louisiana 21

Vacant lot



plan / footprint

12x16' carport



1/4" = 1 ft

Subcontractor Validation Residential Worksheet

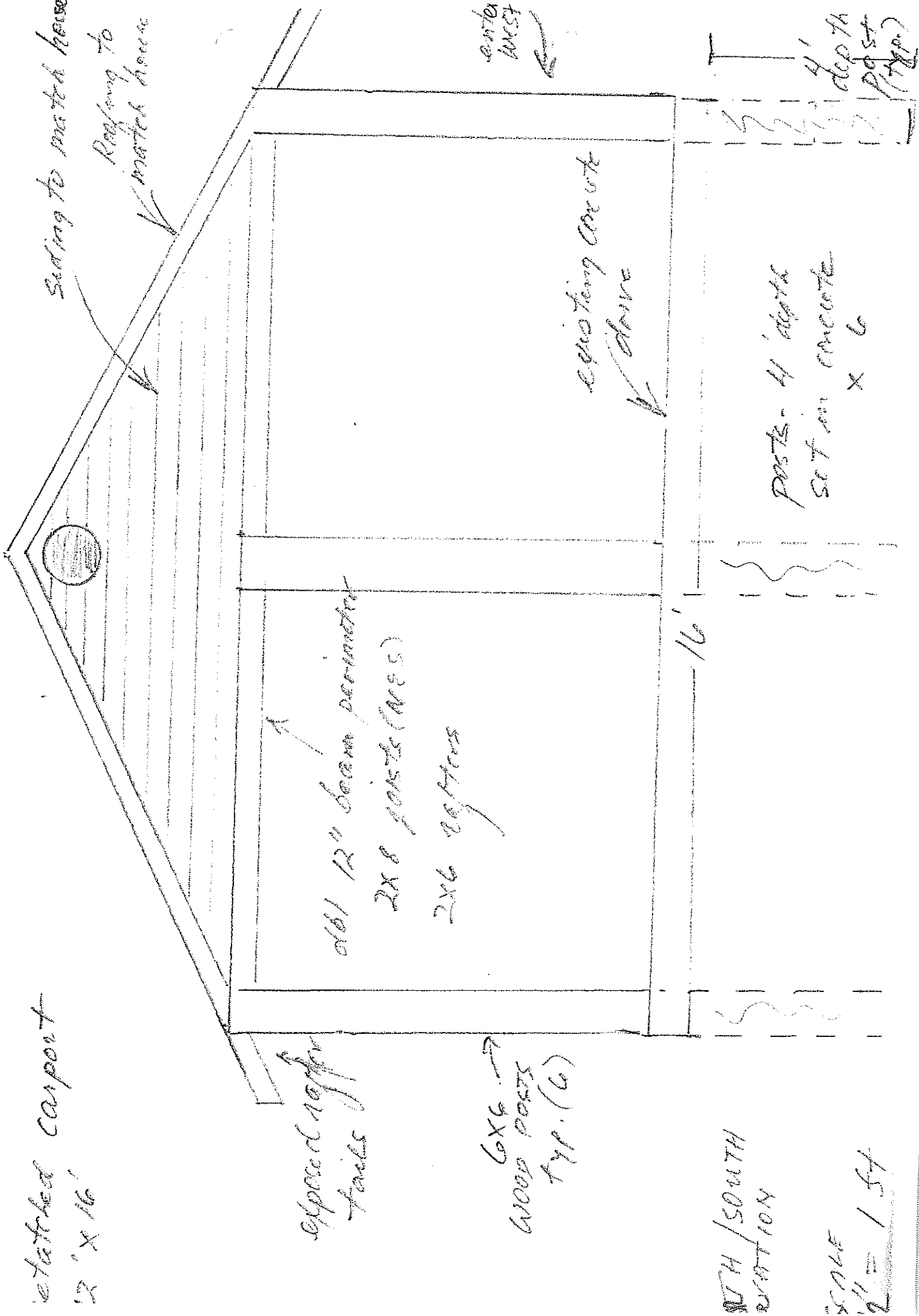
Work Description:		Car Port	
Project Address:		1011 W. Virginia St.	
Lot:	Block:	Subdivision:	
1	A	Kinganna	
Gas <input type="checkbox"/>	Alley <input type="checkbox"/>	Piers <input checked="" type="checkbox"/>	House Plan
AC total sq ft	192	Lot Area	
Electrical Contractor Company			
Master Electrician's Name			
State Master License #:			
Print Name of Authorized Signer:			
Signature of Authorized Signer:			
Master Plumber's Name:			
State License #:			
Print Name of Authorized Signer:			
Signature of Authorized Signer:			
Master HVAC's Name:			
State License #:			
Print Name of Authorized Signer:			
Signature of Authorized Signer:			
General Contractor		Parker Contracting, Inc	
GC/Builder Address:		1144 CR 1009	
City / State / Zip Code		Farmersville, TX 75442	
GC/Builder Phone Number:		(972) 529-8183	
Contact Person:	Page Parker	Phone Number	(9)529-8183
Email Address			
Page.Parker@gmail.com			

