

E11:00MD

BOARD OF ADJUSTMENT APPLICATION

APPEAL D S	SPECIAL EXCEPTION	VARIANCE X TODA	Y'S DATE: 11-27-18
	CONTACT I	INFORMATION	
PROPERTY LOCATION	*: _904 Throckmorton S	Street	
	(Street address) orn Addition		Block: 2
Property Owner: Julia Eva	the ETJ (Extra Territorial Jurisdiction ns 90)4 Throckmorton St. McKi	nney TX. 75069
(Nan		Address)	(City, State, & Zip Code)
Property Owner is giving $\frac{T}{T}$	had Helsley (Applicant Name)	authority to represe	(Phone) ent him/her at meeting.
		77	71. 750.60
Applicant: <u>Thad Hels</u> (Nan	ne) (/	<u>Virginia, Suite 102 Mc</u> Address)	Kinney, TX. 75069 (City, State, & Zip Code)
	ealestate.net	97	2-977-5389
(Ema			(Phone)
	RE	QUEST	
Please list types requested:			
Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard	5 feet	4.5 feet	0.5 feet
Side Yard		4.7	0.3
Side at Corner			
Front Yard			
Rear Yard			
Driveway			
Other			
		G TO BE HEARD BY THE BOARD (TION TO SUPPORT YOUR REQUI	
APPEAL -			
SDECIAL EXCEPTION			

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VARIANCE	Applicant is requesting a 0.5 foot ($\frac{1}{2}$ foot) va		
	five (5) foot side yard setback allowing for a	4.5 (four an	d one half)
	foot side yard on the south side yard of the s	ubject proper	ty.
	This variance application is related to a sepe	rate variance	application
	for the neighboring property located at 902 Th	rockmorton St	reet.
	the state of the s		
		<u> </u>	
I hereby	certify that the above statements are true and correct to the best	·	_
STATE OF COUNTY	TEXASS Page OF Collin	int's Signature	
Subscribe	ed and sworn to before me this 21 day of household of the Control	tary Public	20 18
(seal) NOTICE:	JOHN CRAIG WILCOX My Notary ID # 131223040 Expires July 26, 2021 My Commission e		26,2021
	on can be made available upon requese in alternative formats, such as,		
	be made by calling 972-547-2694 (Voice) or email contact-adacomplia	nce@mckinneytexa	as.org Please allow at least
48 hours for	your request to be processed.		
	OFFICE USE ONLY		
Seeking an a	appeal from Chapter 41, McKinney Zoning Ordinance, Section No.		
BOA Numbe	erc .	TOTAL FEE DUE:	\$50.00 (non-refundable)
Received by	: Signature:		Date:



FIELD NOTES

Dated: March 28, 2018

SITUATED in the State of Texas, County of Collin and City of McKinney, being part of the Hight and Horn Addition as recorded in Volume 1, Page 8 of the Plat Records of Collin County, said premises being more particularly described as follows;

BEGINNING at a capped iron rod set for corner marking the southwest corner of said premises, said corner being in the east right-of-way line of Throckmorton Street and the northwest corner of Lot 2, Block 2 of said addition;

THENCE with the west line of said premises and said street, North 02°46'57" East, 9.00 feet to a capped iron rod set for corner marking the northwest corner of said premises and the southwest corner of Lot 3, Block 2;

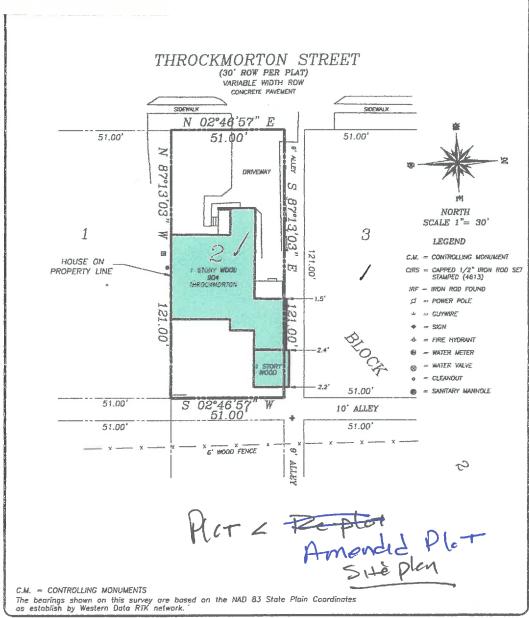
THENCE departing said street and with the north line of said premises, South 87°13'03" East, 121.00 feet to a capped iron rod set for corner marking the northeast corner of said premises and southeast corner of said Lot 3;

