

VARIANCE

Request of variance to increase fence height to 8 feet.

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.

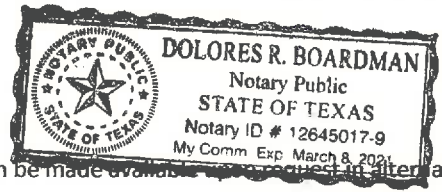
[Signature]
Property Owner Signature (if different from Applicant)

Applicant's Signature

STATE OF TEXAS | Page
COUNTY OF Cookin

Subscribed and sworn to before me this 2nd day of January, 2018

[Signature]
Notary Public



My Commission expires: 3/8/2021

(seal)

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:

(b) *Fence heights.*

(1) Within industrial districts, fences may be constructed to a maximum height of ten feet.

(2) Front yard setback area fence requirements shall be as follows:

a. No fence over four feet in height shall be permitted from the front building line to the street right-of-way line;

b. All fences shall have a minimum of 50 percent through vision in any front yard;

c. All wire fences are prohibited in front yards in uses other than industrial; and

d. The lot shall have an existing structure on it or a building permit to construct a structure has been issued.

(3) Side yard setback area fence requirements shall be as follows: Fences may be constructed to a maximum height of 8½ feet on any side property line up to the building line of the building proper. Within the historic overlay district, the height shall not exceed six feet eight inches.

(4) Rear yard setback area fence requirements shall be as follows: Fences may be constructed to a maximum height of 8½ feet along the rear property line. Within the historic overlay district, the height shall not exceed six feet eight inches.

(d) The board of adjustment may grant a special exception allowing side and/or rear yard fences in the historic overlay district up to a maximum height of eight feet six inches, provided that the board finds that:

(1).The lot has unusual topographical conditions that distinguish it from other similarly sized and shaped lots, and where such conditions create a hardship that renders privacy and security inadequate without such relief; or

(2) All of the following provisions have been met:

a. The lot shall have an existing residential structure on it or a building permit to construct a residential structure has been issued;

b. The proposed fence does not negatively impact the health, safety and welfare of the public;

c. The proposed fence's design is complimentary to other existing fences in the area; and

d. The proposed fence's design, location and height is appropriate for the context of the area.

January 1, 2018

Dear Board of Adjustments,

My name is Kelsey Larson, McKinney citizen and owner of 1104 W Hunt Street McKinney, TX. I have lived in my home now since August of 2016. I recently replaced the fence between my neighbor at 1108 W Hunt St and my property after the fence was failing and looked in very poor condition. The city of McKinney has asked that I follow the fence permit procedures to obtain a permit and I wanted to provide documentation based on those needs.

Prior to replacing the fence, I researched regulations and read on the City of McKinney website (screen shot attached) that if there was an existing fence that I did not need a permit assuming it goes in the same spot. Because of this and that the fence around my property already ranged from heights of 4, 6, and 8 feet, I did not think I needed a permit because I was not exceeding the tallest part of my existing fence.

I received notice about a month after completion that I needed a permit. I did not realize that because of the Historic overlay, that some of the fence that was already built and still standing (west side of property) around my house prior to moving in may not be permitted. I am not sure if there was a special permit given at the time of building that before I owned the property by either W Hunt St or 1102 W Hunt St (the neighboring east property).

I want to make sure that I comply with the city requirements but also detail the need for my fence. I have included photo documentation that hopefully shows the property lines and how the fence helps with some privacy concerns that both my neighbor and I had that the fence mitigates.

At its core, there is a large window on the west side of my home and driveway where my kids play. Without the height of the fence, my neighbors at 1108 W Hunt St easily see in my home night and day. In addition, from that side of my house, there would be zero privacy for my neighbors on their porch in their backyard, back windows, and second story. This is mostly because of the slope of the ground, but also because of how the 2 homes are built/ designed.

I read in the application that any variance granted should not be contrary to public interest. I do think this situation eases a private matter between my neighbor and I and does not influence the rest of the community. I also already received verbal confirmation from Guy Giersch (email included in documentation) that he has approved the appropriateness of my fence and it is in the hands of the building inspections department.

I am not sure if my art skills detail this well enough in my documentation so I am happy to be present to discuss this further with the Board of Adjustments at the hearing date.