FOR OFFICE USE ONLY

Living sq ft	Total Value	Permit Fees
Garage sq ft	# of Floors	Cap Recovery Sewer
Total sq ft	Meter Size	Cap Recovery Water
	1 inch	Zone _____
	3/4 inch	Water Meter Fees
		Sewer Tap Fees
		Fence

11414 W. Virginia
McKinney, TX 75069

Page Parker



PARKER CONTRACTING

Page Parker
972-529-8183
pagedparker@gmail.com

Scope of Work:

Construction of a detached car port

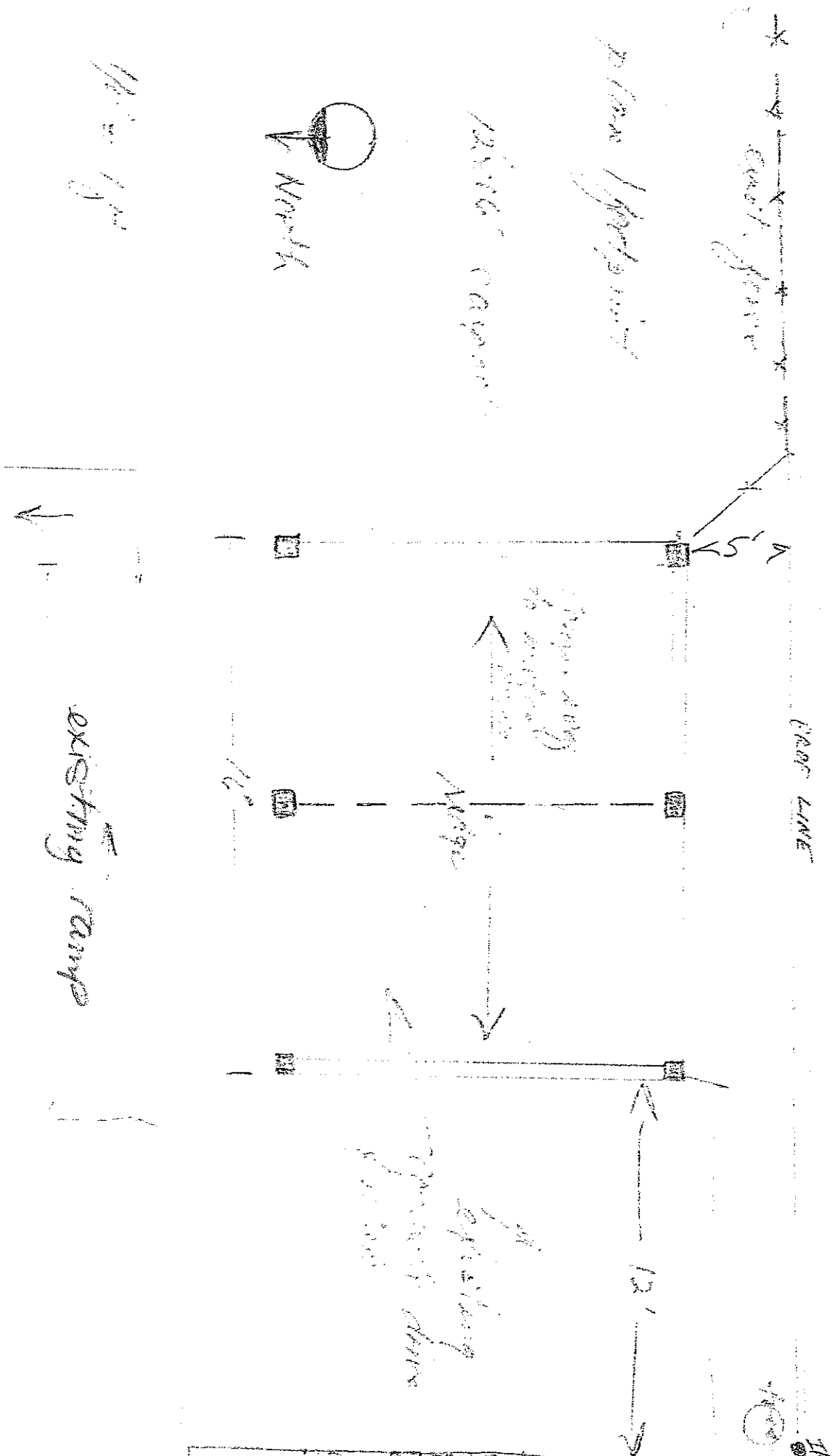
Valuation:

\$5,000.00

1011 W. Virginia
McKenney TX 75069

Beard and

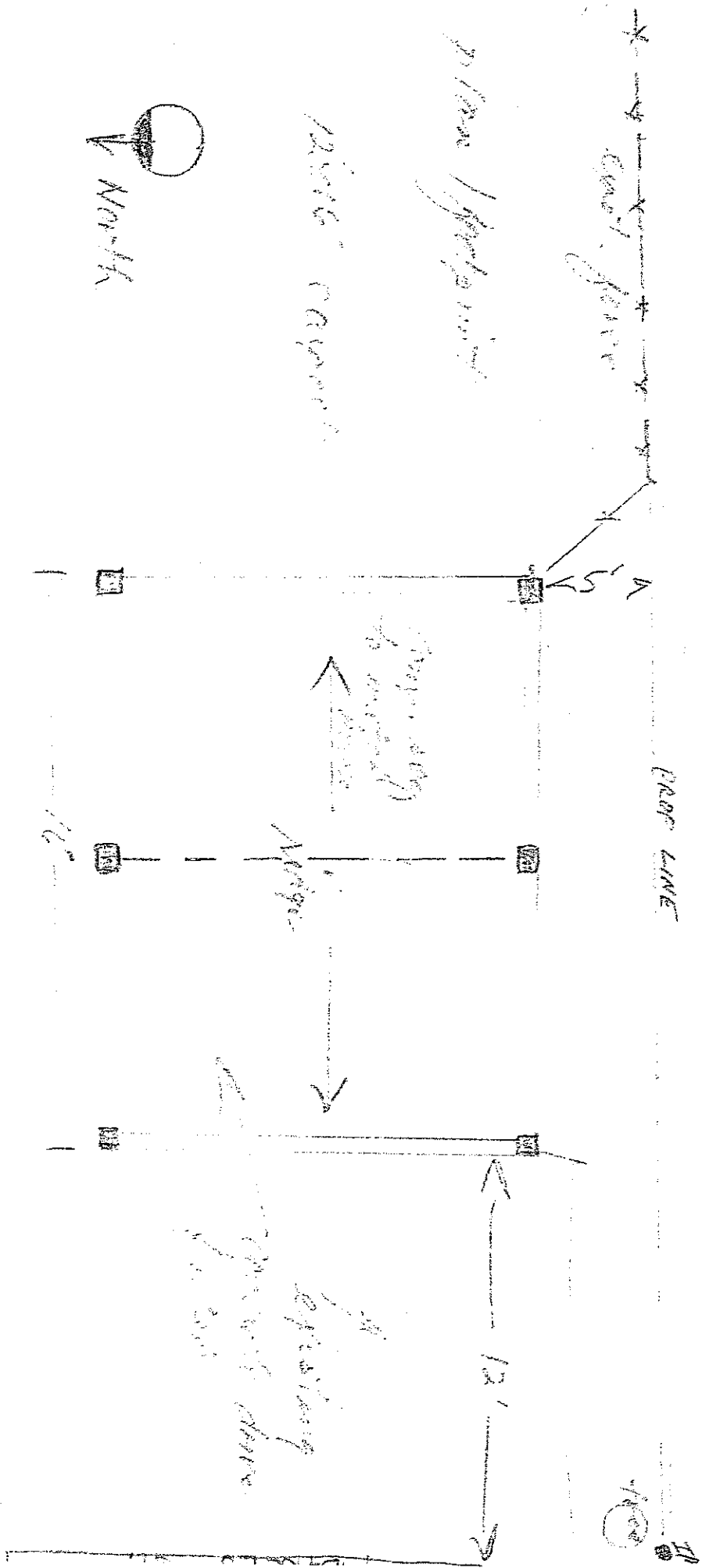
S. 261,000,000



1011 W. Virginia
McKinnney TX 75069

2000000000

1000000000



EXISTING RAMP

1000000000



TAMU RESIDENCE
1011 W. RESIDENCE
MC KINNEY, TX 75069

Page 1/1

Reluctant Carport
12' x 16'

Seating for owner's horse
Response to
owner's horse

approx. 19' x 11'
stairs

6' x 6' →
wood panel
type (2)

