

Rvd
2/22/2019
@ 1:30pm

BOARD OF ADJUSTMENT APPLICATION

APPEAL ☐ SPECIAL EXCEPTION ☐ VARIANCE ☒ TODAY'S DATE: 2-22-19

CONTACT INFORMATION

PROPERTY LOCATION*: 412 407 Kincoide St
(Street address)

Subdivision: WSJ Russell 1st Addition Lot: 33R Block: 16
*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)
osiel.salinas@salinas-concrete.com 214-5432441
(Email) (Phone)

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

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

Applicant: Osiel Salinas 900 Hart Rd Fairview Tx 75069
(Name) (Address) (City, State, & Zip Code)
osiel.salinas@salinas-concrete.com 214-5432441
(Email) (Phone)

REQUEST

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size	<u>4977 Sq Ft</u>		
Lot Width	<u>62.50</u>		
Lot Depth	<u>79.63</u>		
Side Yard	<u>51</u>		
Side Yard	<u>51</u>		
Side at Corner			
Front Yard	<u>251</u>		
Rear Yard	<u>251</u>	<u>17'</u>	<u>8'</u>
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 -

VARIANCE -

I am requesting only a small change on the back of the property to build a decent size home. I hope it gets granted. As you can see on the 2 Plans the change will only increase coverage of lot by 8%.

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.

Osiel Salinas
Property Owner Signature (If different from Applicant)

Osiel Salinas
Applicant's Signature

STATE OF TEXAS

COUNTY OF Collin

Subscribed and sworn to before me this 22nd day of February, 2019



JOHANNA F. ORTEGA
My Notary ID # 125096439
Expires October 22, 2020

[Signature]
Notary Public

My Commission expires: 10/22/20

(seal)

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:

412 KINCAIDE ST.

W J S RUSSELL 1st ADDITION (CMC)**, BLOCK 16, LOT 33C

ZONING - RS60 – SINGLE FAMILY RESIDENCE

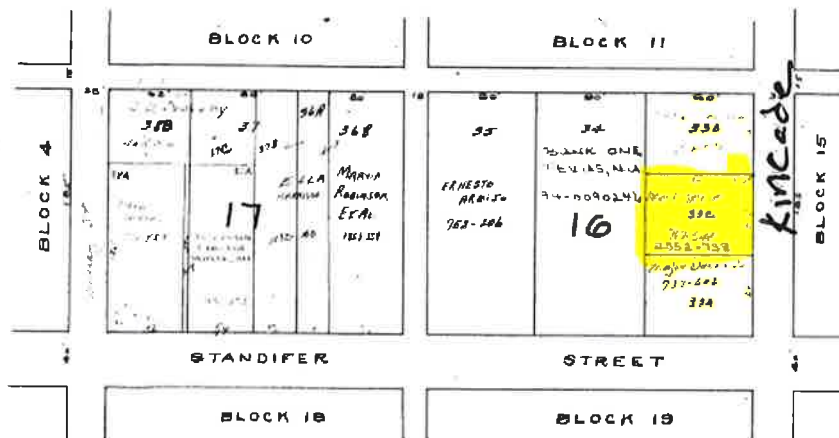
ZONING REGULATIONS

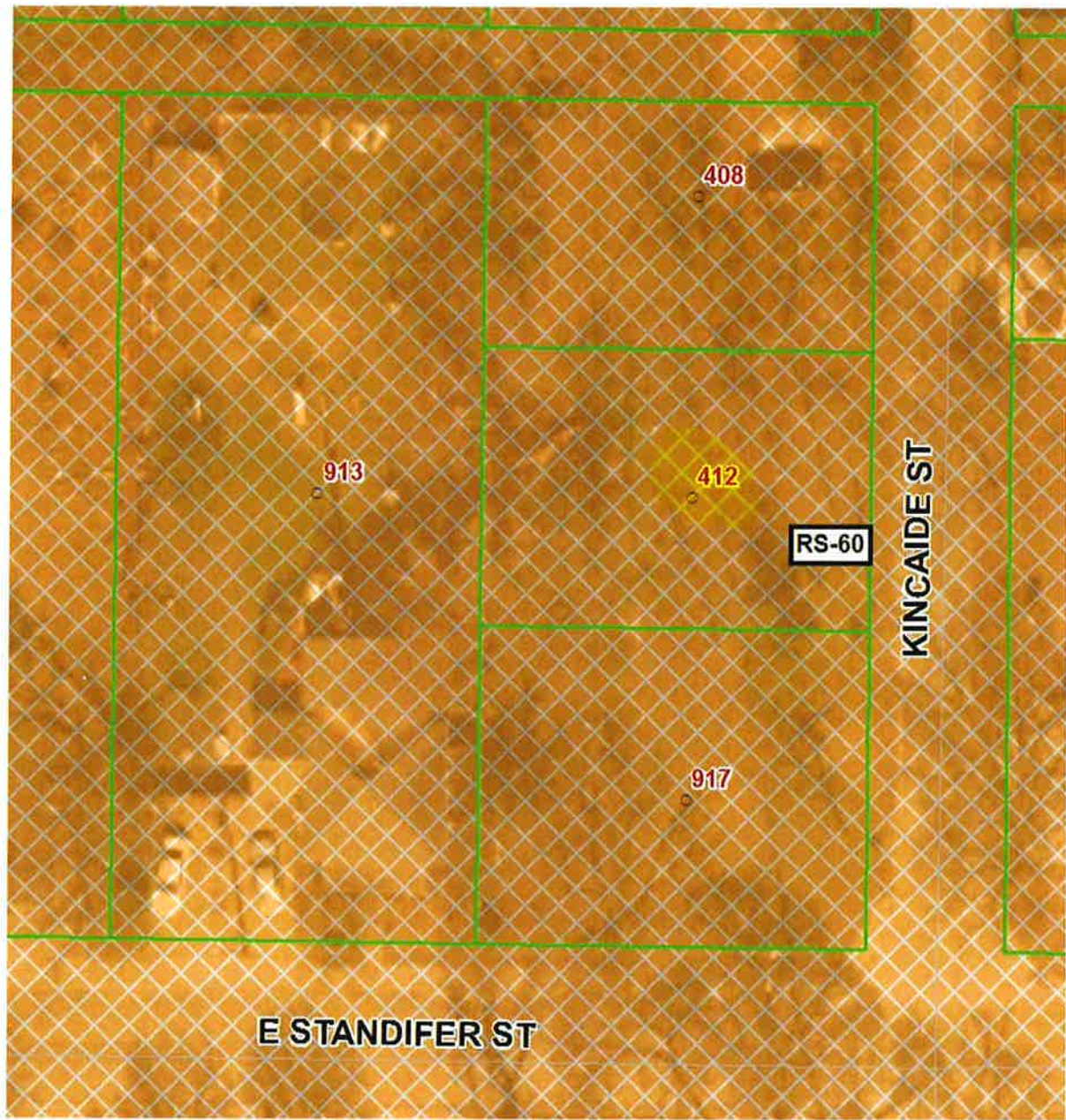
App. F, § F-1

APPENDIX F. SCHEDULES

Section F-1. Schedule of space limits.

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 81	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





