

**DON DAY
DFA, LTD
110 E. LOUISIANA STREET
MCKINNEY, TEXAS 75069
972-562-0267
djd4599@yahoo.com**

July 13, 2018

CITY OF MCKINNEY
MCKINNEY, TEXAS 75069

**RE: VARIANCE REQUEST FOR 205 W. LOUISIANA STREET, WEST SIDE
FACING CHRUCH STREET.**

CITY OF MCKINNEY:

Please accept this Letter of Intent requesting a deviation from the required 65% transparent storefront façade facing Church Street on the west end of the new building under construction at 205 W. Louisiana.

THE BUILDING

The building is a 30,000 SF retail and office building with one floor of underground parking containing 30 parking spaces. The building is owned by DFA 205 LP, a Texas Limited Partnership. The building is 100% leased to Class A tenants and expects to be completed by October of 2018.

THE CHRUCH STREET FAÇADE ISSUES

The ordinance governing the construction of new building in downtown McKinney require that a minimum of 65% of the first floor of commercial building be glass store front. The building meets that standard on its frontage along West Louisiana Street but could not meet that standard with the side frontage along Church Street because on that end of the building here are three areas that require a minimum of one-hour fire rating to protect the occupants. This fire protection area in the center of the building are shown on the attached floor plan and include:

- A six foot by six-foot fire riser room containing the controls for the fire sprinkler system for the building. This room is required to have exterior access for Fire Personnel.
- A stair case with nine feet of frontage on Church Street. Staircases require one-hour minimum fire protection.
- A six-foot fire protected corridor exiting the building. Corridors are required to have a minimum of one-hour fire protection.

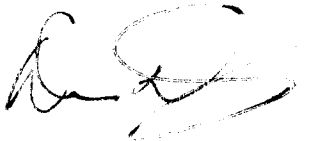
All of these fire protected elements are required by the Cities Fire protections Codes and collectively they encompass a 21-foot-wide section of the building along Church Street that cannot be store front in order to achieve the fire code required one-hour fire rating.

Because these fire protected areas could not be storefront, we were not able to meet the 65% transparency requirement. We did place store front wherever we could on both sides of the fire protected elements.

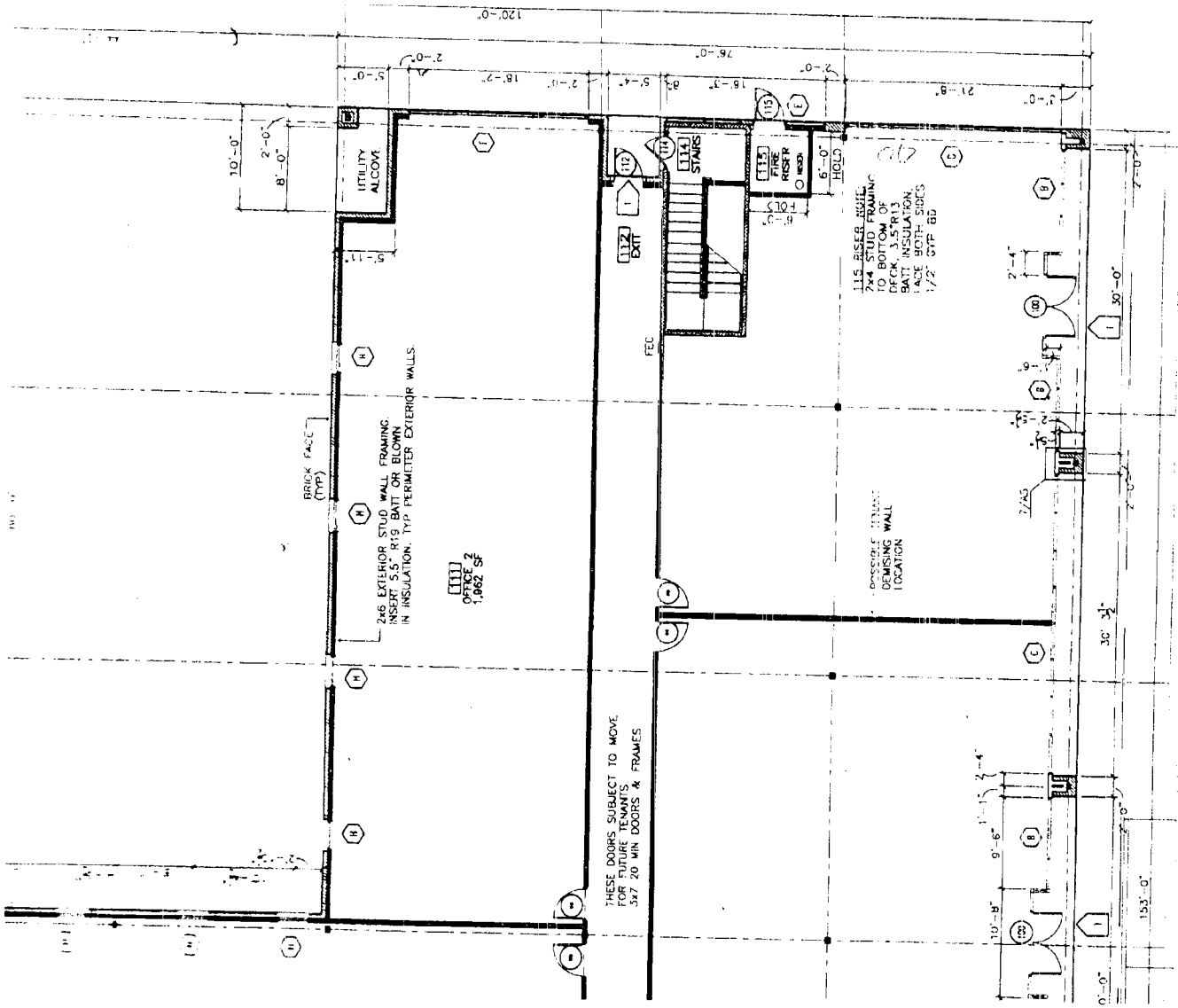
VARIANCE REQUEST.

For the reasons stated above we request a Variance from the City Transparency requirement in order to comply with the City Fire Protection Codes and request that you approve this Variance Request.

Sincerely,



Don Day
Manager
DFA, LTD
DFA 205 LP



FLOOR PLAN KEY NOTES

- (1) DOOR IN SET BUILDING
- (A) WINDOW IN SET BUILDING
- (11) END OF BUILDING EXTERIOR