

..Title

Conduct a Public Hearing to Consider/Discuss/Act on the Request by owners Alexander and Margaret Maxwell for the consideration of a variance to the zoning ordinance rear yard setback requirement of 20’ to allow a rear lot setback of 15’ for an attached patio cover located at **3301 Smoke Tree Lane, Lot 6, Block H of the Eldorado Heights Section 111, Phase IV, McKinney, Texas.**

AND

..Summary

BOARD OF ADJUSTMENT CASE NUMBER: 19-08

MEETING DATE: June 26, 2019

DEPARTMENT: Development Services - Building Inspections

CONTACT: Rick Herzberger, Chief Building Official

RECOMMENDED BOARD ACTION: Consider this variance request based on the applicants variance request statement.

ITEM SUMMARY: The applicant/owner desires to add an open patio cover to the existing home that was built at an angle consistent to the irregular shape of the lot. In order to accommodate the patio cover size and intent to block the west sun, the patio cover is unable to meet the 20’ rear setback required for a main structure. The attached patio cover becomes part of the main structure.

ZONING: PD 1998-05-027 – SF2 – Single Family Residential – RS-60 Base Zoning District

EXISTING CONDITIONS: The existing survey shows the proposed location of the attached patio cover and this lot does have an irregular shape due to cul-de-sac location

VARIANCE REQUESTED:

ZONING ORDINANCE REQUIREMENTS	REQUESTED SETBACK	VARIANCE
Rear Yard Setback – 20’ setback	15’ setback	5’ setback

APPLICANT’S BASIS FOR VARIANCE: See description on the application.

PUBLIC SUPPORT/OPPOSITION OF REQUEST:

To date, no letters of support and no letters of opposition have been submitted.

BOARD AUTHORITY:

Variances. The board shall have the power to authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of

