



14-06
RD 30

CITY OF MCKINNEY
BOARD OF ADJUSTMENT APPLICATION

Type of Request:

Variance Special Exception Appeal

FILLING FEE \$50.00

RECEIPT DATE 337127

Property Location:
 609 WOOD (NORTH) ST. MCKINNEY TX 75069
 Address City State Zip
 4 _____
 Lot Number Block Subdivision Name
 MINCEY ADDITION

Owner's Information:
 ABRAHAM RAMIREZ LAURA PATINO 214 548 5185
 Owner's Name (PRINTED) Phone Number
 611 WOOD ST MCKINNEY TX 75069
 Address City State Zip
 Owner is giving PEGGY SNYDER authority to represent him/her at the meeting.
 Applicant's Name

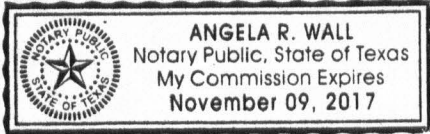
I hereby certify that the above statements are true and correct to the best of my knowledge.

[Signature]
 Owner's Signature

STATE OF TEXAS

COUNTY OF Collin

Subscribed and sworn to before me this 5th day of May 2014



[Signature]
 Notary Public
 My Commission expires: 11/9/17

Applicant's Information:
 PEGGY SNYDER 214 546 7265
 Name Company Name Phone Number
 503 S. TENNESSEE McKinney TX 75069
 Address City State Zip

Seeking an appeal from Chapter 41, McKinney Zoning Ordinance, Section No. _____
 Please list the type of variance(s) requested:

	Ordinance Requirements	Requested Dimensions	Variance From Ordinance
Lot Size	NA		
Lot Width	NA		
Lot Depth	NA		
Side Yard			
Side Yard	7' 5"	5 (NORTH)	2'
Side @ Corner	NA		
Front Yard	25'	20 10' AB	15' 5" 15' AB
Rear Yard	25'	20 10' AB	15' 5" 15' AB
Driveway	20'		0
Other			



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

See attached

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:

See attached

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:

See attached

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:

See attached

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.

Mary Peggy Snyder
Applicant's Signature

STATE OF TEXAS
COUNTY OF Collin

Subscribed and sworn to before me this 5th day of May, 2014

(seal)

Angela R. Wall
Notary Public
My Commission expires: 11/9/17

5 May 2014

City of McKinney

Board of Adjustment

222 N. Tennessee

McKinney, Texas 75069

RE: 609 Wood Street, McKinney

To Whom it May Concern,

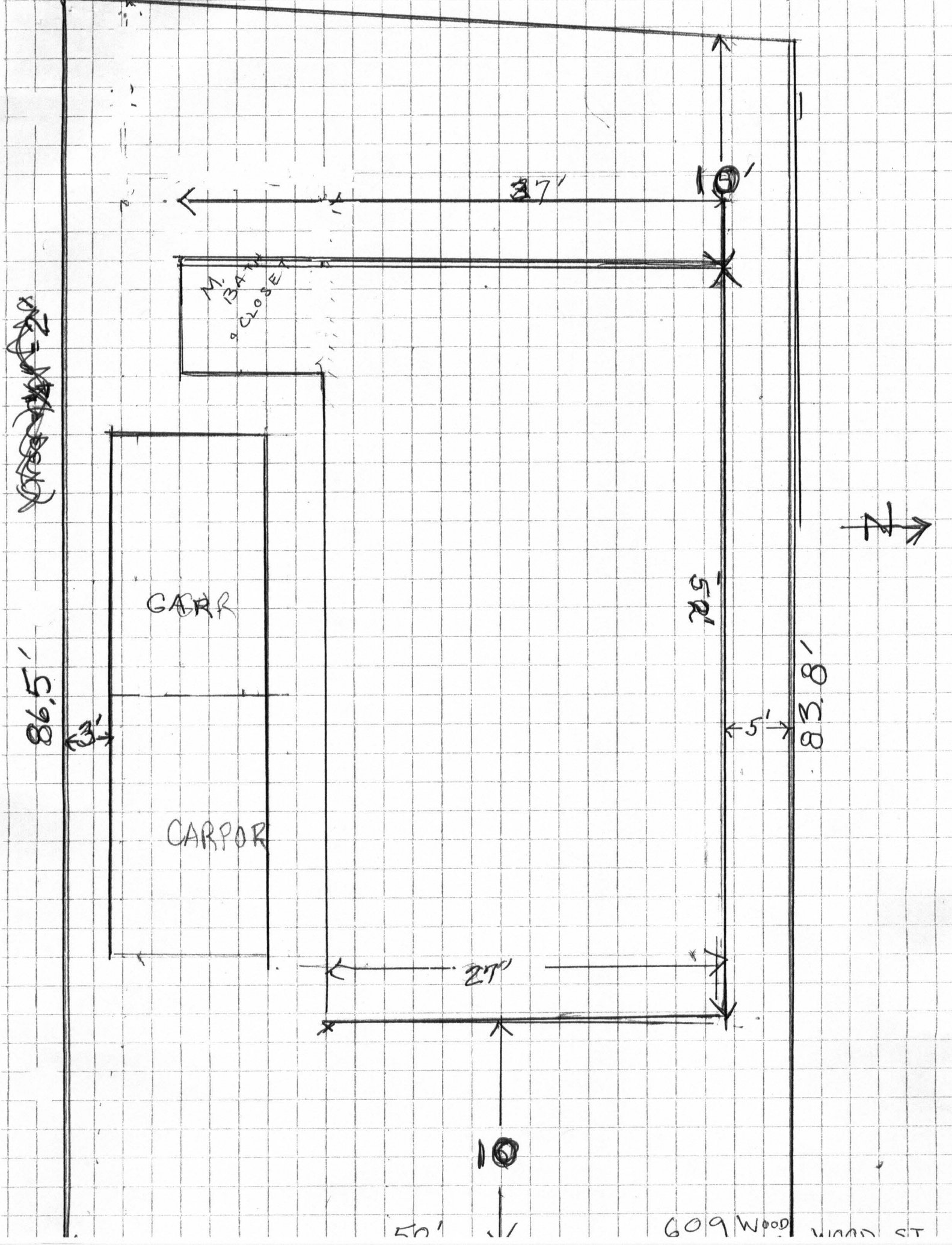
We own the lot located at 609 Wood Street in McKinney and we are interested in selling it. Our homestead is located next door. The lot at 609, like nearly every lot on our street, is considered small by some city standards, but it is suitable for the construction of a new home. We have owned this lot and our home for many years, and when we bought the properties we were not aware of construction restrictions.