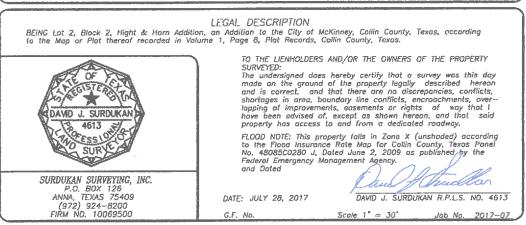
THENCE with the east line of said premises, South 02°46'57" West, 9.00 feet to a capped iron rod set for corner marking the southeast corner of said premises and northeast corner of said Lot 2;

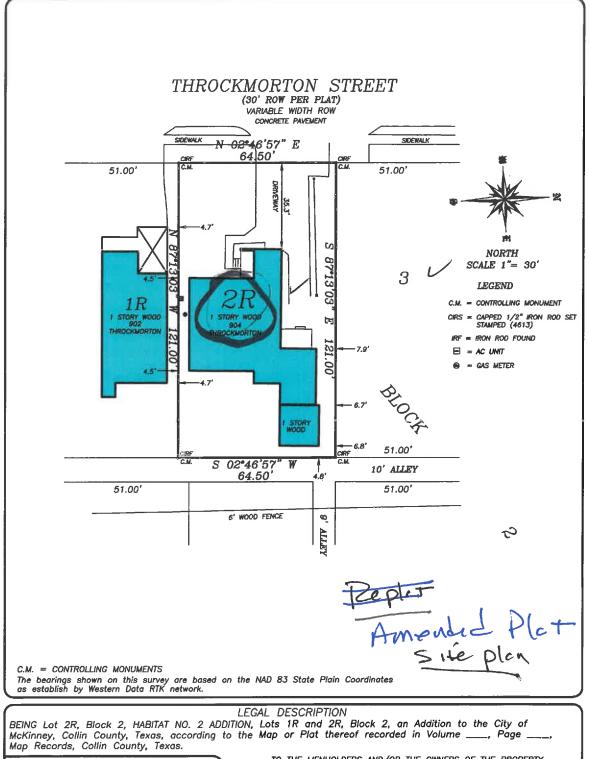
THENCE with the south line of said premises, North 87°13'03" West, 121.00 feet to the point of beginning and containing 1,089 square feet of land. OF TE

WILHITE

Survey prior to alley abandonment and prior to replat.









SURDUKAN SURVEYING, INC. P.O. BOX 126 ANNA, TEXAS 75409 (972) 924-8200 FIRM NO. 10069500

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PROPERTY

SURVEYED: The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, and is correct, and that there are no ascrepances, commics, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of, except as shown hereon, and that said property has access to and from a dedicated roadway.

FLOOD NOTE: This property falls in Zone X (unshaded) according to the Flood Insurance Rate Map for Collin County, Texas Panel No. 48085C0280 J, Dated June 2, 2009 as published by the Federal Emergency Management Agency.

and Dated

DATE: November 27, 2018

DAVID J. SURDUKAN R.P.L.S. NO. 4613

Scale 1" = 30'

Job No.

udlar

904 N Throckmorton St

Legal Description: Hight & Horn Addition, Block 2, Lot 2

North Collin County Habitat for Humanity

Zoned: RG18 which follows RS-60 General Residence (Single Family)

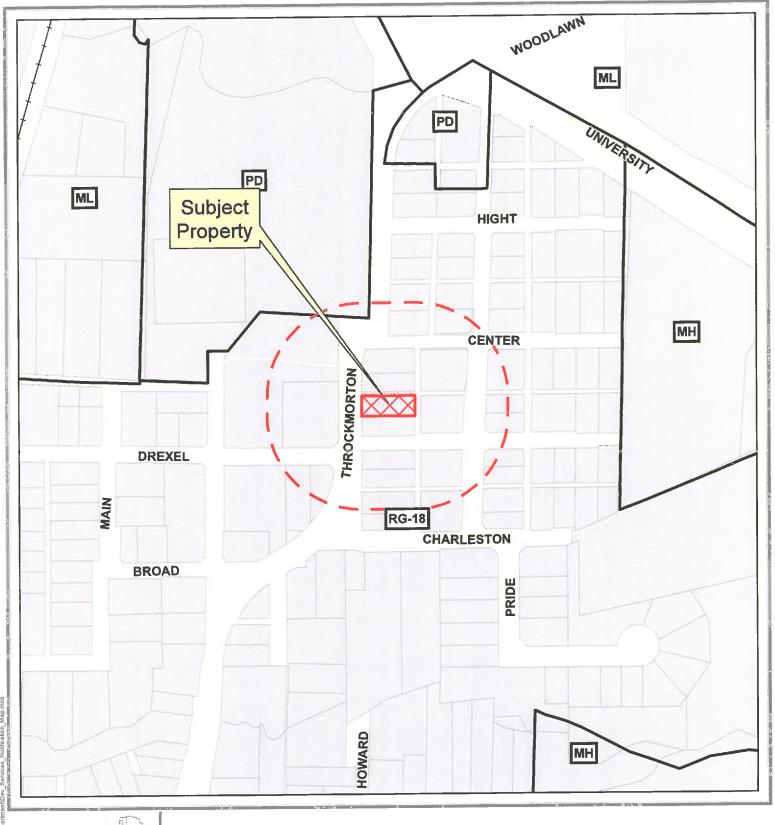
Amending Plat-2018-134 – Approved, but not filed.

