



Revd 7/3/18
1:26pm
D

BOARD OF ADJUSTMENT APPLICATION

APPEAL SPECIAL EXCEPTION VARIANCE TODAY'S DATE: 7-3-18

CONTACT INFORMATION

PROPERTY LOCATION*: 820 Hamilton Street
(Street address)

Subdivision: Shorts Addition Lot: - Block: D
*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: Osiel Salinas 900 Hart Rd Fairview, TX 75069
(Name) (Address) (City, State, & Zip Code)
osals82336@yahoo.com 214-543-2441
(Email) (Phone)

Property Owner is giving Osiel Salinas authority to represent him/her at meeting.
(Applicant Name)

Property Owner Printed Name: Osiel Salinas Property Owner Signature: Osiel Salinas

Applicant: Osiel Salinas 900 Hart Rd Fairview TX 75069
(Name) (Address) (City, State, & Zip Code)
osals82336@yahoo.com 214-543-2441
(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	15'	5'	10"
Front Yard	25'	15'	10'
Rear Yard	25'	10'	15'
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

The reason I am requesting the change for the front and rear setbacks is because of the shape of this lot, without a variance nothing can be built on it. The existing house to the right is set at 15', it's an older house but I feel that what I want to build here will be within these parameters of the older existing houses in the vicinity. The old railroad tracks are in the back, to have a 10' won't affect anything. It also gives more space to build a decent size home in that space. I assume Christian street was suppose to continue and instead VARIANCE it is a dead end where it meets with the tracks. I see no purpose for it to be a dead end, it's actually creating more maintenance for the city. I am willing to replot this as part of the lot at my expense if this submission is accepted by Collin County. I hope my request gets approved and granted to help improve this property in order to generate revenue for the city.

Items Submitted: Completed application and fee Plot/Site Plan or Survey drawn to scale

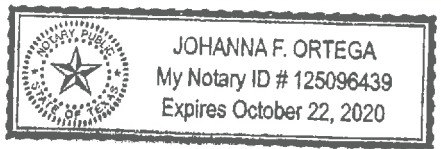
I hereby certify that the above statements are true and correct to the best of my knowledge.

Paul Salami
Property Owner Signature (if different from Applicant)

Paul Salami
Applicant's Signature

STATE OF TEXAS | Page
COUNTY OF Collin

Subscribed and sworn to before me this 3rd day of July, 2018



Johanna Ortega
Notary Public

My Commission expires: 10/22/2020

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:

Address: 820 Hamilton

Legal Description SHORTS ADDITION (CMC), BLK D, LOT ALL

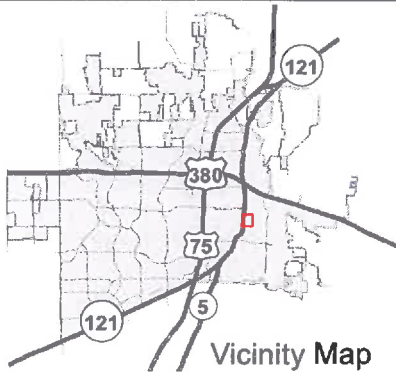
Zoning: RS 60 – Single Family Residential

Zoning District	Space Limits										
	Minimum lot area	Minimum lot width	Minimum lot depth	Minimum front yard setback	Minimum rear yard setback	Minimum side yard setback of interior lots	Minimum side yard setback of corner lots	Maximum height of structure	Maximum lot coverage	Maximum Floor Area Ratio	Maximum density (dwelling units per gross acre)
AG	10 acre	150'	n/a	35'	35'	20'	25'	35'	n/a	n/a	n/a
RED-1	1 acre	150'	150'	35'	35'	20'	35'	35'	n/a	n/a	1.0
RED-2	2 acre	200'	200'	50'	50'	30'	50'	35'	n/a	n/a	0.5
RS 120	12,000 sq. ft.	80'	120'	30'	25'	10'	15'	35'	n/a	n/a	3.5
RS 84	8,400 sq. ft.	70'	110'	25'	25'	10'	15'	35'	n/a	n/a	5.0
RS 72	7,200 sq. ft.	60'	100'	25'	25'	6'	15'	35'	n/a	n/a	6.0
RS 60	6,000 sq. ft.	50'	100'	25'	25'	5'	15'	35'	n/a	n/a	7.0

Improvements Required: Please see Matt Richardson's email attached



Document Path: C:\Users\jamona\Desktop\Map Templates\Dev_Services_Notification_Map.mxd