E STANDIFER ST

KINCAIDE ST

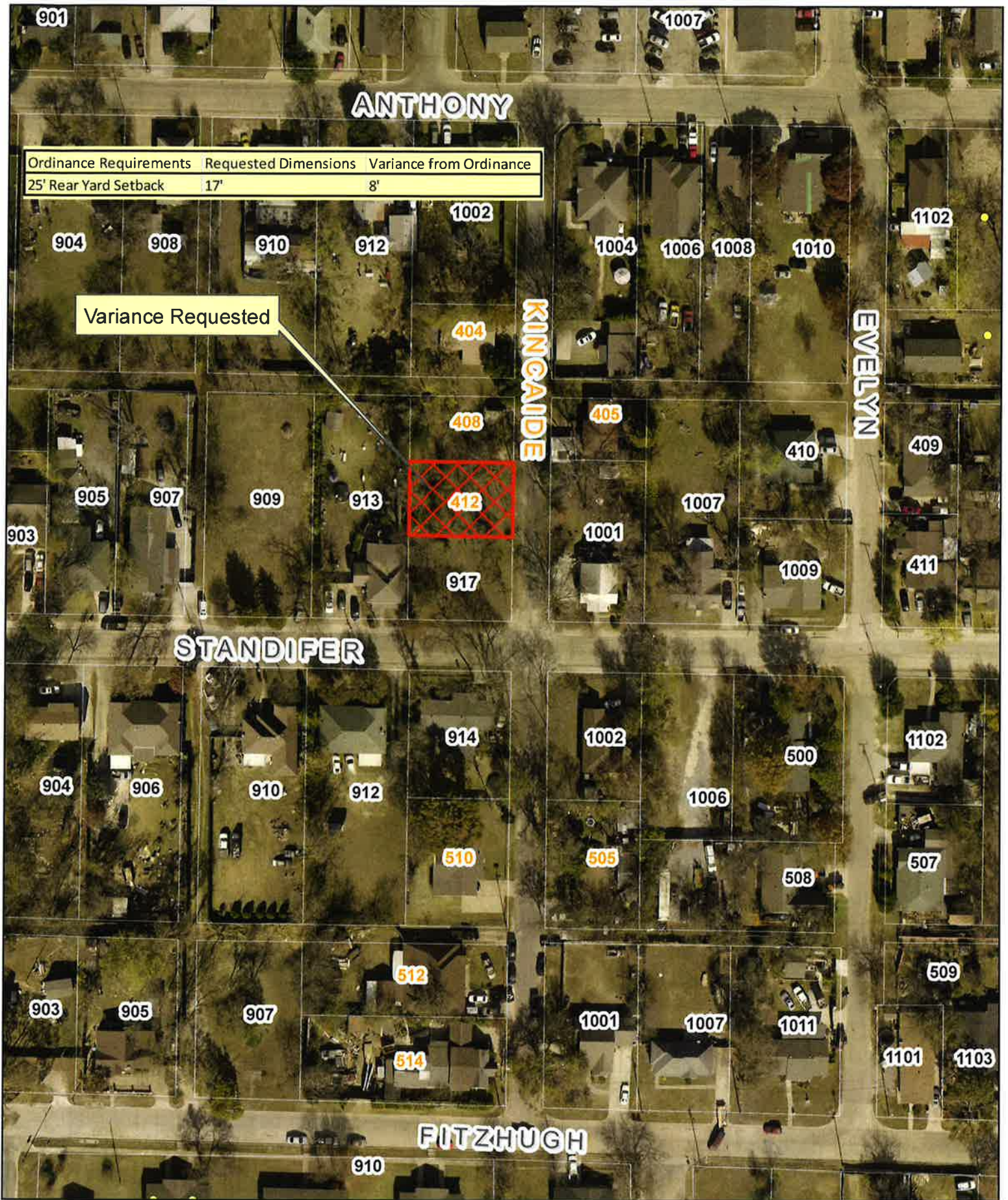
408

913

412

RS-60

917



Ordinance Requirements	Requested Dimensions	Variance from Ordinance
25' Rear Yard Setback	17'	8'

