



*Rovd & 29/17*  
*D*

# BOARD OF ADJUSTMENT APPLICATION

APPEAL  SPECIAL EXCEPTION  VARIANCE  TODAY'S DATE: 8-29-17

**\*\*CONTACT INFORMATION\*\***

PROPERTY LOCATION\*: 2651 ORCHID DRIVE MCKINNEY TEXAS 75070

Subdivision: ENCLAVE at HIDDEN CREEK Lot: 36 Block: A

\*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: TRAVIS HILL 2651 ORCHID DRIVE MCKINNEY, TX 75070

(Name) (Address) (City, State, & Zip Code)  
travishill@izf.com 972-567-2438  
(Email) (Phone)

Property Owner is giving \_\_\_\_\_ authority to represent him/her at meeting.

(Applicant Name)  
Property Owner Printed Name: TRAVIS HILL Property Owner Signature: Travis Hill

Applicant: TRAVIS HILL 2651 ORCHID DRIVE MCKINNEY, TEXAS 75070

(Name) (Address) (City, State, & Zip Code)  
travishill@izf.com 972-567-2438  
(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	<u>15' BUILD LINE</u>	<u>4' BUILD LINE</u>	<u>11'</u>
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**

(attached)

VARIANCE SEEKING PERMISSION TO ADD A PATIO COVER OVER NEWLEY POURED STAMPED CONCRETE PATIO. WE ARE TRYING TO OBTAIN PRIVACY AND QUIET ENJOYMENT THAT WE DESERVE AS HOMEOWNERS. OUR HOUSE IS SURROUNDED BY CREEKS AND TREES ON THE NORTH, EAST AND SOUTH SIDES WITH NO NEIGHBORS. THE WEST SIDE IS FLANKED BY ORCHID DRIVE AND A 3 STORY APARTMENT BUILDING THAT LOOKS DOWN INTO OUR BACK YARD. THERE IS ALSO A SIDEWALK 6 FEET AWAY FROM OUR YARD THAT ALLOWS ANYONE WALKING DOWN IT TO LOOK DIRECTLY AT US. THE CURRENT BUILD LINE IS 15 FEET THUS NOT ALLOWING US TO COVER THE ENTIRE PATIO FOR PRIVACY. OUR HOUSE SITS ALONE OUTSIDE THE NEIGHBORHOOD SO IT WILL NOT AFFECT ANY OF OUR NEIGHBORS.

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.

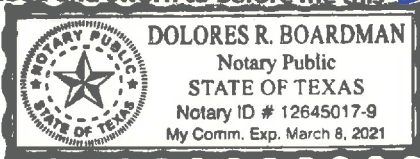
Jeffrey Travis Hill  
Property Owner Signature (if different from Applicant)

\_\_\_\_\_  
Applicant's Signature

STATE OF TEXAS | Page

COUNTY OF Collin

Subscribed and sworn to before me this 29<sup>th</sup> day of August, 2017

(seal) 

\_\_\_\_\_  
Notary Public  
My Commission expires: 3/8/2021

**\*\*\*OFFICE USE ONLY\*\*\***

Seeking an appeal from Chapter 41, McKinney Zoning Ordinance, Section No:

BOA Number: 17-12

TOTAL FEE DUE: \$50.00 (non-refundable)

Received by:

Signature:

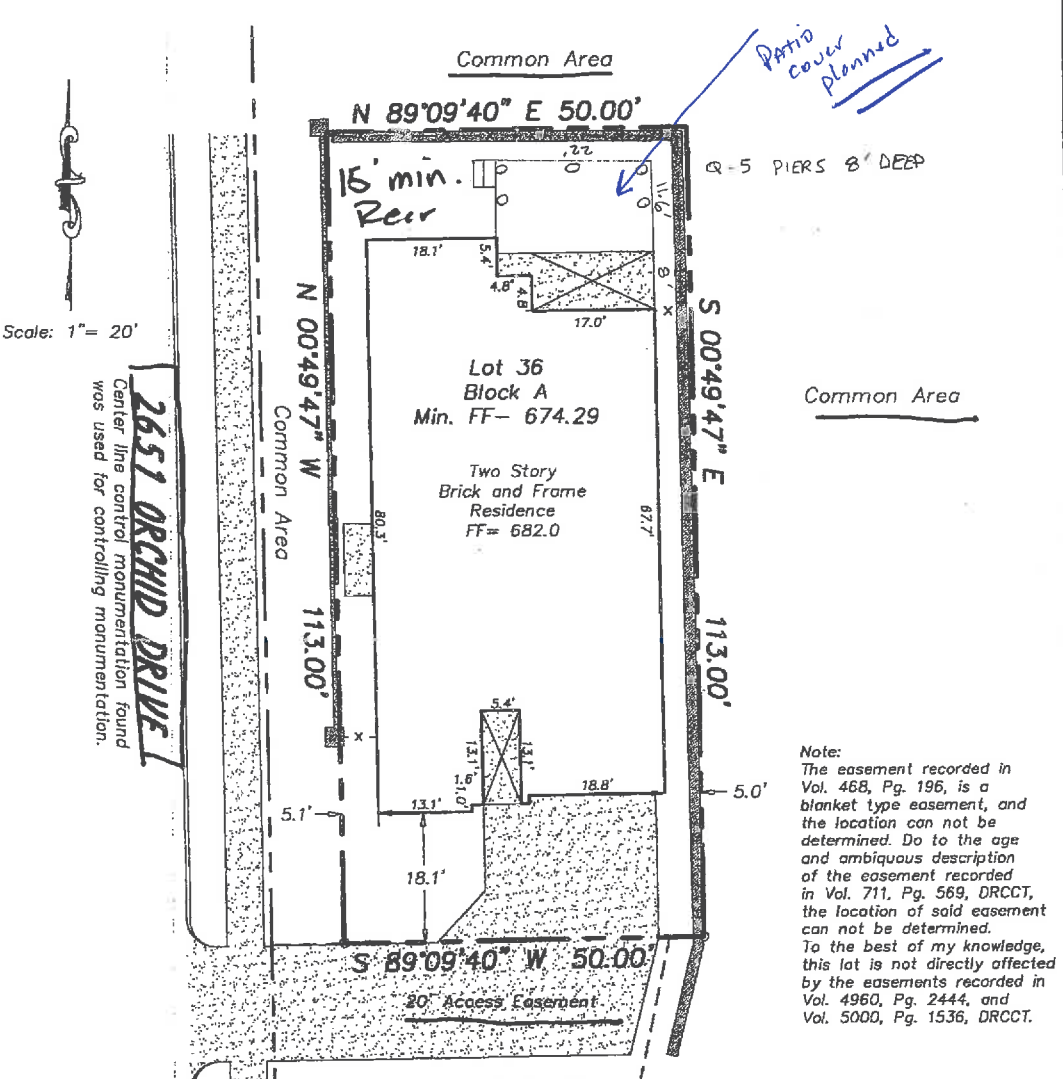
Date:

*pd  
9/18/17*

Address: 2651 Orchid Drive, Title Company: Alamo Title, GF. No. ATD-04-600041600252-0B

PROPERTY DESCRIPTION

Lot 36, Block A, Enclave at Hidden Creek, being a replat of Lot 2, Block A, The Highlands, an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Document No. 2014-676, Plat Records, Collin County, Texas.



*Partio cover Planned*

Scale: 1" = 20'

2651 ORCHID DRIVE  
Center line control monumentation found  
was used for controlling monumentation.

Note:  
The easement recorded in Vol. 468, Pg. 196, is a blanket type easement, and the location can not be determined. Do to the age and ambiguous description of the easement recorded in Vol. 711, Pg. 569, DRCC, the location of said easement can not be determined. To the best of my knowledge, this lot is not directly affected by the easements recorded in Vol. 4960, Pg. 2444, and Vol. 5000, Pg. 1536, DRCC.

