

## AGENDA ITEM 17-01

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by North Collin County Habitat for Humanity, for a 5' Variance from the Minimum Side at corner setback of 15', for the Property Located at **810 Throckmorton Street.**

**MEETING DATE:** February 22, 2017

**DEPARTMENT:** Development Services-Building Inspections

**CONTACT:** Rick Herzberger, Chief Building Official

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**ZONING:** RG18

**EXISTING CONDITIONS:** Lot width is less than the required 50'.

**VARIANCES REQUESTED:**

ORDINANCE REQUIREMENTS	REQUESTED DIMENSIONS	VARIANCE FROM ORDINANCE
15' Side Yard Setback at corner	10'	5'

**APPLICANT'S BASIS FOR VARIANCE:**

Applicant wishes to build a single family residence. Due to the result of improvement along Drexel Street, a variance is needed to build on the lot.

**PUBLIC SUPPORT/OPPOSITION FOR REQUEST:**

To date, no letters of support and no letters of opposition have been submitted.

**BOARD AUTHORITY:**

The Board has authority to authorize a variance from the terms of the Zoning Ordinance as will not be contrary to the public interest if the literal enforcement of the Zoning Ordinance would result in unnecessary hardship due to special conditions unique to the property so that the spirit of the Zoning Ordinance is observed and substantial justice done. The Zoning Ordinance provides additional requirement for "yard variances" and "building or structure variances" that must also be met by an applicant seeking a variance in addition to the requirements set out hereinabove.

In addition to the general requirements set forth above the following requirements must also be met for a variance of the type identified below:

**Yard Requirements** The Board has the authority to permit a variance in the yard requirements of any district where there are unusual and practical difficulties or unnecessary hardships in the carrying out of these provisions due to an irregular shape of the lot, topographical or other conditions.

**BUILDING OFFICIAL STATEMENT** – The request has been field validated and I agree that the Board has the implied authority to consider this variance request based on the irregular shape of the lot and the non-conforming width of the lot, or other conditions presented by the applicant, and is not contrary to the public interest and general welfare of the adjacent property.

**SUPPORTING MATERIALS:**

- Variance Application
- Property Locator Map



**Action:            APPROVED                    DENIED                    TABLED**



**CITY OF MCKINNEY  
BOARD OF ADJUSTMENT APPLICATION**

Type of Request:

Variance  Special Exception  Appeal

FILLING FEE \$50.00

RECEIPT DATE \_\_\_\_\_

**Property Location:**

810 Throckmorton St McKinney TX 75069  
Address City State Zip

4 1 Hight + Horn Addition  
Lot Number Block Subdivision Name

**Owner's Information:**

North Collin County HFH 972 542 5300  
Owner's Name Phone Number

2060 Couch Dr McKinney TX 75069  
Address City State Zip

Owner is giving Bryant Knepp authority to represent him/her at the meeting.  
Applicant's Name

Owner's Printed Name \_\_\_\_\_ Owner's Signature \_\_\_\_\_

**Applicant's Information:**

Bryant Knepp North Collin County HFH 214 616 0176  
Name Company Name Phone Number

2060 Couch Dr 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			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side @ Corner	15'	10'	5'
Front Yard			
Rear Yard			
Driveway			
Other			

\*Not applicable in ETJ



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:

to construct a new home

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:

Construction of home will conform with existing neighborhood

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:

reduce side at corner setback as a result of improvement along Drexel St

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:

Construction of residential housing

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.

[Handwritten Signature]

