

McKINNEY BOARD OF ADJUSTMENT

MARCH 23, 2016

The McKinney Board of Adjustment met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas on March 23, 2016 at 5:30 p.m.

Board members Present: Chairman Kimberly Davison, Vice Chairman Scott Jacoby, and Board members Randall Wilder, Brad Taylor, Patrick Cloutier. Alternates: Betty Petkovsek and Brian White were present but not voting members.

Staff Present: Chief Building Official Rick Herzberger and Administrative Assistant Teresa Noble.

There were three guests present.

Chairman Davison called the meeting to order at 5:30 p.m. after determining a quorum present.

Board members unanimously approved the motion by Board member Wilder, seconded by Board member Taylor, to approve the following consent item:

16-282 Minutes of the Board of Adjustment Meeting of October 28, 2015.

BOA16-01 Chairman Davison called for a Public Hearing to Consider/Discuss/Act on the Request by North Collin County Habitat for Humanity for a Variance to the Minimum Front and Rear Yard Setbacks, and for the Minimum Side Yard Setback at the corner, for the Property Located at 1104 Canal Street. Blane Pound of North Texas Habitat for Humanity addressed the Board. He stated that the undersized lot was 5047 square feet. All of the requested setbacks were compatible with the neighborhood. The City had previously taken right-of-way from this lot.

Board member Cloutier stated that the form boards were set and he could see that the house would be symmetrical with the rest of the homes on the street.

Board members unanimously approved the motion by Board member Cloutier, seconded by Board member Wilder, to approve the request by North Collin County Habitat for Humanity for a 5' variance to the minimum

front and rear yard setbacks, and for a 10' variance to the minimum side yard setback at the corner, for the property located at 1104 Canal Street.

BOA16-02 Chairman Davison called for a Public Hearing to Consider/Discuss/Act on the Request by Starmark Remodeling, LLC for a Variance to the Minimum Front and Rear Yard Setbacks, to the Minimum Side Yard at the Corner, and the Minimum Side Yard and for the Minimum Side Yard Setback at the Corner, for the Property Located at 301 Henry Street.

Marc Vitec, 701 Coralberry Drive, addressed the Board. He stated that the lot is undersized, and he wishes to build a 1200 square foot home to face Henry Street.

Board member Cloutier asked if the shrubs would remain because they cause a sight restriction. Mr. Vitec replied that the shrubs would be removed.

Tara Busch, 206 S. Benge, addressed the Board. She stated that she was concerned that Henry was such a narrow street, there might not be enough clearance. She was advised that when the shrubs were removed, there would be plenty of clearance and visibility.

Board members unanimously approved the motion by Board member Cloutier, seconded by Board member Taylor, to approve a 10' variance to the minimum front and rear yard setbacks, a 15' variance to the minimum side yard at the corner, and a 2' variance to the minimum side yard for the property located at 301 Henry Street.

16-283 Legal Overview Presented by City Attorney. City Attorney was not in attendance and this item will be moved to the next Regular meeting.

Board members unanimously approved the motion by Board member Cloutier, seconded by Board member Wilder, to adjourn. Chairman Davison adjourned the meeting at 5:50 p.m.

KIMBERLY DAVISON
Chairman