Setbacks:

Section F-1. Schedule of space limits.

				-1	ouce Zinnio	Space Limits									
Minimum lot area	Mininum lot width	Minimum lot depth	Minimum frontyord 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)					
10 acre	150'	n/a	35'	35'	20'	25'	35'	n/a	n/a	n/a					
1 acre	150'	150'	351	35'	20'	35'	35'	n/a	n/a	1.0					
2 acre	200'	200	50'	50'	30'	50'	35'	n/a	n/a	0.5					
12,000 sq. ft.	80'	120'	30'	25'	10'	15'	35'	n/a	n/a	3.5					
8.400 sq. ft.	70'	110'	25'	25'	10'	15'	35'	n/a	n/a	5.0					
7,200 sq. ft.	60,	100,	25'	25'	6'	15'	35'	n/a	n/a	6.0					
6.000 sq. ft.	50'	100'	25'	25'	5'	15'	35'	n/a	n/a	7.0					
	area 10 acre 1 acre 2 acre 12,000 sq. ft. 8,400 sq. ft. 7,200 sq. ft.	area lot width 10 acre 150' 1 acre 150' 2 acre 200' 12,000 sq. ft. 80' 8,400 sq. ft. 70' 7,200 sq. ft. 60'	area lot width lot depth 10 acre 150' n/a 1 acre 150' 150' 2 acre 200' 200' 12,000 sq. ft. 80' 120' 8.400 sq. ft. 70' 110' 7,200 sq. ft. 60' 100'	Minimum lot area Minimum lot width lot depth Afinimum lot depth setback Afinimum lot depth setback 10 acre 150' n/a 35' 1 acre 150' 150' 35' 2 acre 200' 200' 50' 12,000 sq. ft. 80' 120' 30' 8,400 sq. ft. 70' 110' 25' 7,200 sq. ft. 60' 160' 25'	Minimum lot area Minimum lot uvidith lot depth Minimum front yord setback rear yard setback 10 acre 150' n/a 35' 35' 1 acre 150' 150' 35' 35' 2 acre 200' 200' 50' 50' 12.000 sq. ft. 80' 120' 30' 25' 8.400 sq. ft. 70' 110' 25' 25' 7.200 sq. ft. 60' 100' 25' 25'	Minimum lot area Minimum lot urath l	Minimum tot area Side yard setback of site area Minimum side yard setback of tots 10 acre 150' 150' 35' 35' 20' 25' 1 acre 150' 150' 35' 35' 20' 35' 2 acre 200' 200' 50' 50' 30' 50' 12.000 sq. ft. 80' 120' 30' 25' 10' 15' 8.400 sq. ft. 70' 110' 25' 25' 10' 15' 7.200 sq. ft. 60' 100' 25' 25' 6' 15'	Minimum lot area Minimum lot uridith Minimum lot area Minimum lot area Minimum lot area Minimum lot area Minimum setback of lots side yerd setback of extraction setback of corner lots Minimum setback of lots Maximum setback of corner lots Maximum setback of lots Minimum setback of lots Minimum setback of lots Maximum setback of lots Minimum setback	Minimum lot area Maximum lot area Minimum lot area<	Minimum lot area Minimum lot care Minimum lot care Minimum lot care Minimum lot utath Minimum lot depth Minimum front yard setback Minimum setback of tutation lots Maximum setback of structure Maximum height of structure Maximum lot coverage Maximum lot coverage <t< td=""></t<>					







Board of Adjustments Map

904 N THROCKMORTON ST

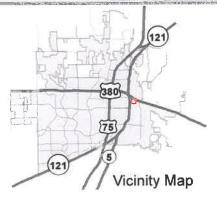




200' Buffer

Source: City of McKinney GIS Date: 11/28/2018 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.