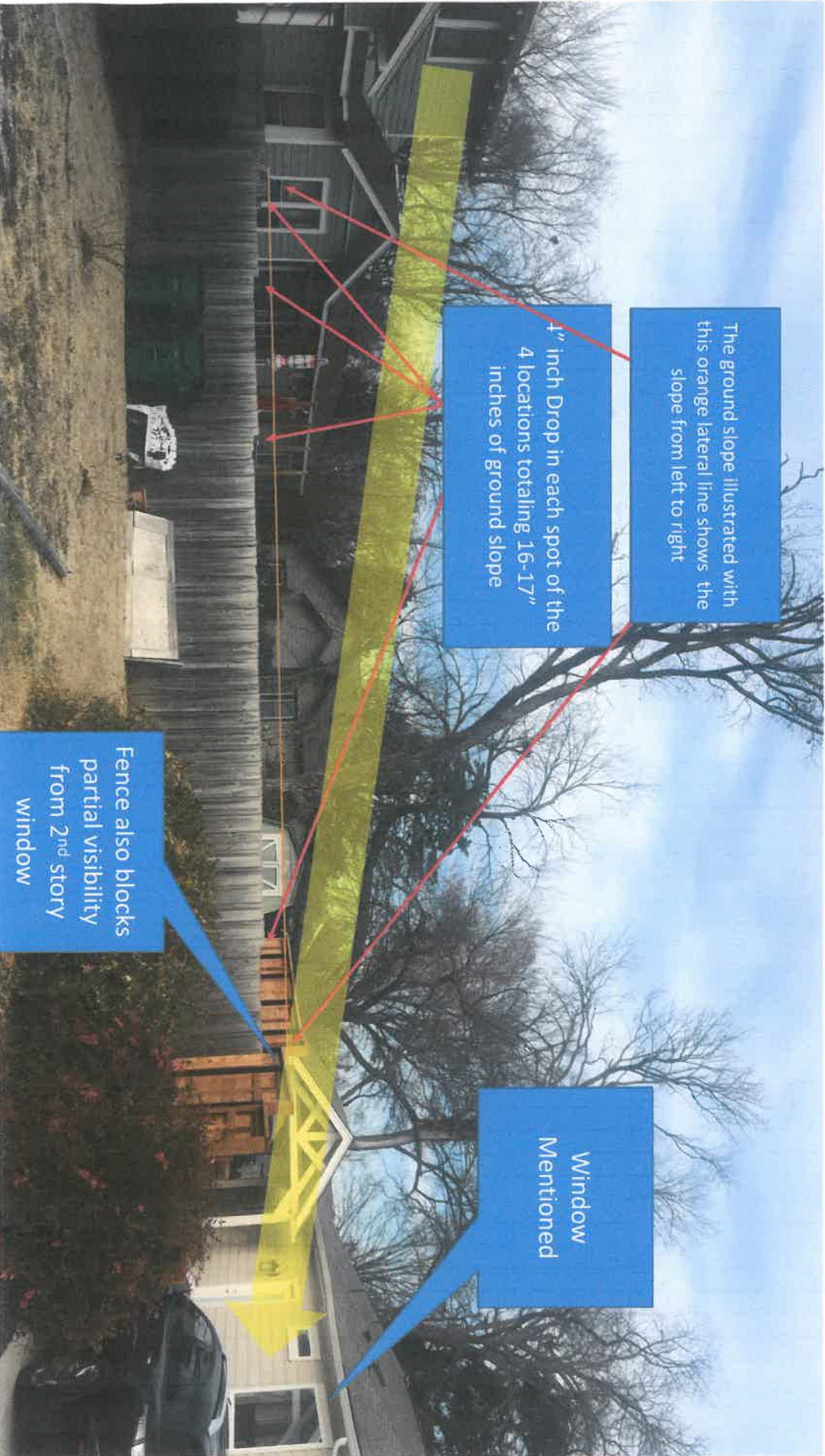
Thank you so much for your consideration.