add 12' x 12' deck
2' x 2' posts
2' x 6' joists

existing concrete
foundation

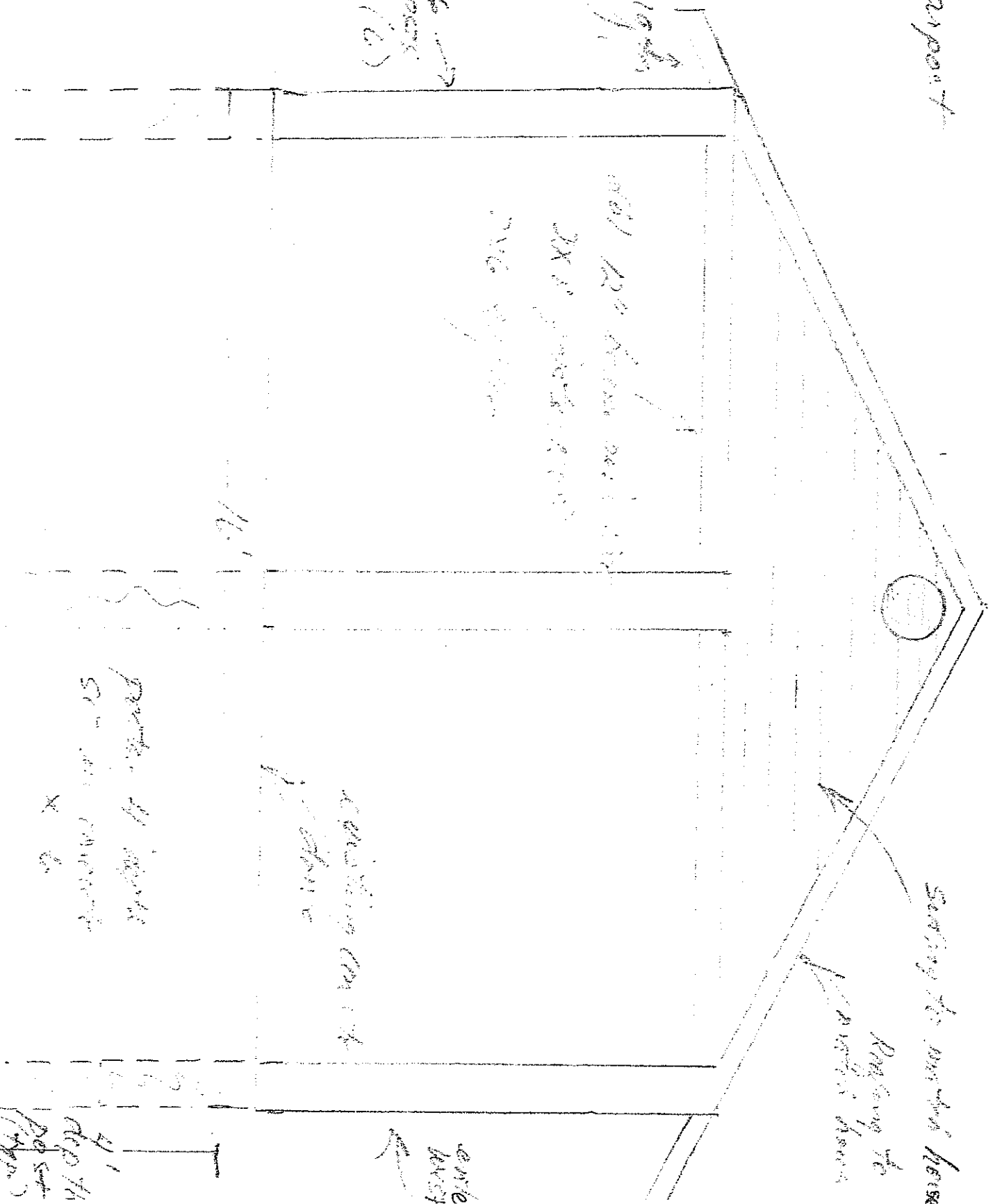
concrete
base

12' x 11' / 50' x 11'
wood panel

5' x 11' / 10' x 11'

panels 11' x 11'
5' x 11' x 11'

4' x 11'
Deck
(11' x 11')



TOWN OF HESBORN CE
101 W. HESBORN
HESBORN, TX 75069

Blue Park

Refrigerator compartment

12' x 16'

expand upon
plans

60x60
wire mesh
typ. (6)