Variance Requested

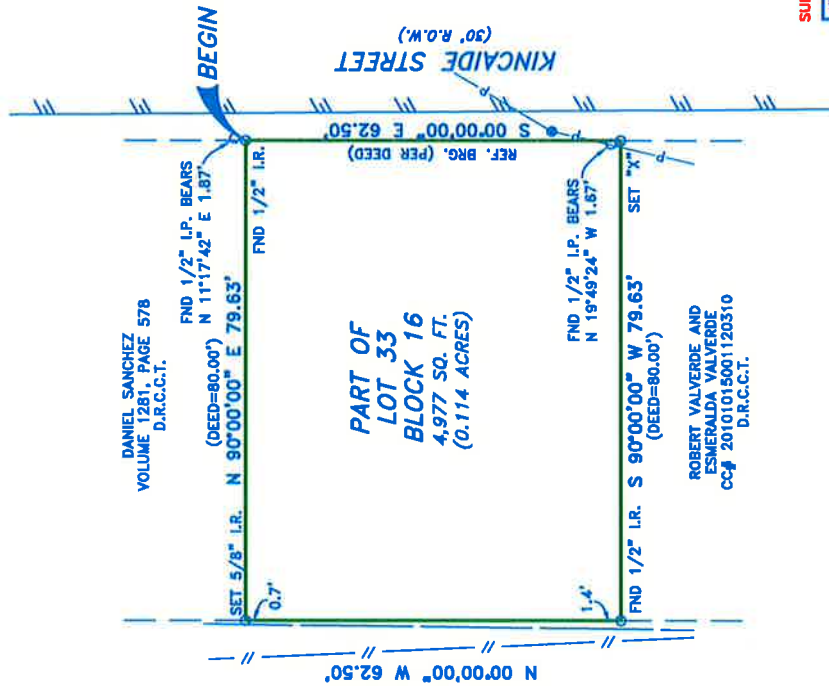
Board of Adjustments 412 Kincaide St

Source: City of McKinney GIS

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 omissions which occur.



SURVEY PLAT



DANIEL SANCHEZ
VOLUME 1281, PAGE 578
D.R.C.C.T.

PART OF
LOT 33
BLOCK 16
4.977 SQ. FT.
(0.114 ACRES)

LOT 34
FELICIA DESHEA BERRY
AND JAMES E. GRIFFIN
CC# 94-0107871
D.R.C.C.T.

ROBERT VALVERDE AND
ESMERALDA VALVERDE
CC# 20101015001120310
D.R.C.C.T.

ADDRESS: 412 KINCAIDE STREET

NOTES:

- 1) ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP STAMPED "R.P.L.S. 5387".
- 2) ALL "DEED" BEARINGS AND DISTANCES SHOWN HEREON ARE PER THE DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2014021000131340, DEED RECORDS, COLLIN COUNTY, TEXAS.

FLOOD STATEMENT:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480135 02801, DATED 06/02/2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO BE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PROPERTY DESCRIPTION:

BEING A PART OF LOT 33, IN BLOCK 16, OF W.J.S. RUSSELL'S FIRST ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 87, PAGE 427, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING A RESURVEY OF A TRACT OF LAND DESCRIBED IN A DEED TO GEORGE W. HALL, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 2014021000131340, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF KINCAIDE STREET (30' R.O.W.), AT THE NORTHEAST CORNER OF SAID HALL TRACT, FROM WHICH A 1/2" IRON PIPE FOUND FOR REFERENCE BEARS NORTH 11°17'42" EAST, A DISTANCE OF 1.87 FEET;

THENCE SOUTH 00°00'00" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID KINCAIDE STREET, A DISTANCE OF 62.50 FEET TO AN "X" SET FOR CORNER NEAR THE BASE OF AN OLD "CUT OFF" FENCE POST, AT THE SOUTHEAST CORNER OF SAID HALL TRACT, FROM WHICH A 1/2" IRON PIPE FOUND FOR REFERENCE BEARS NORTH 19°49'24" WEST, A DISTANCE OF 1.67 FEET;

THENCE SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID HALL TRACT, A DISTANCE OF 79.63 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 00°00'00" WEST ALONG THE WEST LINE OF SAID HALL TRACT, A DISTANCE OF 62.50 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER THEREOF;

THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID HALL TRACT, A DISTANCE OF 79.63 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.977 SQUARE FEET OR 0.114 ACRES OF LAND.