Best,
Kelsey

1104 W Hunt St
Property Variance

Kelsey Larson

214.803.0260



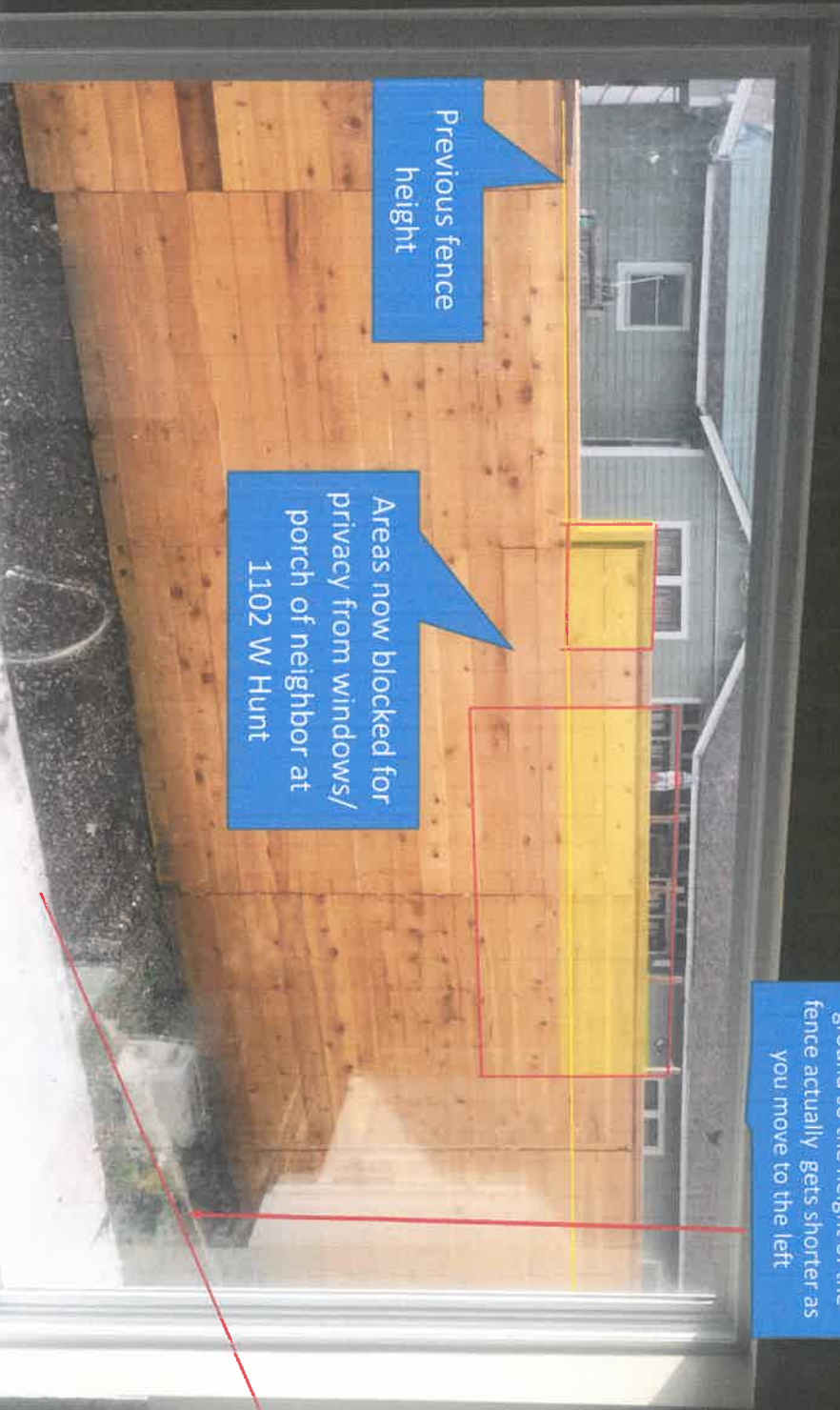
The ground slope illustrated with this orange lateral line shows the slope from left to right

4" inch Drop in each spot of the 4 locations totaling 16-17" inches of ground slope

Window Mentioned

Fence also blocks partial visibility from 2nd story window

View from inside of 1104 W Hunt St looking west to 1108 W Hunt St



Previous fence height

Areas now blocked for privacy from windows/porch of neighbor at 1102 W Hunt

Ground slopes up and top of fence stays level to the ground so the height of the fence actually gets shorter as you move to the left

View into my home at night from angled direction of neighbors porch. Family members including children are easily viewable which has created privacy concerns for both residents at 1104 Hunt and 1108 W Hunt

View looking East into 1104 W Hunt from the direction of 1108 W Hunt