add 100 lbs
DX's pressure
one system



connecting to another house

Refrigerator
to
main house

existing
refrigerator

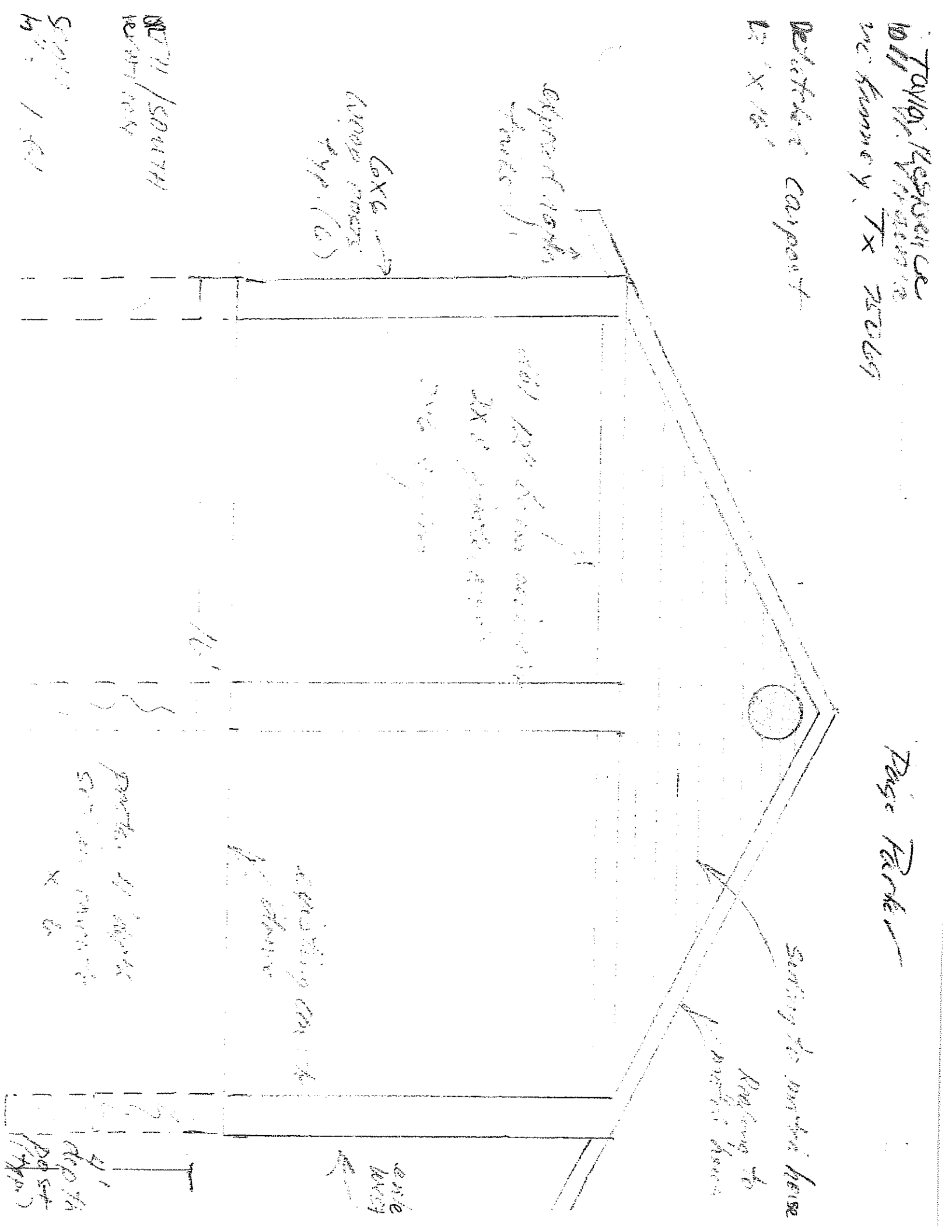
enter