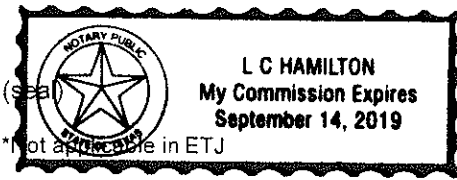
Applicant's Signature

STATE OF TEXAS  
COUNTY OF Collin

Subscribed and sworn to before me this 20<sup>th</sup> day of January, 2017

[Handwritten Signature: L.C. Hamilton]  
Notary Public

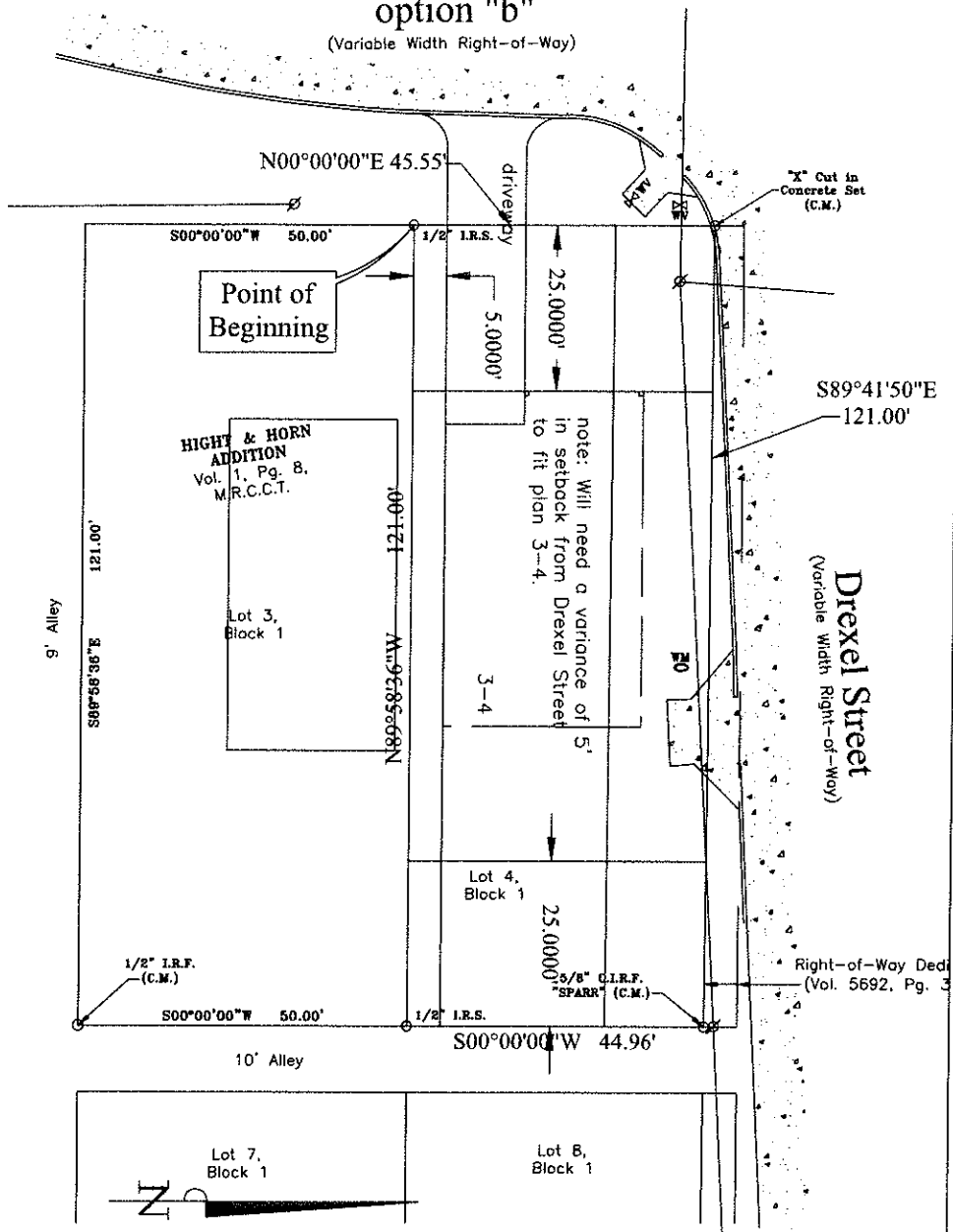
My Commission expires: 9/14/2019



# Throckmorton Street option "b"

(Variable Width Right-of-Way)

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



## GRAPHIC SCALE

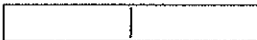


( IN FEET )  
1 inch = 20 ft.



SHEET NO.  
**A1**

SQ. FT.	
INTERIOR:	1242
STORAGE:	54
CARPORT/PORCH:	440
TOTAL:	1736



PLAN: 4-1 L  
 ADDRESS: 810 Throckmorton St  
 McKinney, TX.

