



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 purpose and intent of the ordinance, as amended, and continues to protect surrounding properties from any negative impacts because:

THE LOT IS UNDERSIZED AND UNBUILDABLE AS IS  
BUILDING A NEW RESIDENCE WOULD NOT HAVE A  
NEGATIVE IMPACT ON THE 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 TO CONSTRUCT A NEW  
RESIDENCE

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:

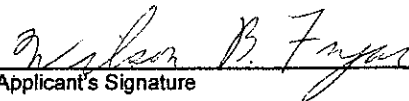
HARDSHIP IS DUE TO LOT SIZE ONLY, NOT  
TO ANY REASONS ABOVE

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 LOT IS UNDERSIZED, IT IS UNBUILDABLE.  
GRANTING NEW VARIANCE WOULD ALLOW A FAMILY  
TO ENJOY 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.

  
Applicant's Signature

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public

My Commission expires: \_\_\_\_\_

(seal)

REVISIONS  
10/27/10

PLAN  
FAMILY  
ADDRESS: 1107 FITZHUGH  
MCKINNEY, TX  
75069

UNAPPROVED DRAFT FOR PRELIMINARY USE - NOT VALID

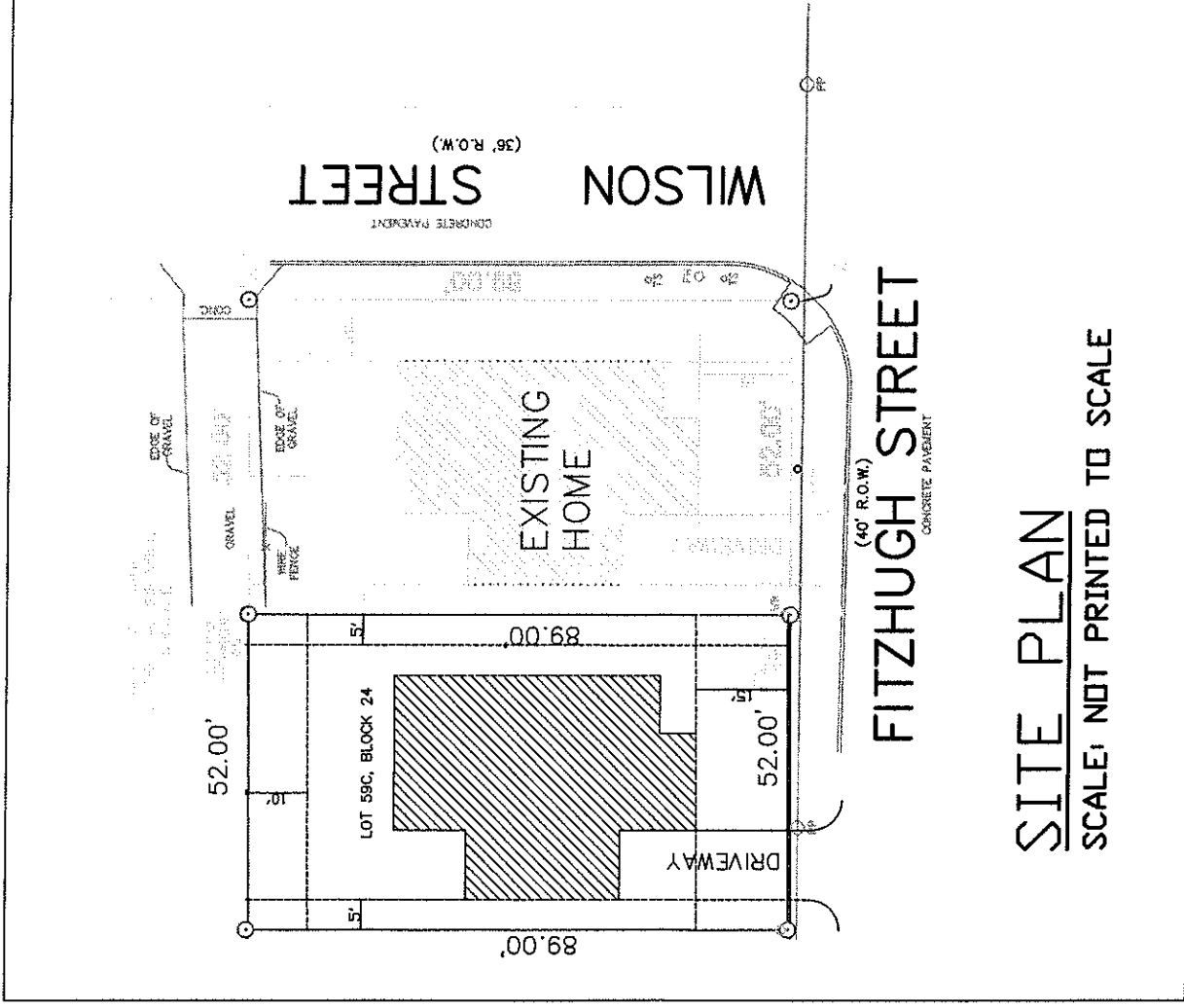
BL PLAN  
INTERIOR 1073  
STORAGE 60  
CARPENT/PORCH 332  
TOTAL 1521

SHEET NO.  
A1

1107 FITZHUGH STREET  
MCKINNEY, TX 75069  
LOT 59C, BLOCK 24  
W.J.S. RUSSELL FIRST  
4,628 SQ. FT.



LEGEND	
SET IRON ROD WITH CAP STAMPED "RPLS 5439"	—○—
POWER POLE	—●—
TRAFFIC SIGN	—S—
WATER VALVE	—WV—
WIRE MOUNT	—WM—
FIRE HYDRANT	—FH—
SANITARY SEWER CLEANOUT	—SSCO—
PLAT RECORDS COLLIN COUNTY TEXAS	—P.R.C.C.T.—
DEED RECORDS COLLIN COUNTY TEXAS	—D.R.C.C.T.—
OVERHEAD ELECTRIC LINE	—E—
FENCE	—X—



**SITE PLAN**  
SCALE: NOT PRINTED TO SCALE