house

NE 1/4 SOUTH
100' x 100'

Septic
100' x 100'

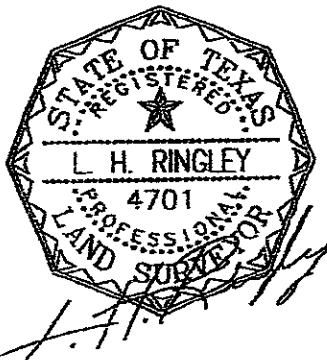
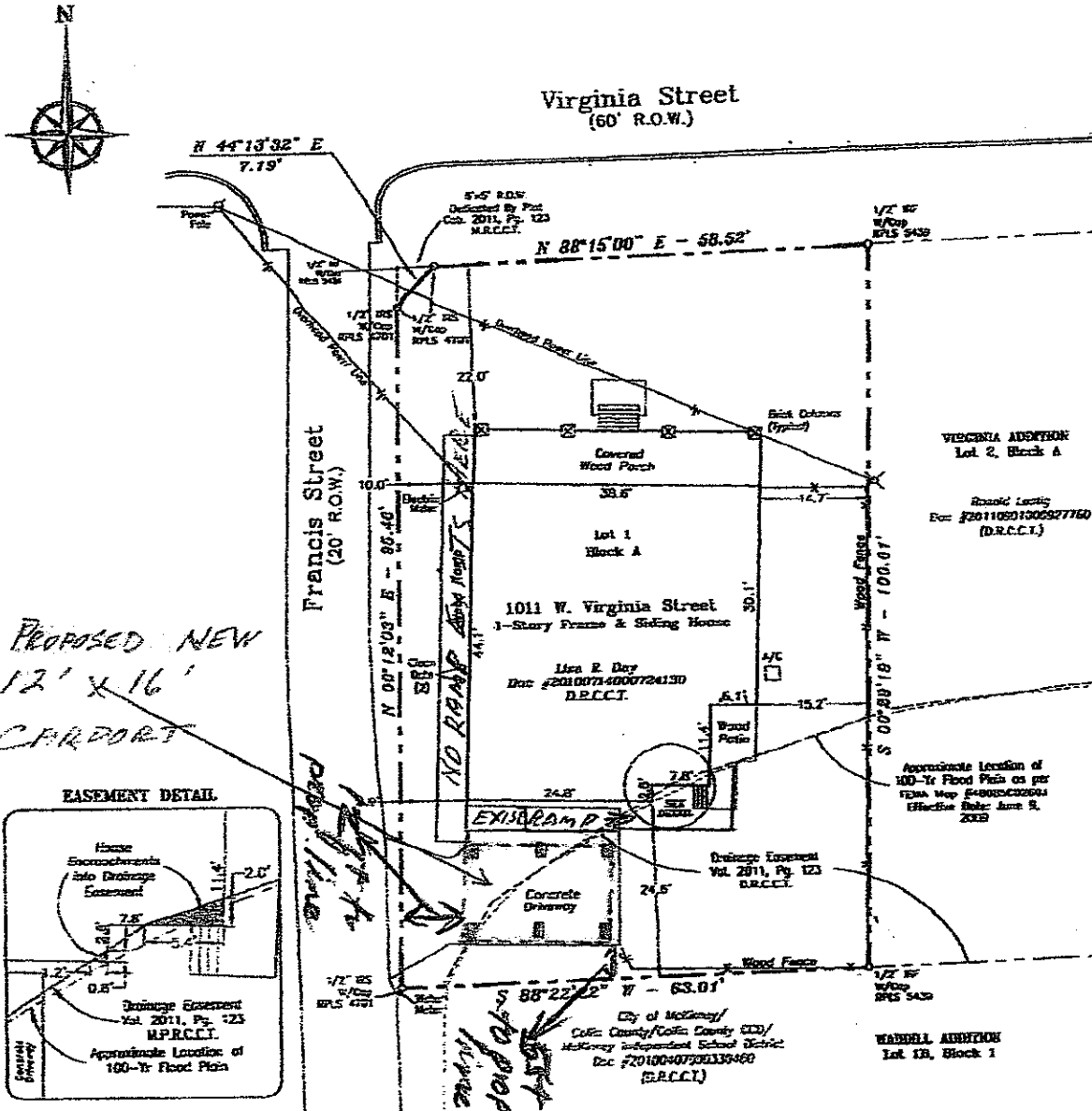
part of house
septic tank