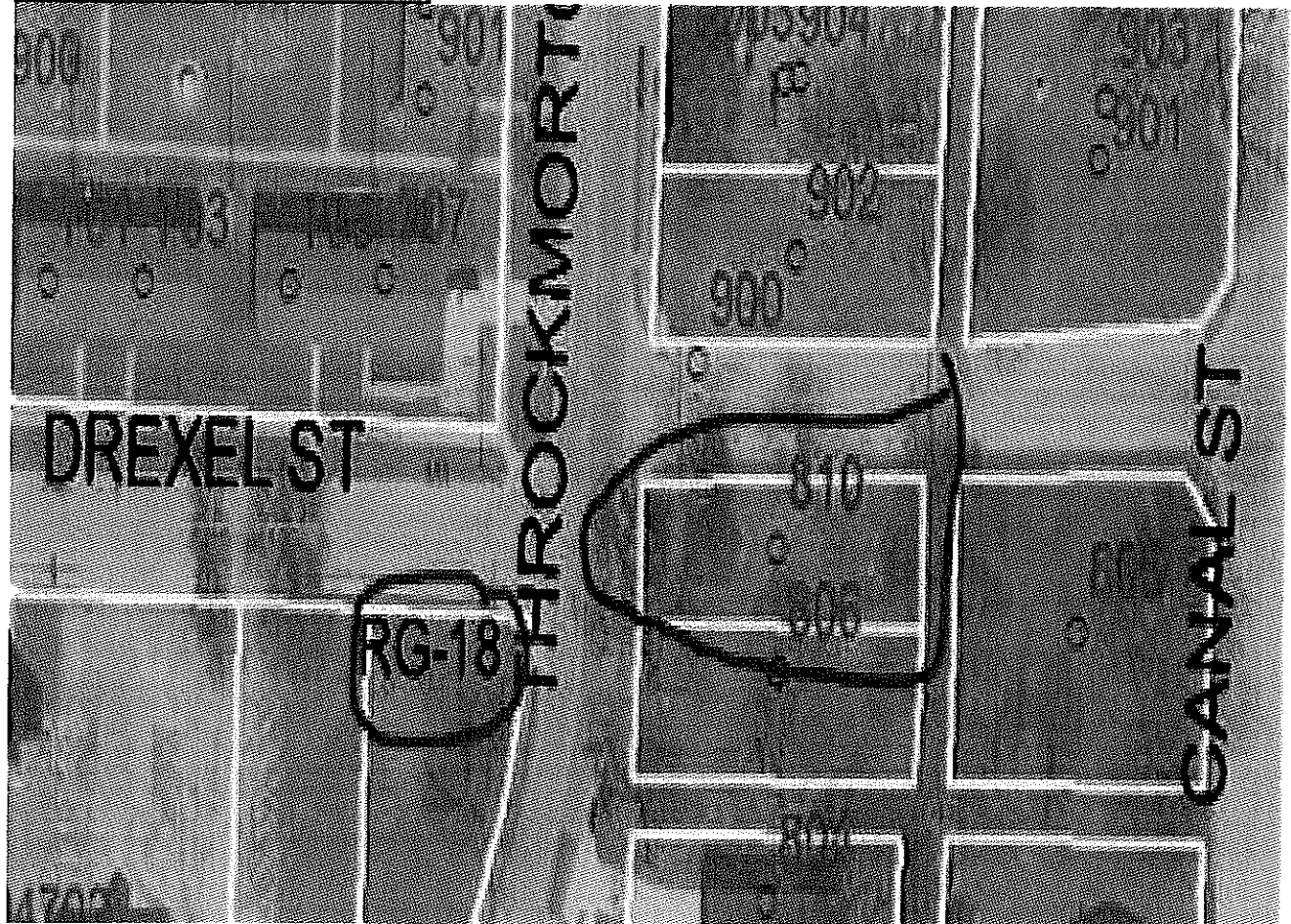
REVISIONS  
 12/8/2016

**REQUEST** - On 810 Throckmorton, we are in need of a 5' variance from what I am assuming is a 15' setback off of Drexel (which would have us at a 10' requested dimension). See attached site plan.

810 N. Throckmorton is platted as Lot 4 Block 1 of the Hight & Horn Addition. The parcel is zoned RG18 which follows the RG 60 for single family residential homes.

