



MODERN CRAFT

Letter of Intent

June 27, 2016

City of McKinney, Texas

This letter is written on behalf of the Cohoon family to provide a typewritten statement as to the nature and intent of the variance that is being requested for the residence, located at 309 Lloyd Stearman Drive, McKinney TX. The property is Lot 11R1 Block A at Aero Country East. Wiley Gilliam, owner of Modern Craft Construction, LLC, will represent the Cohoon family for all purposes relative to the variance application.

Specific section of the zoning ordinance in question is the Masonry Ordinance (Section 146-139. Architectural and Site Standards) which states:

2. Attached single family residential (townhome).

a. The exterior finish on each elevation of every townhome unit shall be a minimum of 85 percent brick, stone, or synthetic stone materials. The balance of any exterior finishing materials shall be masonry, stucco, EIFS, architecturally finished concrete masonry units (CMU), lap siding (excluding vinyl siding), and/or glass curtain wall systems. Sheet siding fabricated to look like wood lap siding is prohibited. Architecturally finished metal materials, which does not include corrugated metal, shall be allowed on no more than 20 percent of each elevation. Architectural wood accents shall be allowed on no more than 10 percent of each elevation. The area of exterior finish shall be calculated exclusive of doors and windows.

Our Variance Request:

We respectfully request a façade plan appeal be granted to allow concrete masonry units (cmu) in place of the required masonry listed in the city ordinance. Using cmu for the airplane hangar would allow for a more structurally sound building and has increased insulation values compared to typical metal frame hangars. The attached home will be stud frame construction with a cmu veneer to match the hangar.

Wiley Gilliam
Modern Craft Construction, LLC
2102 FM 1141
Rockwall, TX 75087
(214) 477-7443