



Rold 4/4/2018 8:53 AM

BOARD OF ADJUSTMENT APPLICATION

APPEAL SPECIAL EXCEPTION VARIANCE TODAY'S DATE: 4.3.18

****CONTACT INFORMATION****

PROPERTY LOCATION*: 711 N. Tennessee Street

Subdivision: William Davis Survey A-248 (Street address) Lot: Outlot 717B Block: _____

*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: Sketchpaper Development LLC 402 Parker St. McKinney, TX 75069

(Name) (Address) (City, State, & Zip Code)
seale@conduitad.com 214.364.0480

Property Owner is giving Kobey Seale authority to represent him/her at meeting.
 (Applicant Name) (Phone)

Property Owner Printed Name: Sketchpaper Development Property Owner Signature: *[Handwritten Signature]*

Applicant: Kobey Seale 402 Parker Street McKinney, TX 75069
 (Name) (Address) (City, State, & Zip Code)
seale@conduitad.com 214.364.0480
 (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			
Front Yard			
Rear Yard			
Driveway			
Other <input checked="" type="checkbox"/>			

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

Please see attached

VARIANCE

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

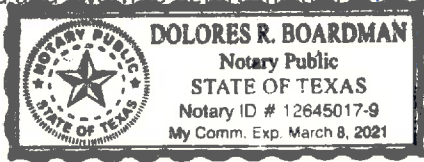
I hereby certify that the above statements are true and correct to the best of my knowledge.

K. Kobey
Property Owner Signature (If different from Applicant)

Applicant's Signature

STATE OF TEXAS | Page
COUNTY OF Collin

Subscribed and sworn to before me this 4th day of April, 2018



Dolores R. Boardman
Notary Public

My Commission expires: 3/8/2021

*****OFFICE USE ONLY*****

Seeking an appeal from Chapter 41, McKinney Zoning Ordinance, Section No:

BOA Number: 18-03

TOTAL FEE DUE: \$50.00 (non-refundable)

Received by: JCC

Signature:

Date:

File #1018

Special Exemption Request for 711 N. Tennessee St.