SURVEY EXAMINED AND ACCEPTED BY PURCHASERS:

DATE:

CERTIFIED TO: TITLEZAS		BUYER: ACM INVESTMENTS, LLC [DATE: 04/22/2014] [G.F. 734-1400122-14] [TECH: JLM] [DRAFTER: BM] [JOB NO: 14-04-105]	
SYMBOL LEGEND		FND = FOUND I.R. = IRON ROD I.P. = IRON PIPE ESMT. = EASEMENT B.L. = BUILDING LINE R.O.W. = RIGHT-OF-WAY	
---//---	WOOD FENCE	1" IRON L. IRON ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF KINCAIDE STREET (30' R.O.W.), AT THE NORTHEAST CORNER OF SAID HALL TRACT, FROM WHICH A 1/2" IRON PIPE FOUND FOR REFERENCE BEARS NORTH 11°17'42" EAST, A DISTANCE OF 1.87 FEET;	
---X---	CHAIN LINK FENCE	THENCE SOUTH 00°00'00" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID KINCAIDE STREET, A DISTANCE OF 62.50 FEET TO AN "X" SET FOR CORNER NEAR THE BASE OF AN OLD "CUT OFF" FENCE POST, AT THE SOUTHEAST CORNER OF SAID HALL TRACT, FROM WHICH A 1/2" IRON PIPE FOUND FOR REFERENCE BEARS NORTH 19°49'24" WEST, A DISTANCE OF 1.67 FEET;	
---X---	WIRE FENCE	THENCE SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID HALL TRACT, A DISTANCE OF 79.63 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER THEREOF;	
---X---	BRIGHTON FENCE	THENCE NORTH 00°00'00" WEST ALONG THE WEST LINE OF SAID HALL TRACT, A DISTANCE OF 62.50 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER THEREOF;	
---X---	COLUMN	THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID HALL TRACT, A DISTANCE OF 79.63 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.977 SQUARE FEET OR 0.114 ACRES OF LAND.	
---X---	POWER POLE		
---X---	WATER METER		
---X---	POWERLINE		
---X---	OVERHEAD SERVICE LINE		
---X---	TRANSFORMER AND PAD		
---X---	QUAD METER		
---X---	SPHALT SURFACE		
---X---	CONCRETE		



Jason L. Morgan
RPLS 5387



GRAPHIC SCALE:
1" = 20 FEET

GLOBAL LAND SURVEYING, INC.
2030 AVENUE G, SUITE 1104
PLANO, TEXAS 75074
PHONE (972) 981-1700
FAX (972) 981-1700
WWW.GLS-INC.COM

Global Land Surveying, Inc.
SERVING THE GREATER DALLAS-FORT WORTH METROPLEX SINCE 2002

'SURVEY PLAT'

DANIEL SANCHEZ
VOLUME 1281, PAGE 578
D.R.C.C.T.

FND 1/2" I.R. N 90°00'00" E 79.63'
(DEED=80.00') N 11°17'42" E 1.87'
FND 1/2" I.R. N 90°00'00" E 79.63'

17' PROPOSED B.L.
PART OF
LOT 33
BLOCK 16
4.977 SQ. FT.
(0.114 ACRES)

LOT 34

FELLECIA DESHEA BERRY
AND JAMES E. GRIFFIN
CC# 94-0107671
D.R.C.C.T.

ROBERT VALVERDE AND
ESMERALDA VALVERDE
CC# 20101015001120310
D.R.C.C.T.

KINCAIDE STREET
(30' R.O.W.)

Proposed
Shading
20' back
setback
lines
25' F
25' R
5' Sides

PROPERTY DESCRIPTION:

BEING A PART OF LOT 33, IN BLOCK 16, OF W.J.S. RUSSELL'S FIRST ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 87, PAGE 427, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING A RESURVEY OF A TRACT OF LAND DESCRIBED IN A DEED TO GEORGE W. HALL, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 20140211000131340, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF KINCAIDE STREET (30' R.O.W.), AT THE NORTHEAST CORNER OF SAID HALL TRACT, FROM WHICH A 1/2" IRON PIPE FOUND FOR REFERENCE BEARS NORTH 11°17'42" EAST, A DISTANCE OF 1.87 FEET;

THENCE SOUTH 00°00'00" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID KINCAIDE STREET, A DISTANCE OF 62.50 FEET TO AN "X" SET FOR CORNER NEAR THE BASE OF AN OLD "CUT OFF" FENCE POST, AT THE SOUTHEAST CORNER OF SAID HALL TRACT, FROM WHICH A 1/2" IRON PIPE FOUND FOR REFERENCE BEARS NORTH 19°49'24" WEST, A DISTANCE OF 1.67 FEET;

THENCE SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID HALL TRACT, A DISTANCE OF 79.63 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 00°00'00" WEST ALONG THE WEST LINE OF SAID HALL TRACT, A DISTANCE OF 62.50 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER THEREOF;

THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID HALL TRACT, A DISTANCE OF 79.63 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4,977 SQUARE FEET OR 0.114 ACRES OF LAND.