4' x 4'
Septic
tank



TITLE SURVEY

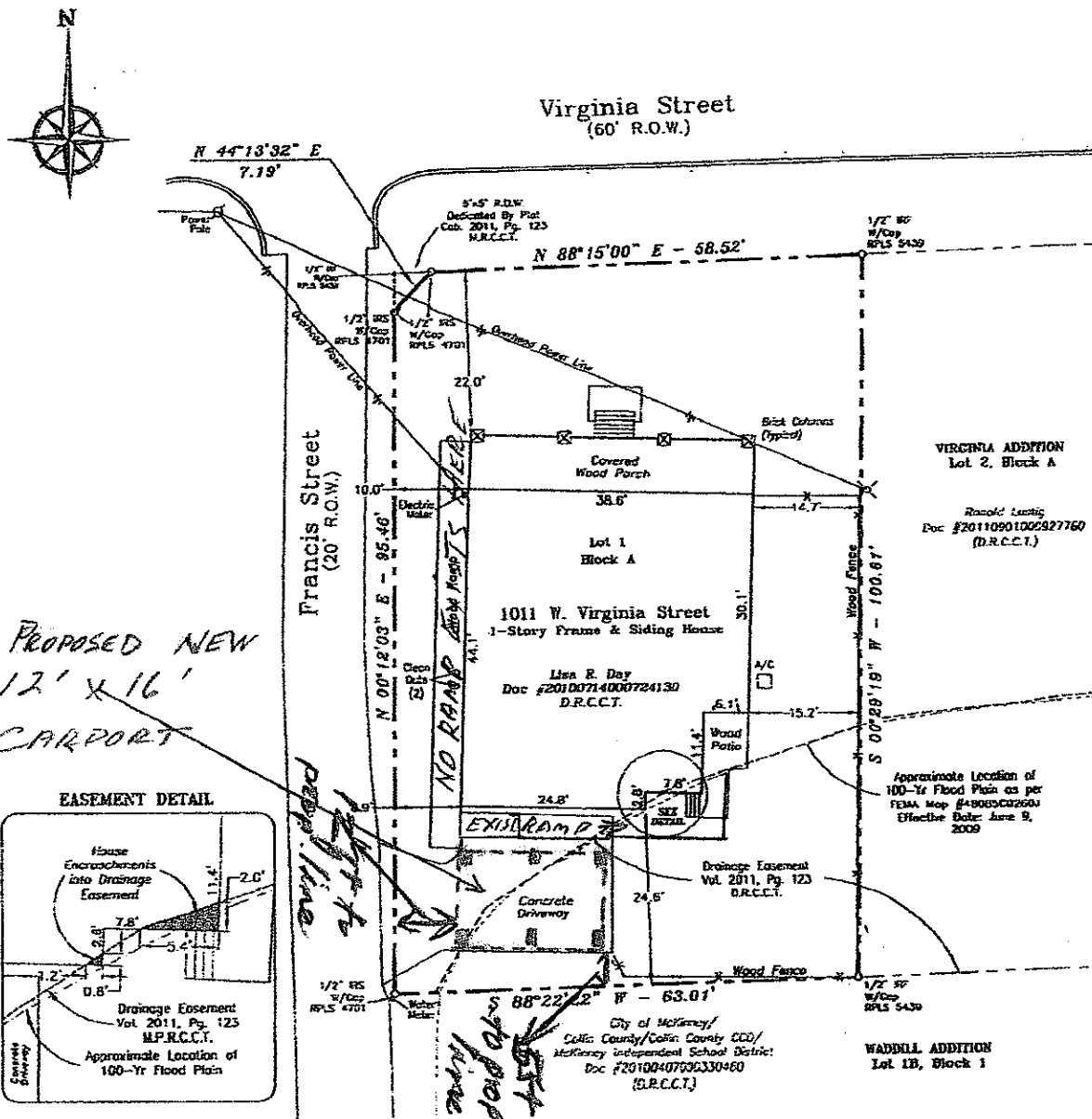
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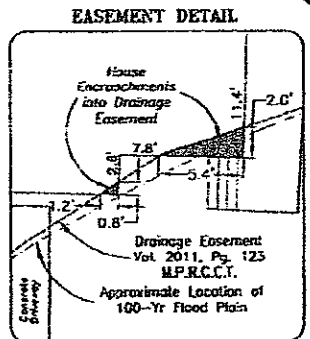
<p>RINGLEY & ASSOCIATES, INC. SURVEYING • MAPPING • PLANNING</p>	<p>JOB #: 16187</p> <p>TITLE: 16187T</p> <p>SCALE: 1" = 20'</p> <p>DATE: 09/19/12</p>	<p>1011 W. Virginia St. McKinney, Texas</p>	<p>Day Residence</p>
	<p>1011 W. Virginia St. McKinney, Texas</p>	<p>1011 W. Virginia St. McKinney, Texas</p>	

