



Rcvd 11/30/2018  
Dec @ 355pm

## BOARD OF ADJUSTMENT APPLICATION

APPEAL ☐ SPECIAL EXCEPTION ☒ VARIANCE ☐ TODAY'S DATE: 11-30-2018

### \*\*CONTACT INFORMATION\*\*

PROPERTY LOCATION\*: 1109 MOORE ST

(Street address)

Subdivision: McCarty Moore Addition Lot: 8 Block: 1

\*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

Property Owner: Osiel Salinas 900 HART RD FAIRVIEW TX 75069

(Name)

(Address)

(City, State, & Zip Code)

osiel.salinas@salinas-concrete.com 214-543 2441

(Email)

(Phone)

Property Owner is giving Osiel Salinas authority to represent him/her at meeting.

(Applicant Name)

Property Owner Printed Name: Osiel Salinas Property Owner Signature: Osiel Salinas

Applicant: Osiel Salinas 900 Hart Rd Fairview Tx 75069

(Name)

(Address)

(City, State, & Zip Code)

osiel.salinas@salinas-concrete.com 214-543 2441

(Email)

(Phone)

### \*\*REQUEST\*\*

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size	<u>0-116</u>		
Lot Width	<u>69'</u>		
Lot Depth	<u>74'</u>		
Side Yard	<u>5'</u>		
Side Yard			
Side at Corner	<u>25'</u>	<u>20'</u>	<u>5'</u>
Front Yard	<u>25'</u>	<u>20'</u>	<u>5'</u>
Rear Yard	<u>25'</u>	<u>15'</u>	<u>10'</u>
Driveway			
Other			

PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU MAY ATTACH ADDITIONAL INFORMATION TO SUPPORT YOUR REQUEST.

APPEAL -

Building Inspections Department

221 N. Tennessee Street • McKinney, Texas 75069 • Tel: 972-547-7400 • Fax 972-547-2605

Website: [www.mckinneytexas.org](http://www.mckinneytexas.org)

Updated: 11/6/2018

**SPECIAL EXCEPTION -**

**VARIANCE -** I need the Variance to be Able to Build a decent Size Home being a corner lot it is very difficult with the 25' set back I don't think this small Change will impact any changes on the neighborhood. Hope it gets granted

**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.

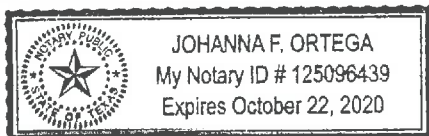
*Oril Salamin*  
Property Owner Signature (if different from Applicant)

\_\_\_\_\_  
Applicant's Signature

STATE OF TEXAS

COUNTY OF Collin

Subscribed and sworn to before me this 30th day of November, 2018



*[Signature]*  
Notary Public

My Commission expires: 10/22/20

**NOTICE:**

This publication can be made available upon request in alternative formats, such as, Braille, large print, audiotape or computer disk. Requests can be made by calling 972-547-2694 (Voice) or email [contact-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org) Please allow at least 48 hours for your request to be processed.

**\*\*\*OFFICE USE ONLY\*\*\***

Seeking an appeal from Chapter 41, McKinney Zoning Ordinance, Section No:

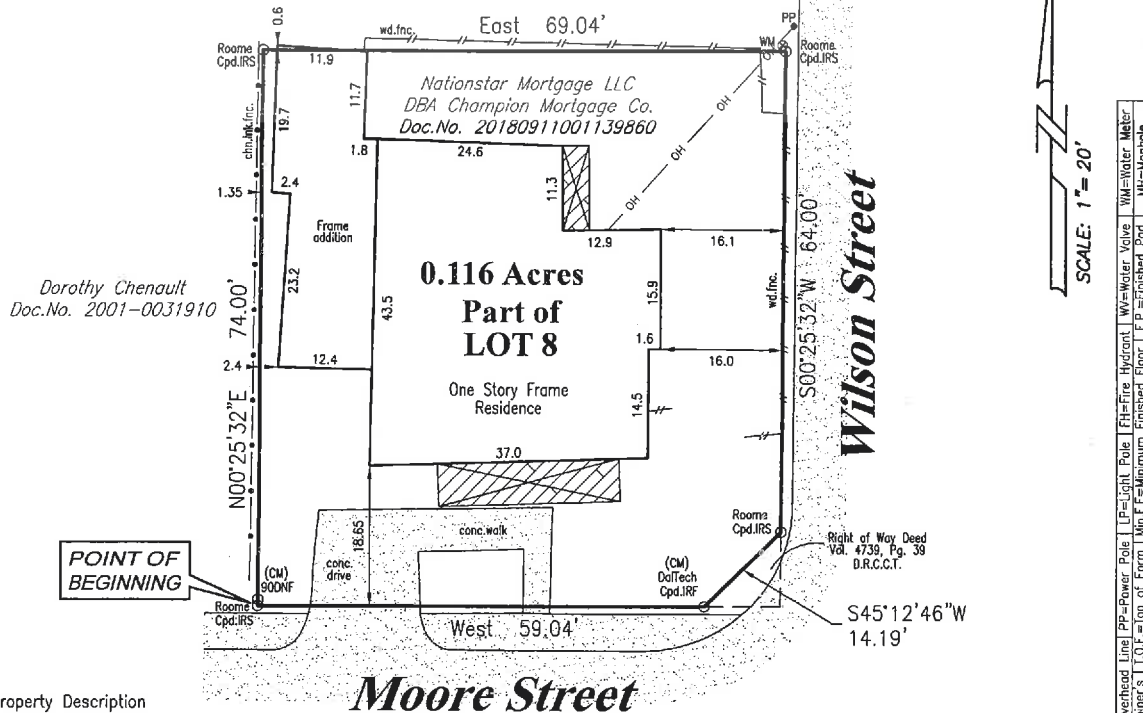
BOA Number:

**TOTAL FEE DUE:** \$50.00 (non- refundable)

Received by:

Signature:

Date:



Current  
Survey  
House to be  
demolished

#### Property Description

SITUATED in the State of Texas, County of Collin and the City of McKinney, being part of the William Davis Survey, Abstract No. 248, being part of Lot 8, Block 1 of McCarty Moore Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 1, Page 14 of the Plat Records of Collin County, Texas, being all of a tract of land conveyed to Nationstar Mortgage LLC DBA Champion Mortgage Company by deed recorded in Document No. 20180911001139860 of the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod capped "Roome" set for corner in the north right-of-way line of Moore Street and marking the southeast corner of Lot 7, Block 1 of said McCarty Moore Addition, the southeast corner of a tract of land conveyed to Dorothy Chenault by deed recorded in Document No. 2001-0031910 of the Deed Records of Collin County, Texas and the southwest corner of Lot 8 and said Nationstar tract, from which a 90D Nail found for reference beard North 00°25'32" East, 0.85 feet;

THENCE with the east line of Lot 7 and said Chenault tract and the west line of Lot 8 and said Nationstar tract, North 00°25'32" East, 74.00 feet to a 1/2 inch iron rod capped "Roome" set for corner in the south line of a tract of land conveyed to JT Hartsell by deed recorded in Volume 337, Page 434 of the Deed Records of Collin County, Texas and marking the northeast corner of said Chenault tract and the northwest corner of said Nationstar tract;

THENCE with the south line of said Hartsell tract and the north line of said Nationstar tract, East, 69.04 feet (plat 68 feet) to a 1/2 inch iron rod capped "Room" set for corner in the west right-of-way line of Wilson Street, in the east line of Lot 8 and marking the southeast corner of said Hartsell tract and the northeast corner of said Nationstar tract;

THENCE with said west right-of-way line and the east line of Lot 8 and said Nationstar tract, South 00°25'32" West, 64.00 feet to a 1/2 inch iron rod capped "Roome" set for corner marking a corner clip;

THENCE with said corner clip South 45°12'46" West, 14.19 feet to a 1/2 inch iron rod capped "Daltech" found for corner in the north right-of-way line of Moore Street and in the south line of Lot 8 and said Nationstar tract;

THENCE with said north right-of-way line and the south line of Lot 8 and said Nationstar tract, West, 59.04 feet to the POINT of BEGINNING and containing 0.116 acres of land, more or less.

NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C0280J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas & Incorporated Area dated June 2, 2009. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any & all notes, details, easements & other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request.

#### CERTIFICATION

On the basis of my knowledge, information & belief, I certify to Pratt Aycock that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.