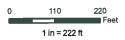




Board of Adjustments Map

904 N THROCKMORTON ST

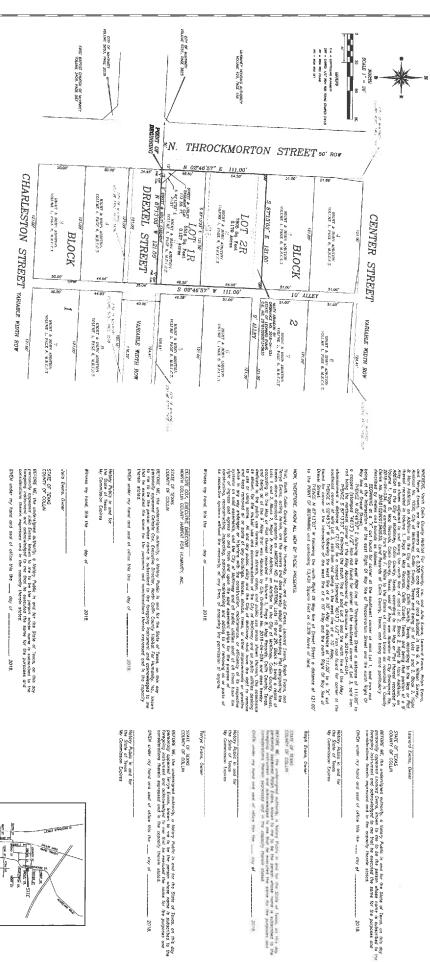




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DHMERS CERTIFICATE

latory Public in and for ne State of Texas ly Commission Expires

APPROVED AND ACCEPTED

BASIS OF DEARINGS

All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum are requirements of the governing saming district and requirements of the subdivision unknown. NOTES The basis of bearings, holizontal and vertical position are derived from Texas MDS RTK Network, Texas State Phine Copraintes System, Nadd3, Nenth Cantrol Zone, Nad 83 (CORS96) Epach 2002.0, Vertical position and referenced to NAND88 using (GEIDNO3).

8610RE ME, the undersigned outborily, o Noticy Public in and for the State of Taics, on this day personally operant Bord J. Sundians, known to me to be the person whose norms is substribed to the freegoing intriment and octorisedaged to me that he services the same for the purposes and constructions therein expressed and in the capacity therein street.

STATE OF TEXAS

NAVID J. SURDUKAN R.P.L.S. NO. 4613

SIVEN under my hand and seal of office this the

2018.

Coordinales shown are on the Texas State Plane Coordinate System, North Central Zone 4202, North America Datum of 1983 on grid coordinate values, no scale and no projection.

purpose of this Amending Plot is to

DATE

CITY MANAGER
CITY OF MCKINNEY, TEXAS

(- DMO) 4. SIRQUANI, Regulated Periosional Land Surriyus, du hersty cartify that i prepared this det form on citud and security a survey of the lead and held the conver machinestic Solven thresholds a survey of the lead and the thickness of the Politics plated and ware poperly placed, under my personal supervision, in exceptione, with the Politics plated and Regulations of the diskins regulations of the Diff Phonoing and Zhang Commission of the City of Regulations; I cont.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

OFFICES LOT AN
AUGUST LEONARD EVANS
RALPH EVANS
SETERRYE EVANS
SOZ THROCKMORTON STREET
HERMAN, TEXAS 75070

NORTH COLLIN COUNTY HABITAT
FOR HUMANITY, INC.
F.O. BOX 153,
MACHINET, TEAS 75070

MAL 17 - 37

STATE OF STATE WAS AND STATE OF STATE O

AND NO. 2017-11

N MANAGE TOM ST. TOW ST. VICINITY MAP

AND AMENDING PLAT
HABITAT NO. 2 ADDITION
LOTS IR AND 2R, HLOCK 2
BEING A REPLAT OF
LOTS 1 AND 2R, HLOCK 2
HIGHT & HORN ADDITION
VOLUME 1, PAGE 8, MR.C.C.T.
NY DERING ALL OF AN ABANDONED ALLEY
BY ORDINANCE NO. 2018-04-034
BEING 0.308 ACRES OUT OF
WILLIAM DAYIS SUPPLY
ABSTRACT NO. 248
CITY OF MACKINNEY
COLLIN COUNTY, TEXAS

SURDUEAN SURVEYING, INC.

P.O. BOX 126

ANA, TEAS 3409
(873) 874-800

ARU NO. 10098500