SURVEY EXAMINED AND ACCEPTED BY PURCHASERS:

CERTIFIED TO:	FILED:	BUYER:	ACM INVESTMENTS, LLC	DATE:	04/22/2014	OF:	14-1400122-JM	TECH:	JM	DRAWN:	BM	JOB NO.:	14
SYMBOL	LEGEND	FND	= FOUND	I.R.	= IRON ROD	I.P.	= IRON PIPE	ESMT	= EASEMENT	B.L.	= BUILDING LINE	P.O.W.	= RIGHT

1. JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THE SURVEY SHOWN HEREON WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER IN GOOD STANDING OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND WAS PARTICIPANT IN CONNECTION WITH THE SURVEYING OF THIS PLAT. I AM NOT PROVIDING ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE SURVEYING OF THE PLAT AND NO OTHER PART THEREOF.



Jason L. Morgan
JASON L. MORGAN
RPLS 5537



Global Land Surveying, Inc.
SERVING THE GREATER DALLAS-FORT WORTH METROPLEX SINCE 2002

GLOBAL LAND SURVEYING
2008 AVENUE G, SUITE 100
PLANO, TEXAS 75074
PHONE (972) 381-1111
WWW.GLS-INC.COM

ADDRESS: 412 KINCAIDE STREET

NOTES:

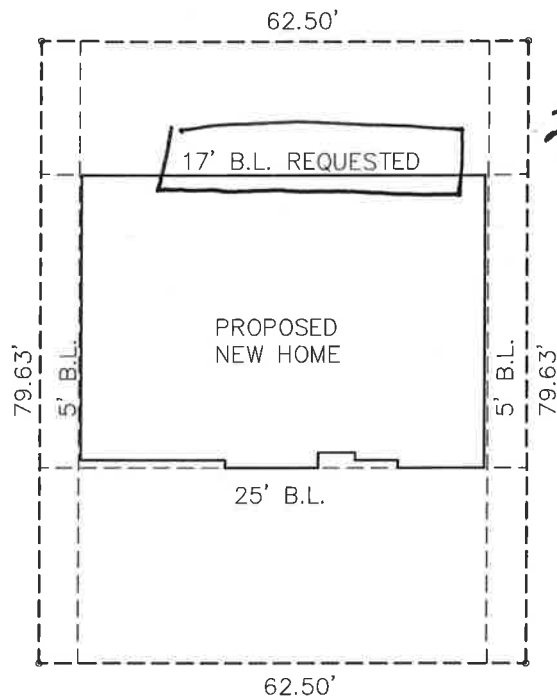
- ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP STAMPED WITH "5537".
- ALL "CUT OFF" BEARINGS AND DISTANCES SHOWN HEREON ARE PER THE DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 20140211000131340, DEED RECORDS, COLLIN COUNTY, TEXAS.

FLOOD STATEMENT:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480130, 02B01, DATED 06/02/2009, OF THE FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARING HEREON IS NOT IN A FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

0'
20'
GRAPHIC SCALE:
1" = 20 FEET





25' min
Rear

KINCAIDE ST.



LOT: 4977 SQ. FT.
PROPOSED HOUSE: 1910 SQ. FT.
% COVERED: 38.38%

412 KINCAIDE ST.
PT LOT: 33R BLK: 16
WSJ RUSSELL 1ST ADDITION
MCKINNEY, TEXAS

1910 Ft - Minus Garage - Porch & Patio - Living - 1400 Sq Ft
Approx

	DATE	NAME	FILE: WSJR3316KI.DWG	PLAN: SAL-***
Drawn	2/20/19	BVR		SCALE: 1" = 20'-0"