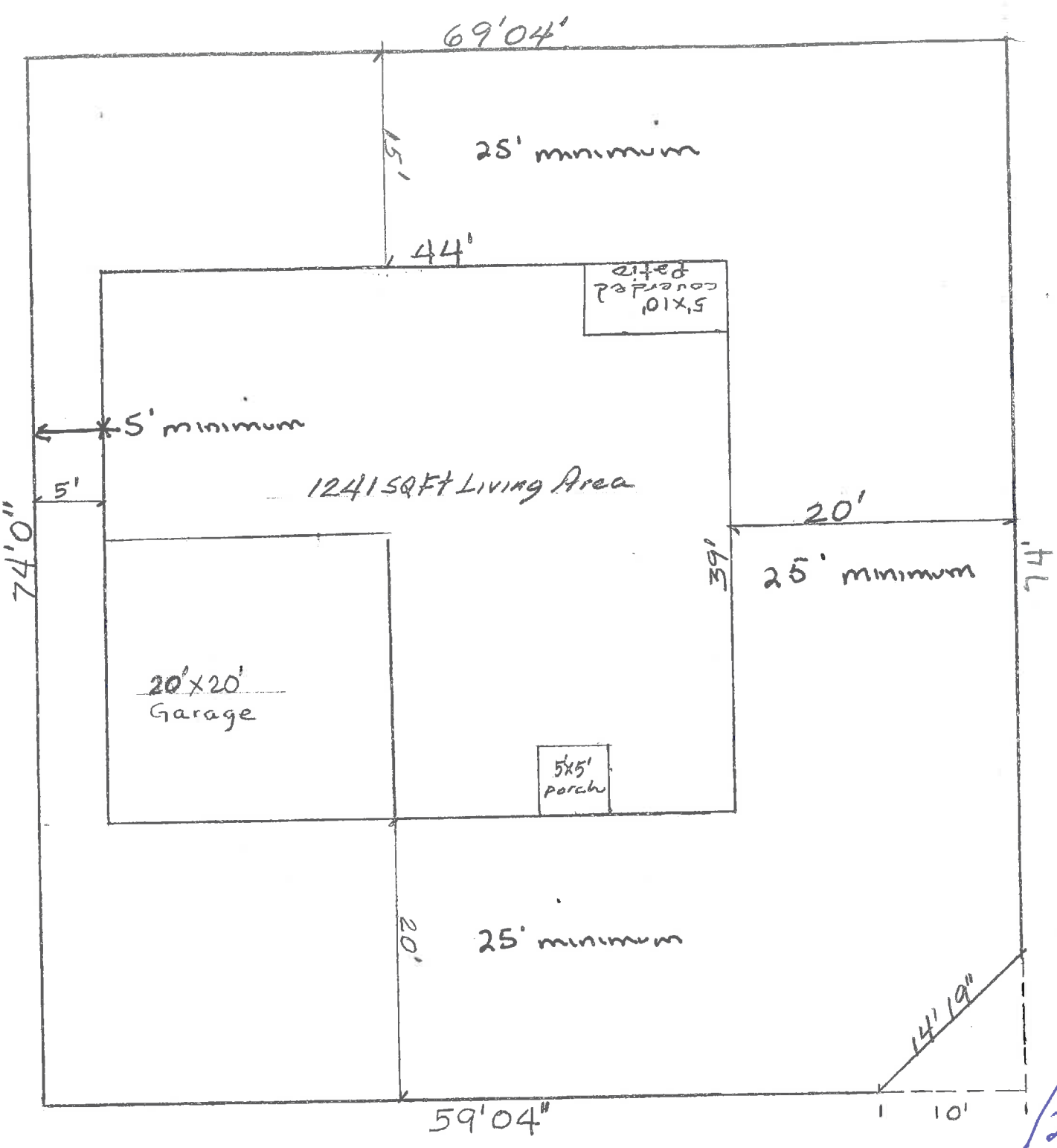
Date: 11/26/2018 Revised: \_\_\_\_\_ Job No. ES649024  
Title commitment/Survey Request File No. 1808806-11 dated: 11/16/2018

*Osiel Salinas*  
214-5432441

**Roome**  
Land Surveying  
2000 Avenue G, Suite 810  
Plano, Texas 75074  
Phone (972) 423-4372 / Fax (972) 423-7523  
www.roomesurveying.com / Firm No. 10013100



WILSON ST



SCALE  
2"=20'

