



**CITY OF MCKINNEY
BOARD OF ADJUSTMENT APPLICATION**

Type of Request:

Variance Special Exception Appeal

FILING FEE \$50.00

RECEIPT DATE _____

Property Location:

Address: 5100 FORT BUCKNER DR. MCKINNEY TX 75070
 Lot Number: 11R Block: P Subdivision Name: SETTLEMENT AT CRAIG KIRCH

Owner's Information:

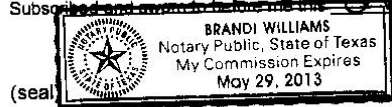
Owner's Name (PRINTED): CB JEANI HOMES, LLC. Phone Number: 214-383-1115
 Address: 107 SUNCREEK DR. SUITE 140 ALLEN TX 75013
 Owner is giving RICK DAVIS authority to represent him/her at the meeting.
Applicant's Name

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

[Signature]
Owner's Signature

STATE OF TEXAS
COUNTY OF COLLIN

Subscribed and sworn to before me this 21st day of June, 2012



[Signature]
Notary Public
My Commission expires: May 29, 2013

Applicant's Information:

Name: RICK DAVIS Company Name: CB JEANI HOMES Phone Number: 214-869-6503
 Address: 107 SUNCREEK DR. ALLEN TX 75013

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			
Side Yard			
Side @ Corner	15.0' FEET	14.2' FEET	.8' FEET = 9.6 INCHES
Front Yard			
Rear Yard			
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:

ALLOWS CORNER LOT TO BE CONSTRUCTED EXACTLY LIKE ALL THE OTHER LOTS, NO JOG WOULD HAVE TO DRAWN IN SIDE OF BUILDING TO ALLOW 9.6" INCHES FOR FRONT RIGHT CORNER OF PROPERTY. NO OTHER HOUSES WOULD HAVE THIS JOG.

- 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:

THESE LOTS WERE DEVELOPED FOR TOWNHOME CONSTRUCTION, BUT WERE RE-PLATTED WITH CRAIG RANCH INTERNATIONAL AND MUNICIPALITY APPROVAL FOR A 42 FOOT PRODUCT. TO ALLOW CB JEWEL HOMES TO MEET CRAIG RANCH INTERNATIONAL AND CITY OF MCKINNEY'S ZONING REQUIREMENTS.

- 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:

No

- 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:

YES, CB JEWEL HOMES WOULD CREATE A SMALLER FLOOR PLAN AT THE FRONT ELEVATION TO ALLOW BUILDING TO FIT, WHICH WILL CREATE A SMALLER STUDY BY 10" INCHES.

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.

[Handwritten Signature]
Applicant's Signature

STATE OF TEXAS
COUNTY OF Collin

Subscribed and sworn to before me this 21st day of June, 2012



[Handwritten Signature]
Notary Public
My Commission expires: May 29, 2013

8/9/10