

RS60

CITY OF MCKINNEY
BOARD OF ADJUSTMENT APPLICATION

Type of Request:

Variance Special Exception Appeal

FILING FEE \$50.00

RECEIPT DATE _____

Property Location:

1208 STANDIFER MCKINNEY TX 75069
Address City State Zip

54C 22 RUSSELL #1
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

Owner is giving WILSON FRYAR authority to represent him/her at the meeting.
Applicant's Name

WILSON FRYAR
Owner's Printed Name

Wilson Fryar
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	5,000	1,000
Lot Width	50	Non conforming - No Variances needed on lot size)
Lot Depth	100		
Side Yard	5		
Side Yard	5		
Side @ Corner			
Front Yard	25	20	5'
Rear Yard	25	20	5'
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 UNBUILDABLE IN IT PRESENT STATE BUILDING A NEW RESIDENCE WOULD NOT HAVE A NEGATIVE 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. VARIANCES ARE NEEDED IN ORDER TO CONSTRUCT A NEW DWELLING.

- 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:

HARD SHIP IS DUE TO SIZE OF LOT ONLY

- 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 THE LOT IS UNDERSIZED, IT IS UNBUILDABLE. GRANTING NEW VARIANCE WILL ALLOW A FAMILY TO ENJOY THE BENEFITS OF 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 B. Fagan
Applicant's Signature

STATE OF TEXAS
COUNTY OF

Subscribed and sworn to before me this day of , 20

Notary Public

My Commission expires:

(seal)

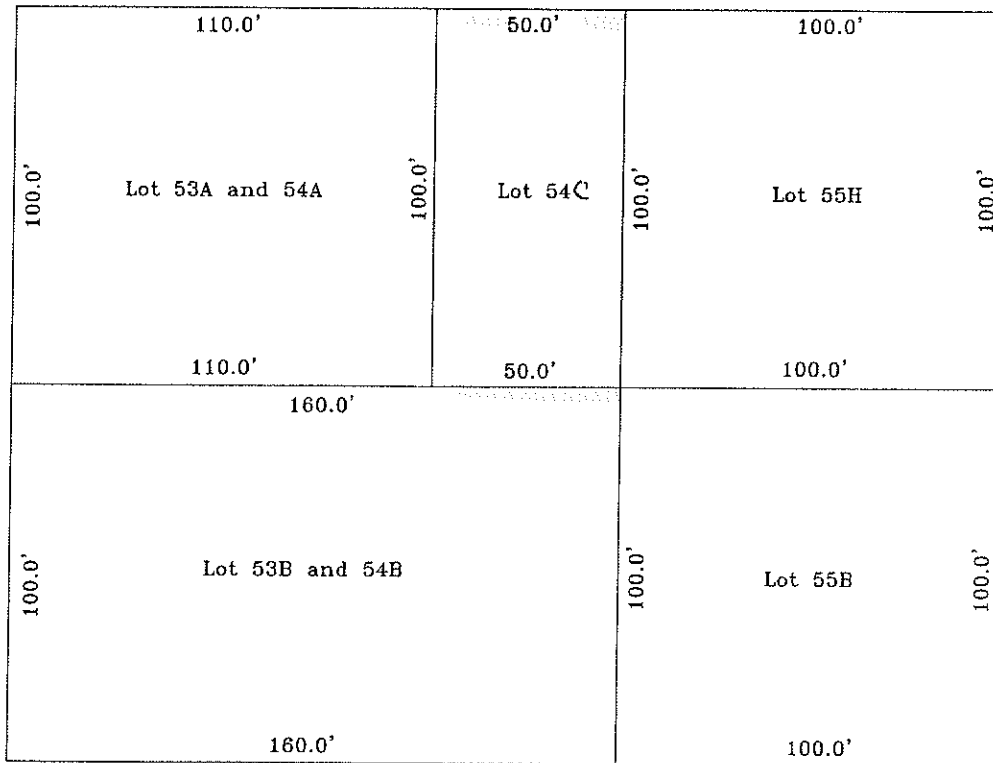
RUSSELL #1

BLK 22

Lot 54C

Standifer Street

Wilson Street



Called 15' Alley

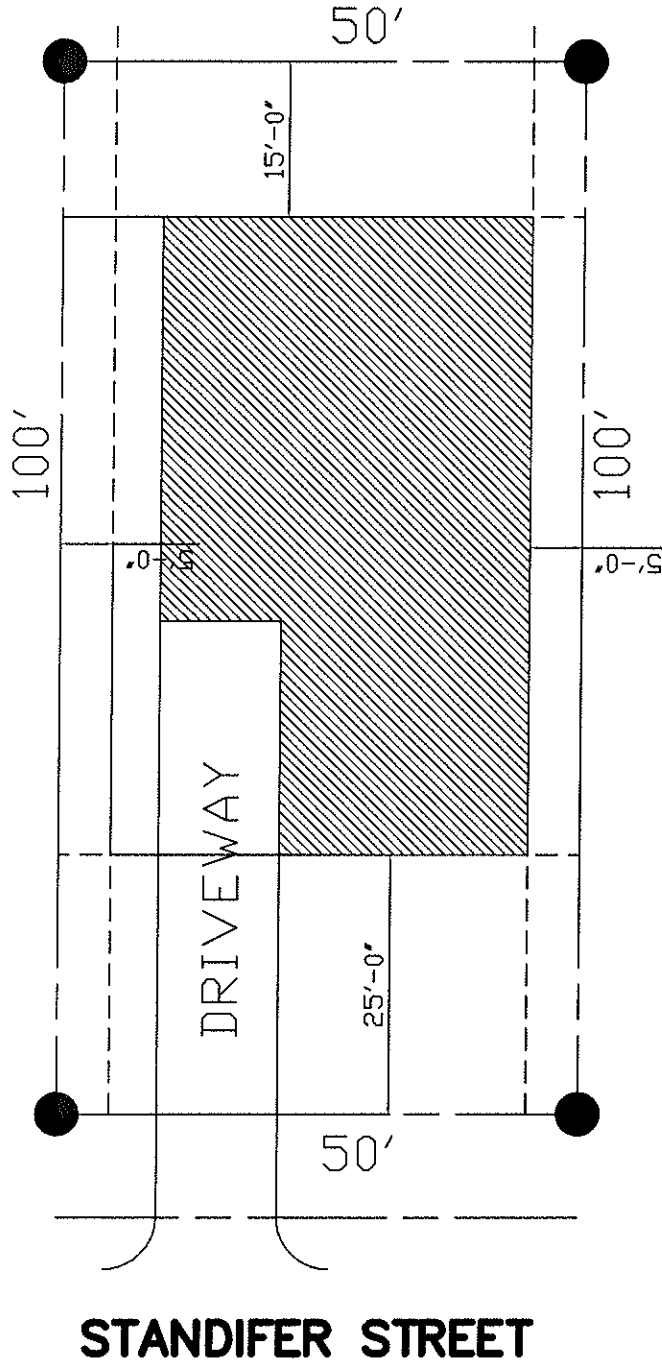
REVISIONS
1/28/10

PLAN
FAMILY
ADDRESS: STANDIFER ST.
MCKINNEY, TX
35-FP

UNAPPROVED. MEET PLAN REQUIREMENTS. L.A.M. & ASSOCIATES

SR FT
INTERIOR 1073
STORAGE 60
CARPORT/PORCH 389
TOTAL 1578

SHEET NO.
A1



SITE PLAN
SCALE: NOT TO SCALE



1208 STANDIFER ST.
MCKINNEY, TX 75069
LOT 54C, BLOCK 22
50' X 100'
5000 SQ. FT.