Proposed

1109 MOORE ST

1109 Moore Street

Legal Description: MOORE ADDITION (CMC)\*\* , BLK 1, LOT 8B

Zoning RS-60 - Single Family Residential

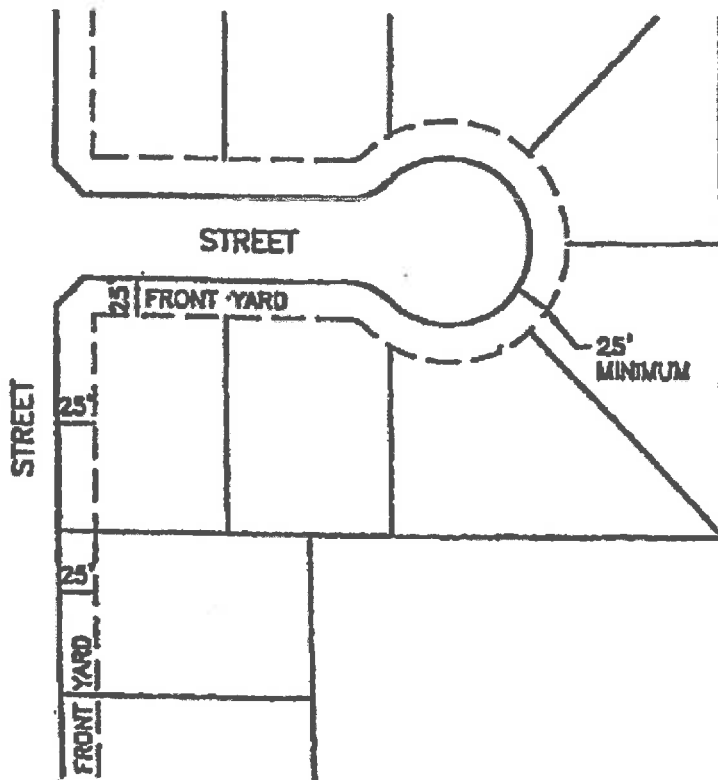
Please note this is a double front corner lot and will have a 25' side at corner setback requirement.

#### APPENDIX F. SCHEDULES

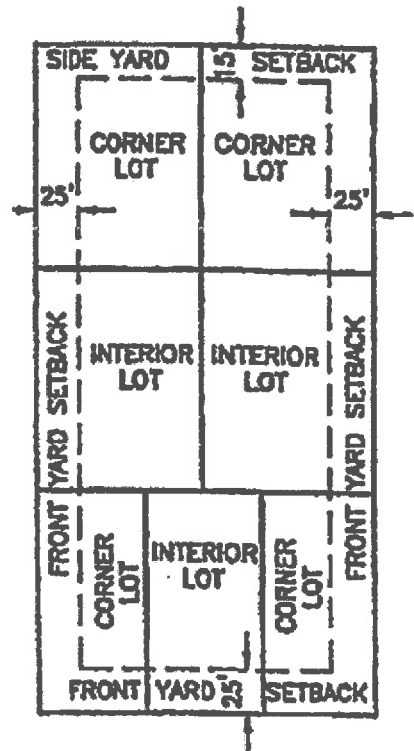
##### Section F-1. Schedule of space limits.

Zoning District	Space Limits										
	Minimum lot area	Minimum lot width	Minimum lot depth	Minimum front yard 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)
AG	10 acre	150'	n/a	35'	35'	20'	25'	35'	n/a	n/a	n/a
RED-1	1 acre	150'	150'	35'	35'	20'	35'	35'	n/a	n/a	1.0
RED-2	2 acre	200'	200'	50'	50'	30'	50'	35'	n/a	n/a	0.5
RS 120	12,000 sq. ft.	80'	120'	30'	25'	10'	15'	35'	n/a	n/a	3.5
RS 84	8,400 sq. ft.	70'	110'	25'	25'	10'	15'	35'	n/a	n/a	5.0
RS 72	7,200 sq. ft.	60'	100'	25'	25'	6'	15'	35'	n/a	n/a	6.0
RS 60	6,000 sq. ft.	50'	100'	25'	25'	5'	15'	35'	n/a	n/a	7.0

## CORNER LOTS



NO LOTS FACE FRONT ON  
THIS BLOCK.



LOTS ON THIS BLOCK  
FACE FRONT.

**NOTE:** All dimensions shown as typical. Actual dimensions may vary. Reference text for required setbacks, etc.