TITLE SURVEY

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*Proposed New
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Carport*



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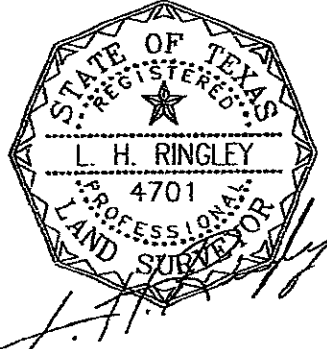
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L. H. Ringley
LAWRENCE H. RINGLEY, R.P.L.S. No. 4701



 RINGLEY & ASSOCIATES, INC. SURVEYING · MAPPING · PLANNING	JOB #:	18157	1011 W. Virginia St. McKinney, Texas	Day Residence
	TITLE:	18157T	Lot 1, Block A	
	SCALE:	1" = 20'		
	DATE:	08/09/19		

March 28, 2014

Page Parker
c/o Parker Contracting
1144 CR 609
Farmersville, Texas 75442

RE: 2014-021H Request by Page Parker, for Betty J. Taylor for Approval of a Certificate of Appropriateness to Construct a Carport Located at 1011 West Virginia Street.

Dear Mr. Parker:

This letter shall serve as approval of a Certificate of Appropriateness for the property located at 1011 West Virginia Street to construct a new carport. This approval letter is one of the requirements used to obtain a permit from the Building Permits/Inspections Department. The approval is conditioned as follows:

1. The applicant shall build in strict compliance with the drawings and written documentation that were received by the Historic Preservation Officer on March 24, 2014 and approved on March 28, 2014.
2. The applicant will be responsible for meeting all applicable City ordinances and obtaining all necessary building permits.

A copy of the approved plan(s), including type of materials and dimensions is included with this document.

If you have any questions about the approval of this item, please contact me at 972-547-7416.

Sincerely,

Guy R. Giersch
Historic Preservation Officer