April 4, 2018

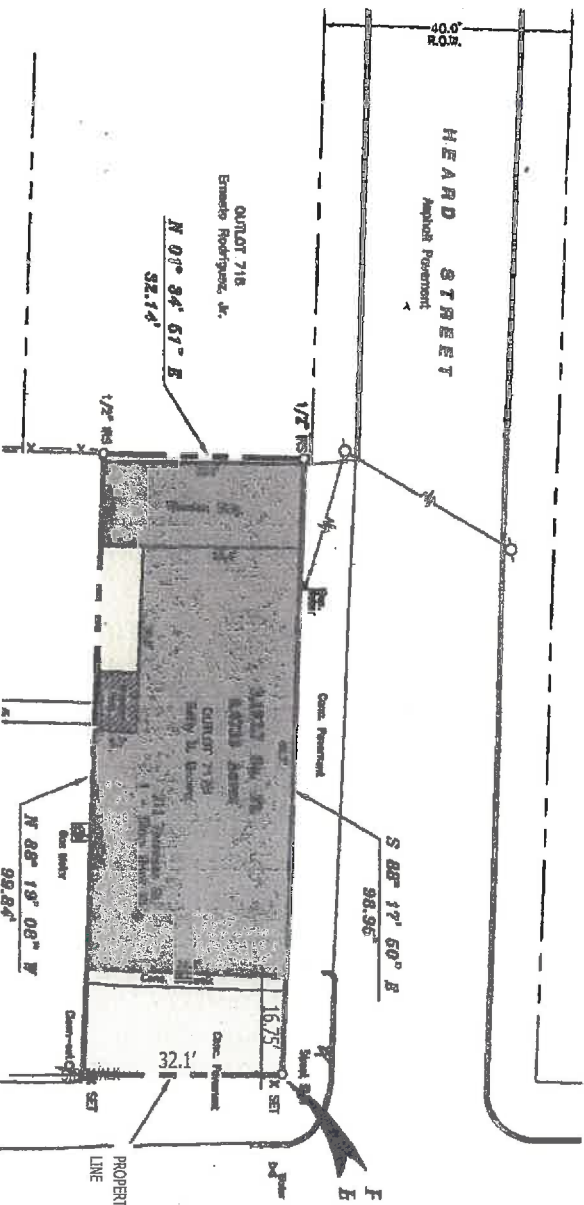
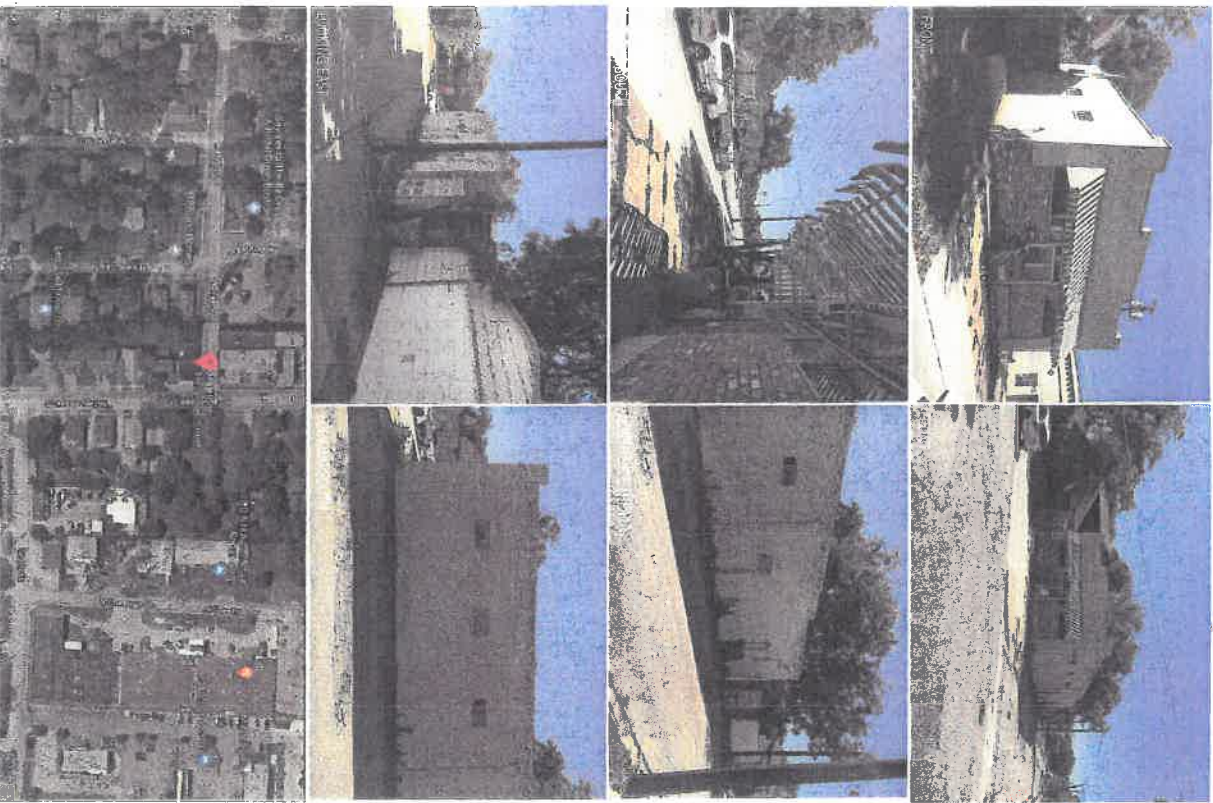
I am requesting the city consider waiving the parking requirement for the building located at 711 N. Tennessee Street. The 2,422 SF building is a vacant historic old neighborhood market building, on a main downtown artery, is in need of rehabilitation. The building currently does not have any conforming off-street parking due to the small lot size. Adding off-street parking to meet the ordinance would impose an unreasonable hardship since it is not be feasible with lot size.