Flood Statement:  
This property is not located in Zone 'A' or 'AE' ( Special Flood Hazard Areas Inundated by 100-year Flood ), this property is located in Zone 'X' ( Area determined to be outside the 500 year floodplain ) as shown on the FEMA, Flood Insurance Administration Rate Map, Community-Panel Number 48085C0270J, Dated 6/02/2009. This statement does not imply the property and/or structures thereon will be free from flooding and/or flood damage. Greater floods can and may occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. If intrested parties have concerns regarding the flooding propensities of this property, a qualified Licensed Professional Engineer should be consulted.

I, Richard C. Maki, hereby certify that the survey map hereon, and the accompanying description, depicts and describes the results of a survey made on the ground under my personal supervision, and substantially meets the minimum standard requirements of the Texas Board of Professional Land Surveying, and to the best of my knowledge and belief, is a true and correct depiction and description of the results of said survey. There are no apparent encroachments or protrusions across boundary lines, shortages of area or boundary, except as shown hereon. The only easements the undersigned has knowledge of are those shown, however this property is subject to any and all easements, reservation and restrictions that may be of record. Any reference to the 100 year flood plain or flood hazard zone, is an estimate based on the data stated hereon, and should not be interpreted as a study or determination of the flooding propensities of this property, and the undersigned shall not acquire any burden or liability from said statement.



Richard C. Maki  
Registered Professional  
Land Surveyor No. 4587  
Original Only if Signed in Red  
Date: 5/06/16  
Job No. 70899  
Drawn By: RCM-1



Established 1988

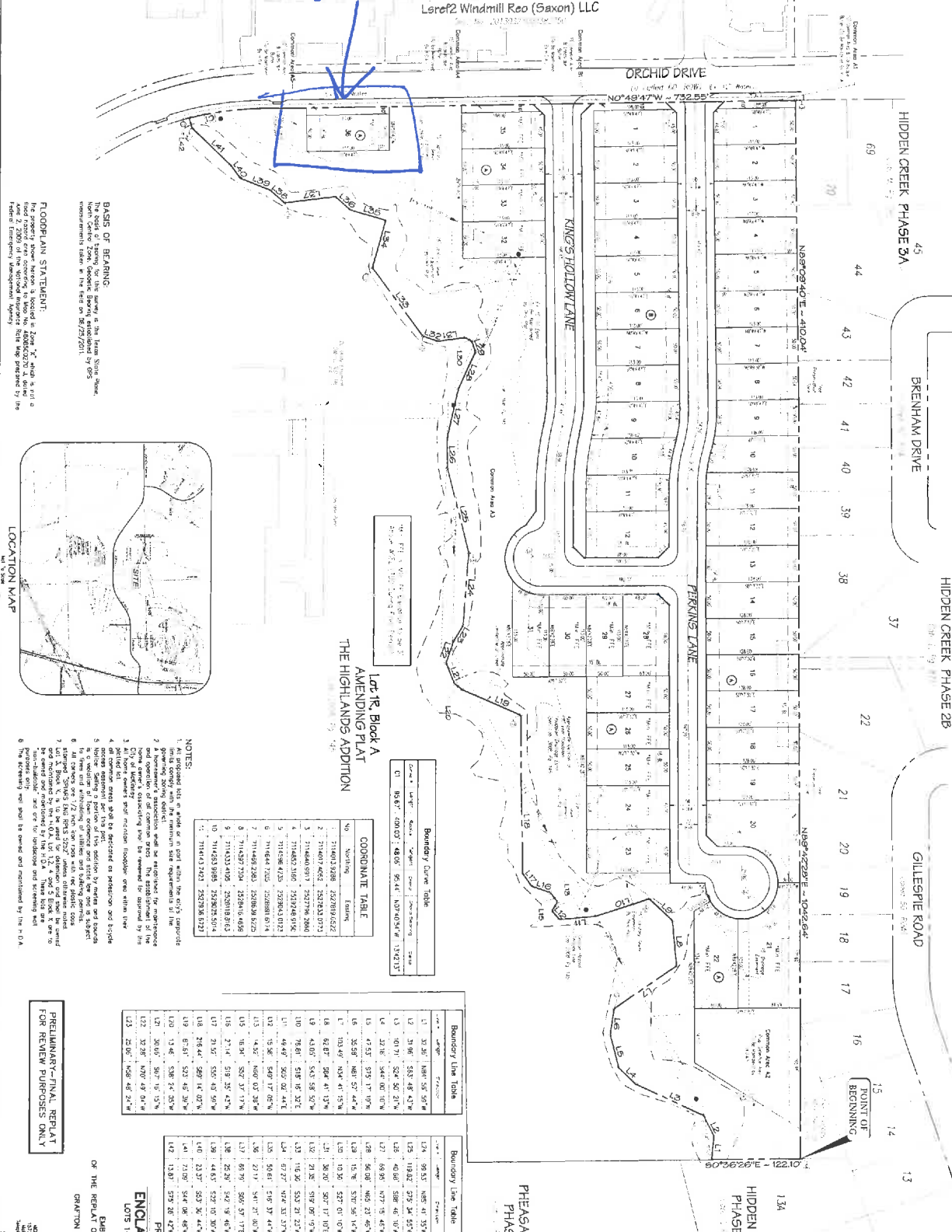
Received & Accepted:

Seller: \_\_\_\_\_  
Date: \_\_\_\_\_  
Buyer: *Jiffrey James Hill*  
Date: *7-8-16*  
Buyer: *Roger Moore Hill*  
Date: *7-8-16*

Note: This survey was performed in connection with the transaction described herein, and is intended for that purpose only.  
GF. No. ATD-04-600041600252, for Alamo Title Company.  
**MAKI AND ASSOCIATES, INC.**  
P.O. BOX 14293 ARLINGTON, TEXAS 76094-1293  
(817) 226-2700, TPBLS Firm Reg. No. 100487-00  
Legend: ○ Iron Rod Found -x-x- Wood or Wire Fence  
● Iron Rod Set △ Control Monument  
All iron rods are 1/2" rebar unless otherwise noted.  
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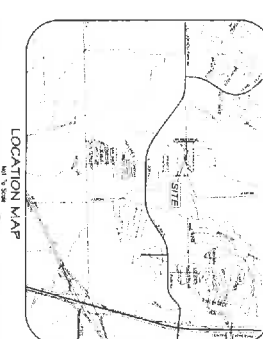
LOT 36A

Loref2 Windmill Roo (Saxon) LLC



**BAIS OF BEARING:**  
 All bearings are based on the True North, True North, County of Tarrant, Texas, as shown on the Texas State Plane Coordinate System, NAD 83, Zone 14N, FIPS 5002, measurements taken on the date 08/29/2011.

**FLOODPLAIN STATEMENT:**  
 The property shown herein is located in Flood Zone X and is not a Special Flood Hazard Area as shown on the Flood Insurance Rate Map prepared by the Federal Emergency Management Agency.