At this time, we are requesting a variance to the city's ordinance regarding set backs for the front, rear, and side of a potential new home, which our proposed buyer would like to build.

Granting this variance will not be a negative for the city because the resulting home will be in keeping with others in the neighborhood, and will be an improvement for the city's tax base over the empty lot currently next door. More specifically, it will not be a negative for our neighborhood because the resulting new home will enhance the overall charm of the street more than the empty lot does at this time.

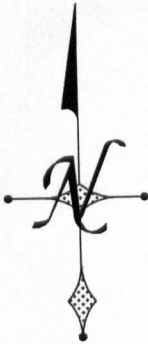
Thank you for your time and attention in this matter,

Abraham Ramirez and Laura Patino

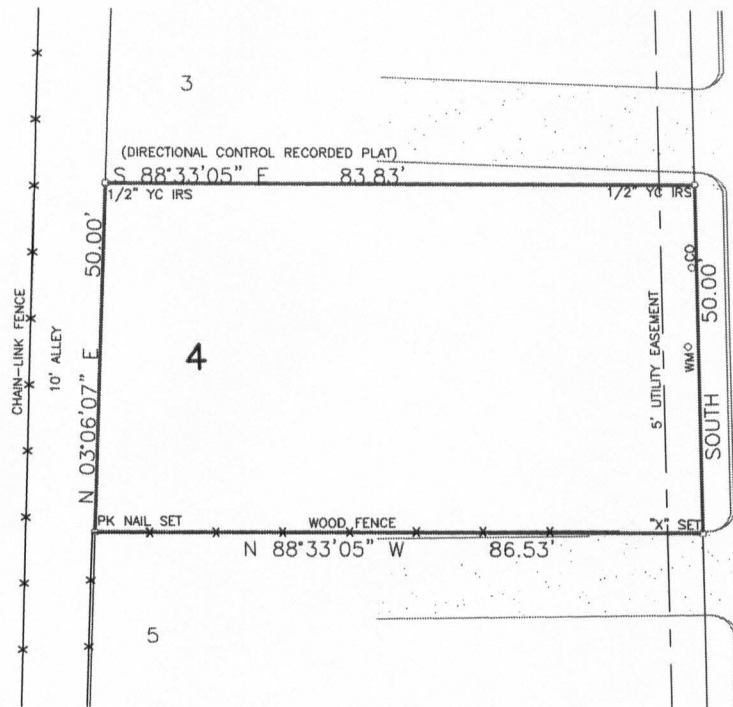


SURVEY PLAT

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TITLE AND ABSTRACTING WORK FURNISHED BY PEGGY SNYDER



WOOD STREET

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

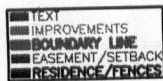
BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 609 WOOD STREET, in the city of McKINNEY Texas.
 Lot No. 4, Block No. _____, an addition to the city of _____
 of MINCEY ADDITION _____ PLAT RECORDED
 in McKINNEY, COLLIN COUNTY Texas according to the _____ MAP records of COLLIN COUNTY, TEXAS.
 in CABINET G at SLIDE 484