The lot is a non-conforming lot with Neighborhood Business District (BN) zoning. The building's exterior walls are on the property lines on the north, south, and west sides. The east side is setback approximately 16'-8" from the property line. This does not allow the lot to provide *any* off-street required parking. Per the parking ordinance, the building would be required to have 6 parking spaces (including an ADA compliant space and 8'x18' van accessible loading zone) for building area.

We have plans to renovate the vacant historic building to become the new architect's office space for conduit architecture+design. Our office has minimal staff (3 employees at this time) and does not generate traffic, with the exception of an occasional small meeting with clients, etc.

Without this special exemption, this cool little historic old neighborhood market building would not be able to meet the city's parking requirement, and therefore would not be able to be occupied for any use and would remain vacant. With this building not able to be used, the building will continue to decay and not get the rehabilitation it needs. This building would continue to be an eye sore on the way into downtown. We would love to be able to turn this into something that once again contributes to the unique downtown area.

Our request is to waive the off-street parking requirement and allow on-street parking on the adjacent Tennessee Street and Heard Street. Both streets have plenty of room to accommodate the minimal parking the building would require as an architect's office. It appears several other businesses, include the adjacent law office, are not able to provide the adequate off-street and use on-street parking. I very much appreciate your consideration of our request. Please let me know if you have any questions or need any additional information.



SITE PLAN

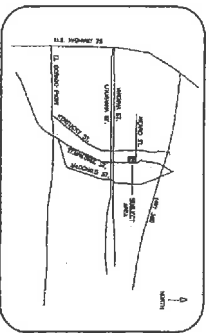
SCALE 1"=20'