**Lot 16, Block A  
 AMENDING PLAT  
 THE HIGHLANDS ADDITION**

**Boundary Line Table**

Point	Order	North	East	Area
1	1	0.0000	0.0000	0.0000
1	2	0.0000	1.0000	0.5000
1	3	0.0000	2.0000	1.0000
1	4	0.0000	3.0000	1.5000
1	5	0.0000	4.0000	2.0000
1	6	0.0000	5.0000	2.5000
1	7	0.0000	6.0000	3.0000
1	8	0.0000	7.0000	3.5000
1	9	0.0000	8.0000	4.0000
1	10	0.0000	9.0000	4.5000
1	11	0.0000	10.0000	5.0000
1	12	0.0000	11.0000	5.5000
1	13	0.0000	12.0000	6.0000
1	14	0.0000	13.0000	6.5000
1	15	0.0000	14.0000	7.0000
1	16	0.0000	15.0000	7.5000
1	17	0.0000	16.0000	8.0000
1	18	0.0000	17.0000	8.5000
1	19	0.0000	18.0000	9.0000
1	20	0.0000	19.0000	9.5000
1	21	0.0000	20.0000	10.0000
1	22	0.0000	21.0000	10.5000
1	23	0.0000	22.0000	11.0000
1	24	0.0000	23.0000	11.5000
1	25	0.0000	24.0000	12.0000
1	26	0.0000	25.0000	12.5000
1	27	0.0000	26.0000	13.0000
1	28	0.0000	27.0000	13.5000
1	29	0.0000	28.0000	14.0000
1	30	0.0000	29.0000	14.5000
1	31	0.0000	30.0000	15.0000
1	32	0.0000	31.0000	15.5000
1	33	0.0000	32.0000	16.0000
1	34	0.0000	33.0000	16.5000
1	35	0.0000	34.0000	17.0000
1	36	0.0000	35.0000	17.5000
1	37	0.0000	36.0000	18.0000
1	38	0.0000	37.0000	18.5000
1	39	0.0000	38.0000	19.0000
1	40	0.0000	39.0000	19.5000
1	41	0.0000	40.0000	20.0000
1	42	0.0000	41.0000	20.5000
1	43	0.0000	42.0000	21.0000
1	44	0.0000	43.0000	21.5000
1	45	0.0000	44.0000	22.0000
1	46	0.0000	45.0000	22.5000
1	47	0.0000	46.0000	23.0000
1	48	0.0000	47.0000	23.5000
1	49	0.0000	48.0000	24.0000
1	50	0.0000	49.0000	24.5000
1	51	0.0000	50.0000	25.0000
1	52	0.0000	51.0000	25.5000
1	53	0.0000	52.0000	26.0000
1	54	0.0000	53.0000	26.5000
1	55	0.0000	54.0000	27.0000
1	56	0.0000	55.0000	27.5000
1	57	0.0000	56.0000	28.0000
1	58	0.0000	57.0000	28.5000
1	59	0.0000	58.0000	29.0000
1	60	0.0000	59.0000	29.5000
1	61	0.0000	60.0000	30.0000
1	62	0.0000	61.0000	30.5000
1	63	0.0000	62.0000	31.0000
1	64	0.0000	63.0000	31.5000
1	65	0.0000	64.0000	32.0000
1	66	0.0000	65.0000	32.5000
1	67	0.0000	66.0000	33.0000
1	68	0.0000	67.0000	33.5000
1	69	0.0000	68.0000	34.0000
1	70	0.0000	69.0000	34.5000
1	71	0.0000	70.0000	35.0000
1	72	0.0000	71.0000	35.5000
1	73	0.0000	72.0000	36.0000
1	74	0.0000	73.0000	36.5000
1	75	0.0000	74.0000	37.0000
1	76	0.0000	75.0000	37.5000
1	77	0.0000	76.0000	38.0000
1	78	0.0000	77.0000	38.5000
1	79	0.0000	78.0000	39.0000
1	80	0.0000	79.0000	39.5000
1	81	0.0000	80.0000	40.0000
1	82	0.0000	81.0000	40.5000
1	83	0.0000	82.0000	41.0000
1	84	0.0000	83.0000	41.5000
1	85	0.0000	84.0000	42.0000
1	86	0.0000	85.0000	42.5000
1	87	0.0000	86.0000	43.0000
1	88	0.0000	87.0000	43.5000
1	89	0.0000	88.0000	44.0000
1	90	0.0000	89.0000	44.5000
1	91	0.0000	90.0000	45.0000
1	92	0.0000	91.0000	45.5000
1	93	0.0000	92.0000	46.0000
1	94	0.0000	93.0000	46.5000
1	95	0.0000	94.0000	47.0000
1	96	0.0000	95.0000	47.5000
1	97	0.0000	96.0000	48.0000
1	98	0.0000	97.0000	48.5000
1	99	0.0000	98.0000	49.0000
1	100	0.0000	99.0000	49.5000
1	101	0.0000	100.0000	50.0000
1	102	0.0000	101.0000	50.5000
1	103	0.0000	102.0000	51.0000
1	104	0.0000	103.0000	51.5000
1	105	0.0000	104.0000	52.0000
1	106	0.0000	105.0000	52.5000
1	107	0.0000	106.0000	53.0000
1	108	0.0000	107.0000	53.5000
1	109	0.0000	108.0000	54.0000
1	110	0.0000	109.0000	54.5000
1	111	0.0000	110.0000	55.0000
1	112	0.0000	111.0000	55.5000
1	113	0.0000	112.0000	56.0000
1	114	0.0000	113.0000	56.5000
1	115	0.0000	114.0000	57.0000
1	116	0.0000	115.0000	57.5000
1	117	0.0000	116.0000	58.0000
1	118	0.0000	117.0000	58.5000
1	119	0.0000	118.0000	59.0000
1	120	0.0000	119.0000	59.5000
1	121	0.0000	120.0000	60.0000
1	122	0.0000	121.0000	60.5000
1	123	0.0000	122.0000	61.0000