Board of Adjustments Map

820 HAMILTON ST

--- 200' Buffer

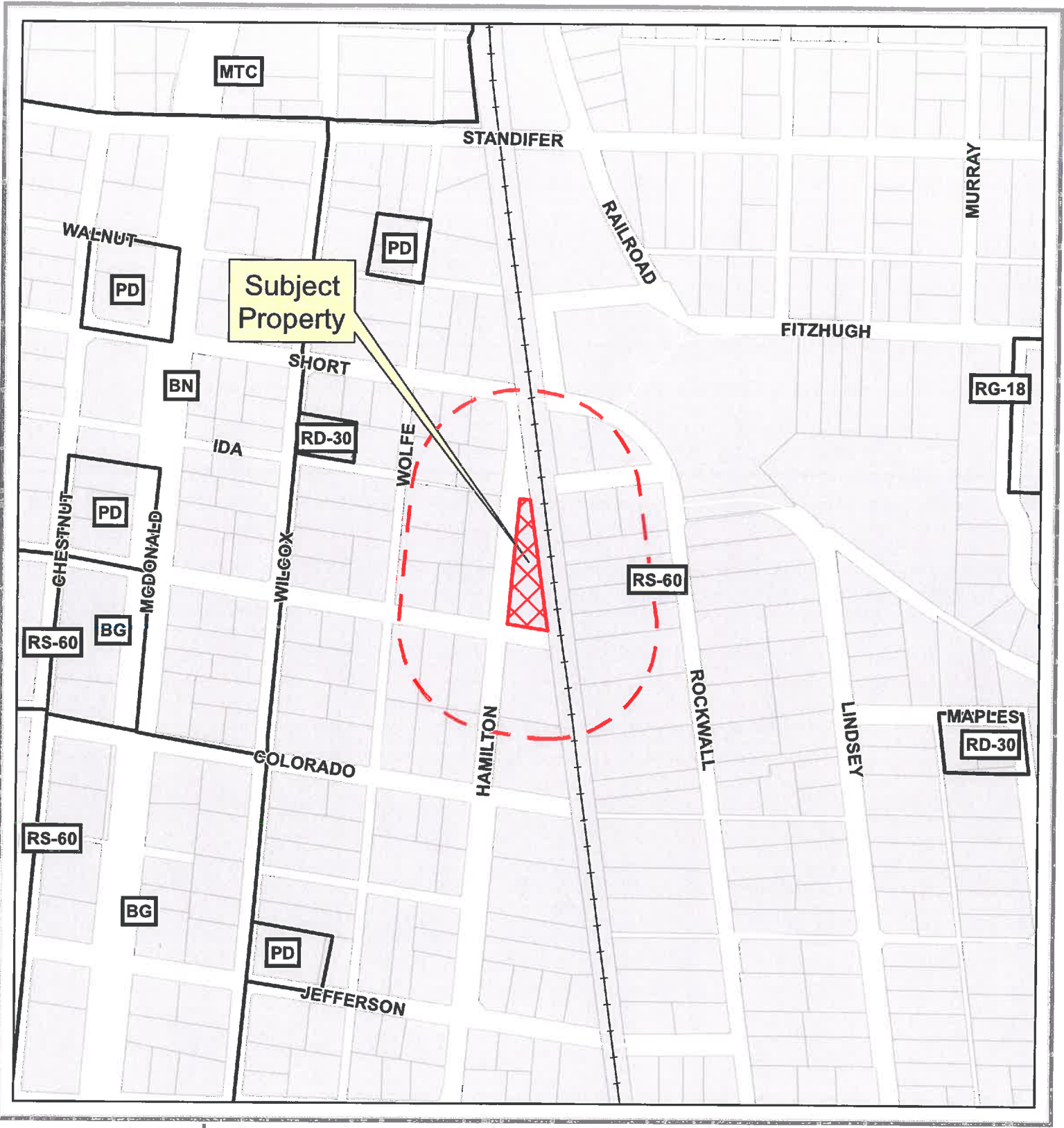
Source: City of McKinney GIS
Date: 7/5/2018



0 130 260 Feet
1 in = 263 ft

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



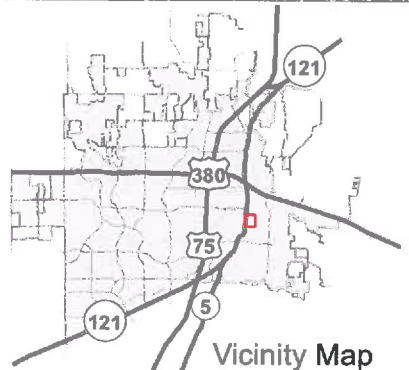
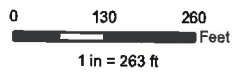


Subject Property

Board of Adjustments Map

820 HAMILTON ST

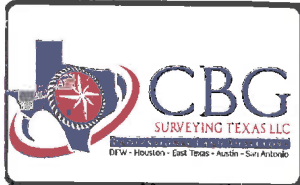
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Date: 7/5/2018

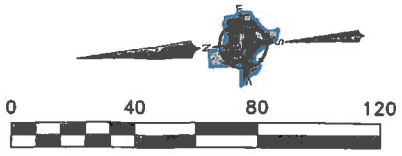
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LEGEND	
○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 1" PIPE FOUND	AC AIR CONDITIONER
⊗ "X" FOUND/SET	PE POOL EQUIPMENT
⊕ POINT FOR CORNER	⊙ POWER POLE
⊗ 5/8" ROD FOUND	△ OVERHEAD ELECTRIC
⊕ TRANSFORMER PAD	— — IRON FENCE
■ COLUMN	—X— BARBED WIRE
▲ UNDERGROUND ELECTRIC	— — EDGE OF ASPHALT
—OHP— OVERHEAD ELECTRIC POWER	—▲— EDGE OF GRAVEL
—DES— OVERHEAD ELECTRIC SERVICE	—□— CONCRETE
○ CHAIN LINK	— — COVERED AREA
—□— WOOD FENCE 0.5' WIDE TYPICAL	
—□— DOUBLE SIDED WOOD FENCE	