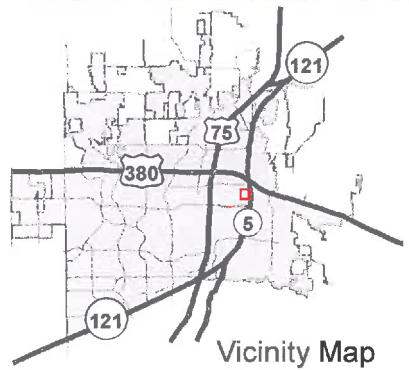
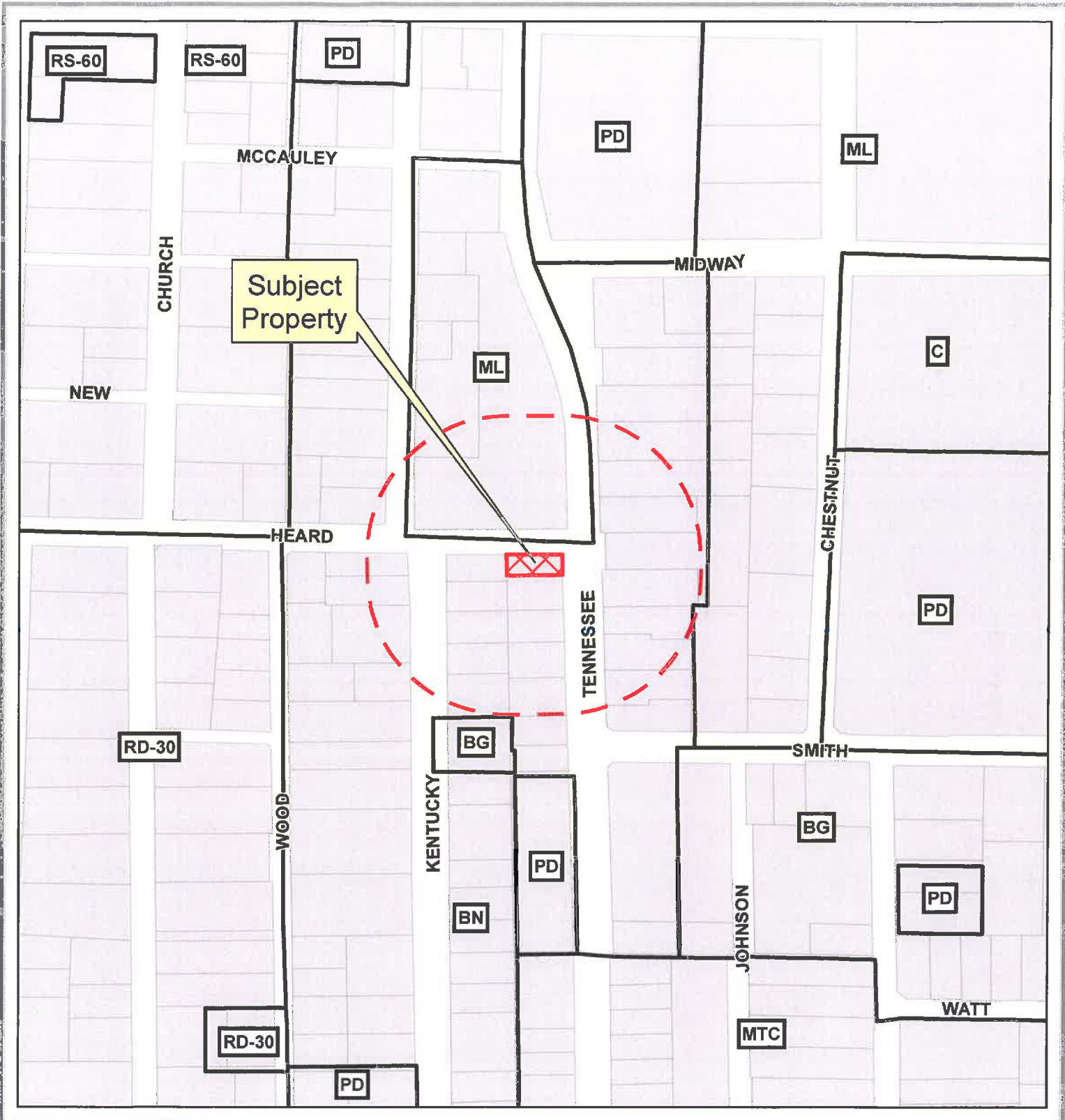
BUILDING AREA: 2422 SF

REQUIRED PARKING SPACES: 1,400 SF = 6 SPACES
 (1) ADA ACCESSIBLE SPACE AND VAN ACCESSIBLE 8'X18' LOADING ZONE REQUIRED
 SITE CANNOT ACCOMMODATE ANY STANDARD 9'X18' SPACES AND OFF-STREET DRIVES
 AND THEREFORE NO PARKING CAN BE FEASIBLY PROVIDED OFF-STREET DUE TO LOT SIZE.



VICINITY MAP

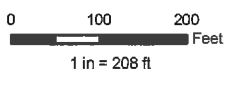




Board of Adjustments Map

711 N TENNESSEE ST

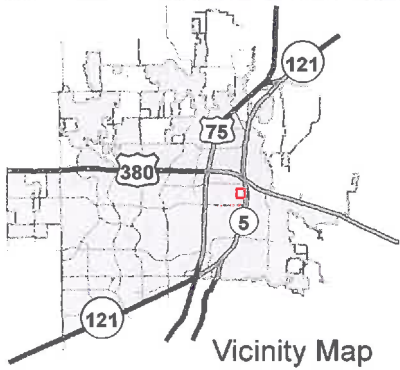
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Source: City of McKinney GIS
Date: 4/9/2018

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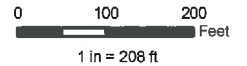




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