**Boundary Line Table**

Point	Order	North	East	Area
1	1	0.0000	0.0000	0.0000
1	2	0.0000	1.0000	0.5000
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1	5	0.0000	4.0000	2.0000
1	6	0.0000	5.0000	2.5000
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1	8	0.0000	7.0000	3.5000
1	9	0.0000	8.0000	4.0000
1	10	0.0000	9.0000	4.5000
1	11	0.0000	10.0000	5.0000
1	12	0.0000	11.0000	5.5000
1	13	0.0000	12.0000	6.0000
1	14	0.0000	13.0000	6.5000
1	15	0.0000	14.0000	7.0000
1	16	0.0000	15.0000	7.5000
1	17	0.0000	16.0000	8.0000
1	18	0.0000	17.0000	8.5000
1	19	0.0000	18.0000	9.0000
1	20	0.0000	19.0000	9.5000
1	21	0.0000	20.0000	10.0000
1	22	0.0000	21.0000	10.5000
1	23	0.0000	22.0000	11.0000
1	24	0.0000	23.0000	11.5000
1	25	0.0000	24.0000	12.0000
1	26	0.0000	25.0000	12.5000
1	27	0.0000	26.0000	13.0000
1	28	0.0000	27.0000	13.5000
1	29	0.0000	28.0000	14.0000
1	30	0.0000	29.0000	14.5000
1	31	0.0000	30.0000	15.0000
1	32	0.0000	31.0000	15.5000
1	33	0.0000	32.0000	16.0000
1	34	0.0000	33.0000	16.5000
1	35	0.0000	34.0000	17.0000
1	36	0.0000	35.0000	17.5000
1	37	0.0000	36.0000	18.0000
1	38	0.0000	37.0000	18.5000
1	39	0.0000	38.0000	19.0000
1	40	0.0000	39.0000	19.5000
1	41	0.0000	40.0000	20.0000
1	42	0.0000	41.0000	20.5000
1	43	0.0000	42.0000	21.0000
1	44	0.0000	43.0000	21.5000
1	45	0.0000	44.0000	22.0000
1	46	0.0000	45.0000	22.5000
1	47	0.0000	46.0000	23.0000
1	48	0.0000	47.0000	23.5000
1	49	0.0000	48.0000	24.0000
1	50	0.0000	49.0000	24.5000
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1	70	0.0000	69.0000	34.5000
1	71	0.0000	70.0000	35.0000
1	72	0.0000	71.0000	35.5000
1	73	0.0000</		