EXCEPTIONS:



820 Hamilton Street

Being a tract of land situated in the Mary Standifer 320 acre Survey, Abstract No. 811, Collin County, Texas, same being that tract of land conveyed to Woolard, LLC.—Hamilton Series, by deed recorded in County Clerk File No. 20170201000145810, Real Property Records of Collin County, Texas, also known as all of Block D of Short's Addition, an unrecorded Subdivision in Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 Inch Iron rod set with yellow plastic cap, stamped "CBG Surveying" for corner, said corner lying in the Intersection of the North line of N. Christian Street (40 foot right-of-way) and the East line of Hamilton Street (40 foot right-of-way);

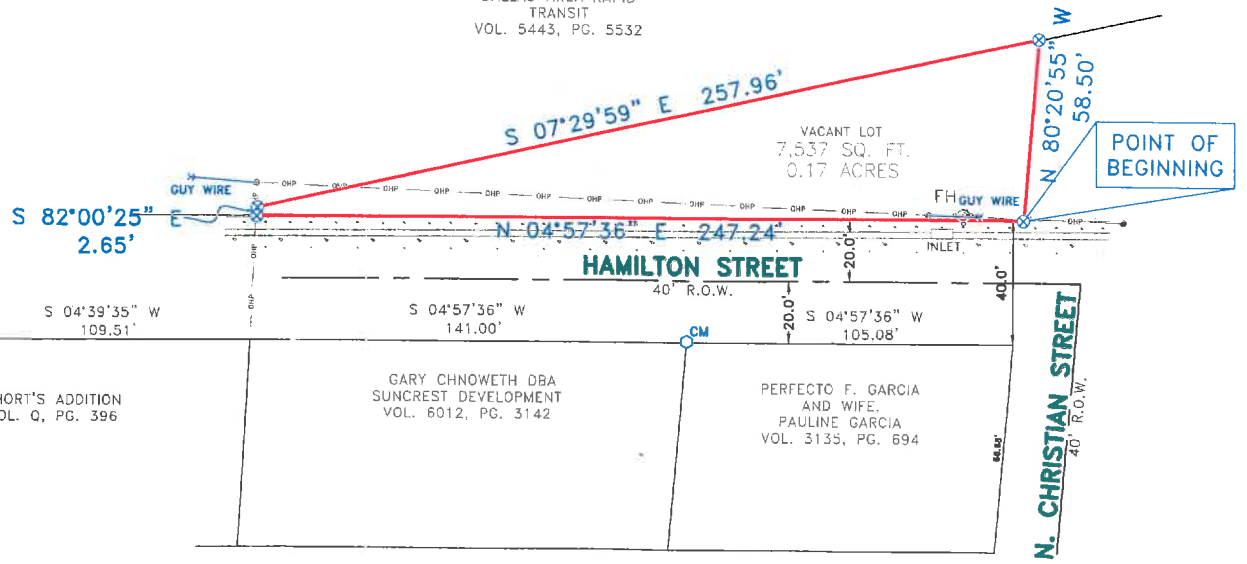
THENCE North 04 degrees 57 minutes 36 seconds East, along the East line of Hamilton Street, a distance of 247.24 feet to a 1/2 Inch Iron rod set with yellow plastic cap, stamped "CBG Surveying" for corner, said corner being a Southwest corner of Dallas Area Rapid Transit, by deed recorded in Volume 5443, Page 5532, Deed Records of Collin County, Texas;

THENCE South 82 degrees 00 minutes 25 seconds East, along a South line of said Transit, a distance of 2.65 feet to a 1/2 Inch Iron rod set with yellow plastic cap, stamped "CBG Surveying" for corner;

THENCE South 07 degrees 29 minutes 59 seconds East, along the West line of said Transit, a distance of 257.96 feet to a 1/2 Inch Iron rod set with yellow plastic cap, stamped "CBG Surveying" for corner, said corner being along the North line of N. Christian Street;

THENCE North 80 degrees 20 minutes 55 seconds West, along the North line of N. Christian Street, a distance of 58.50 feet to the POINT OF BEGINNING and containing 7,537 square feet or 0.17 acres of land.

DALLAS AREA RAPID TRANSIT VOL. 5443, PG. 5532



NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.L.R.M. No. 48085C0280J, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Fair Texas Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: MARIA
Scale: 1" = 40'
Date: 05/17/18
GF NO.: MK181061
Job No. 1810305

Date: _____ Accepted by: _____
Purchaser
Purchaser

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Dallas, TX 75228
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Firm No. 10168800
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