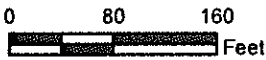
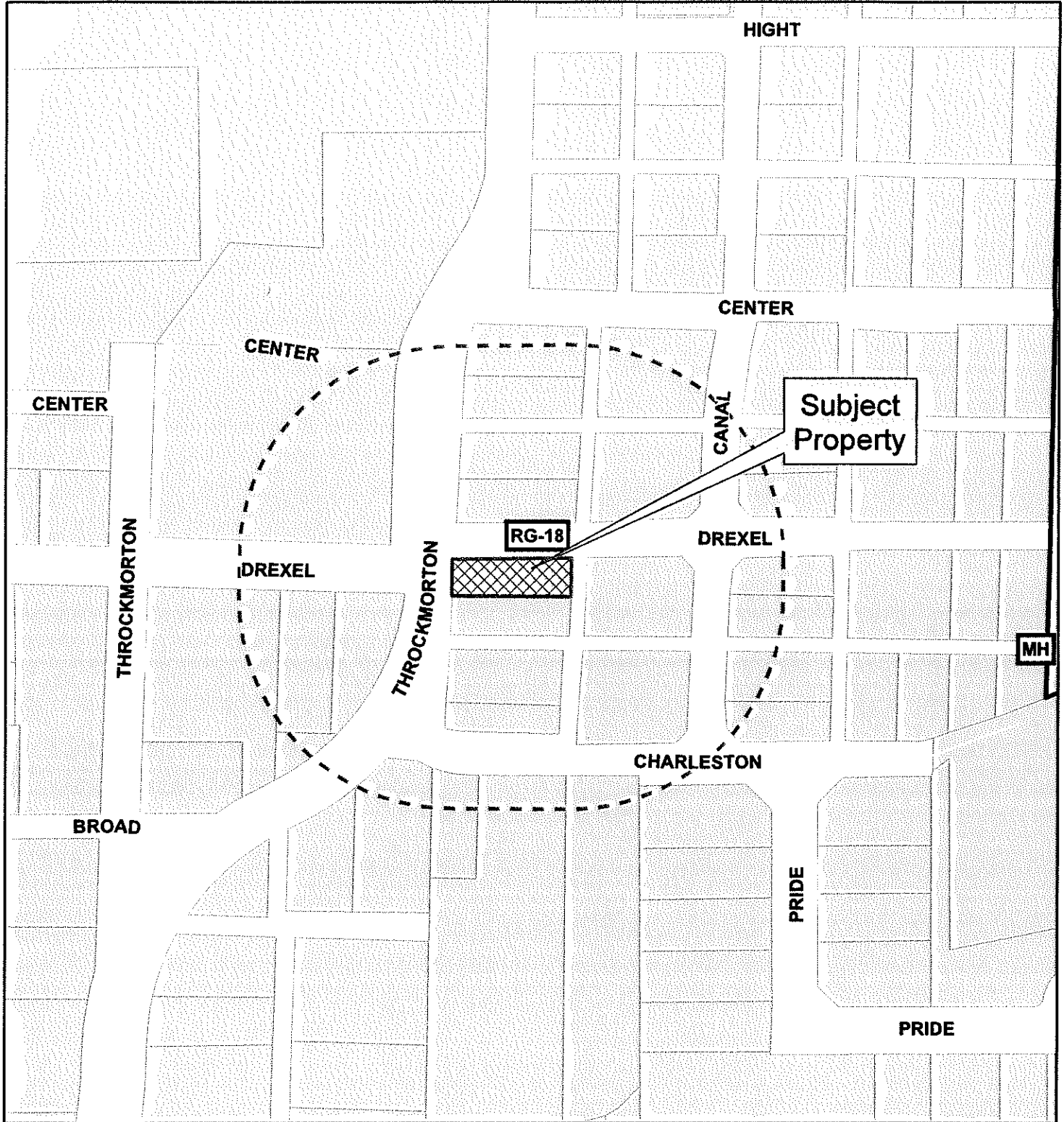
The setback for RS 60:

Front	25
Side	5
Rear	25
Side at Corner	15



**COMMENT** – The lot width is less than the required 50' so rear setback on this lot could be considered by the BOA.

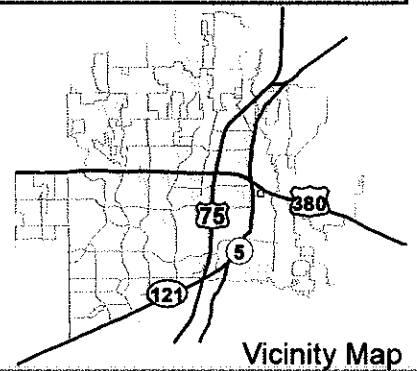
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### Location Map

810 Throckmorton St.

----- 200' Buffer



Vicinity Map

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 variances which may exist.

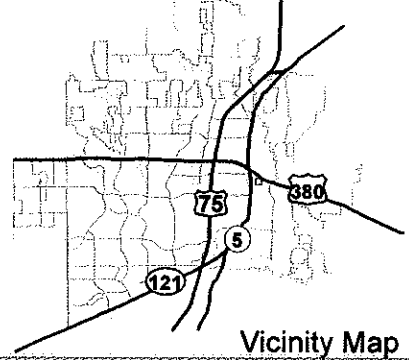


0 80 160 Feet

### Location Map

810 Throckmorton St.

200' Buffer



Vicinity Map

Path: Y:\GIS\Work\Rose\BuildingLocator\Maps\810Throckmorton\St\810Throckmorton.mxd

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