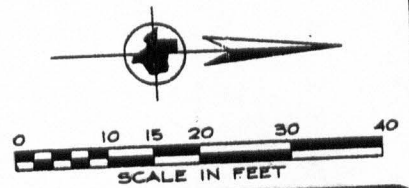
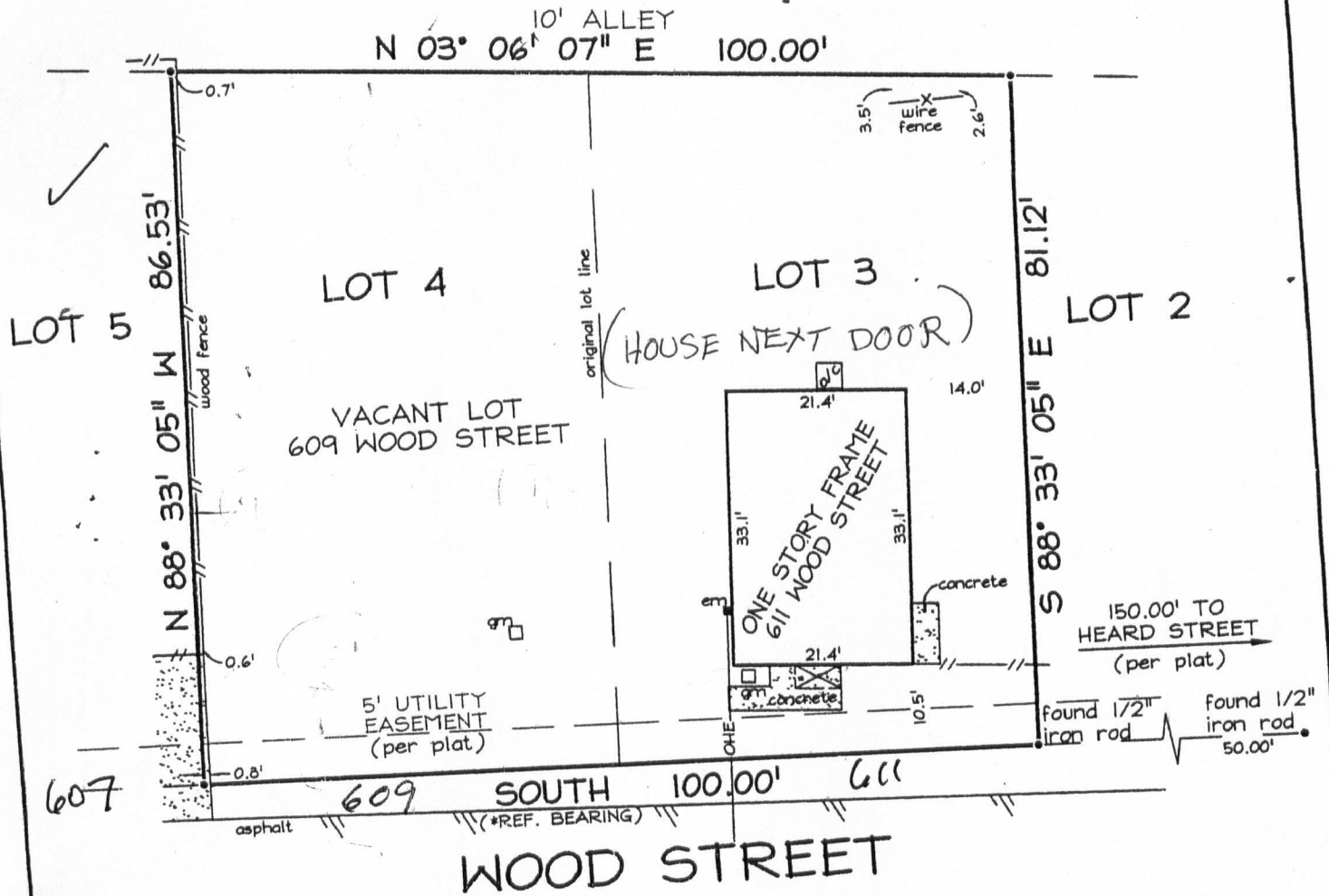
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'
 Date: 04/29/2014
 G. F. No.: _____
 Job no.: 91631
 Drawn by: DH



THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR PEGGY SNYDER
 USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.



NOTES:
 BEARINGS ARE BASED ON PLAT.
 THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 609 & 611 WOOD STREET, and Being Lots 3 and 4, of MINCEY ADDITION, an Addition to the City of McKinney, Collin County, Texas, according to the Map thereof recorded in Volume G, Page 484, of the Map Records of Collin County, Texas.

There are no visible conflicts or protrusions, except as shown.
 The subject property does not lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48085C0305 G, dated JANUARY 19, 1996. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

ACCEPTED BY:	DATE: 9/25/05
<i>Abraham Ramirez</i>	<i>Laura Patino</i>
DATE: 08/11/05	BLUE STAR TITLE, INC
FILED DATE: 08/10/05	GF No. 0523064-PLCS
REVISED:	
JOB NO: 505-1757 TECH: DRH	
MAPSCO NO: 361-F FIELD: AV	
DALLAS: PHONE 972-681-7072 FAX 972-279-1508	FT WORTH: PHONE 817-451-0522 FAX 817-496-3418
4625 EASTOVER DRIVE MESQUITE, TEXAS 75149	6465 EAST ROSEDALE SUITE 3A5 FORT WORTH, TEXAS 76112

