



Rec'd  
9/23/19  
10:00am  
RH

## BOARD OF ADJUSTMENT APPLICATION

APPEAL ☐ SPECIAL EXCEPTION ☐ VARIANCE ☒ TODAY'S DATE: 9.23.19

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

PROPERTY LOCATION\*: 1290 OLD MILL ROAD

Subdivision: ABS A0287 F.T. DAPPAU SURVEY TRACT 48 Block: 2.12 AC

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

Property Owner: LAWRENCE W WOOD 1290 OLD MILL RD MCKINNEY, TX 75069

(Name) (Address) (City, State, & Zip Code)  
LAWRENCE.WOOD.ARCH @ GMAIL.COM 972 345 6350

(Email)

(Phone)

Property Owner is giving LAWRENCE W. WOOD authority to represent him/her at meeting.

(Applicant Name)

Property Owner Printed Name: LAWRENCE W. WOOD Property Owner Signature: LAWRENCE W WOOD

Applicant: LAWRENCE W. WOOD 1290 OLD MILL RD MCKINNEY, TX 75069

(Name) (Address) (City, State, & Zip Code)  
LAWRENCE.WOOD.ARCH @ GMAIL.COM 972 345 6350

(Email)

(Phone)

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

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side at Corner			
Front Yard			
Rear Yard			
Driveway			
Other	<u>500 S.F</u>	<u>1008 S.F</u>	<u>408 S.F</u>

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 -

**SPECIAL EXCEPTION -**

**VARIANCE -** ALLOW AN ACCESSORY BUILDING OF 1000 S.F.  
FOR TRUCK, TRACTOR AND TOOL STORAGE IN LIEU  
OF 700 SF AS ALLOWED BY ORDINANCE

PROPOSED BUILDING IS DETACHED, NO PUMPING-  
ACCESS ONLY FROM PASTURE.

**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.

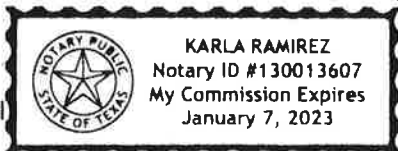
Property Owner Signature (If different from Applicant)

STATE OF TEXAS

COUNTY OF Collin

Applicant's Signature

Subscribed and sworn to before me this 23rd day of September, 2019



Notary Public

My Commission expires: 01/07/2023

**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:





## Board of Adjustments Map

1290 OLD MILL RD

--- 200' Buffer



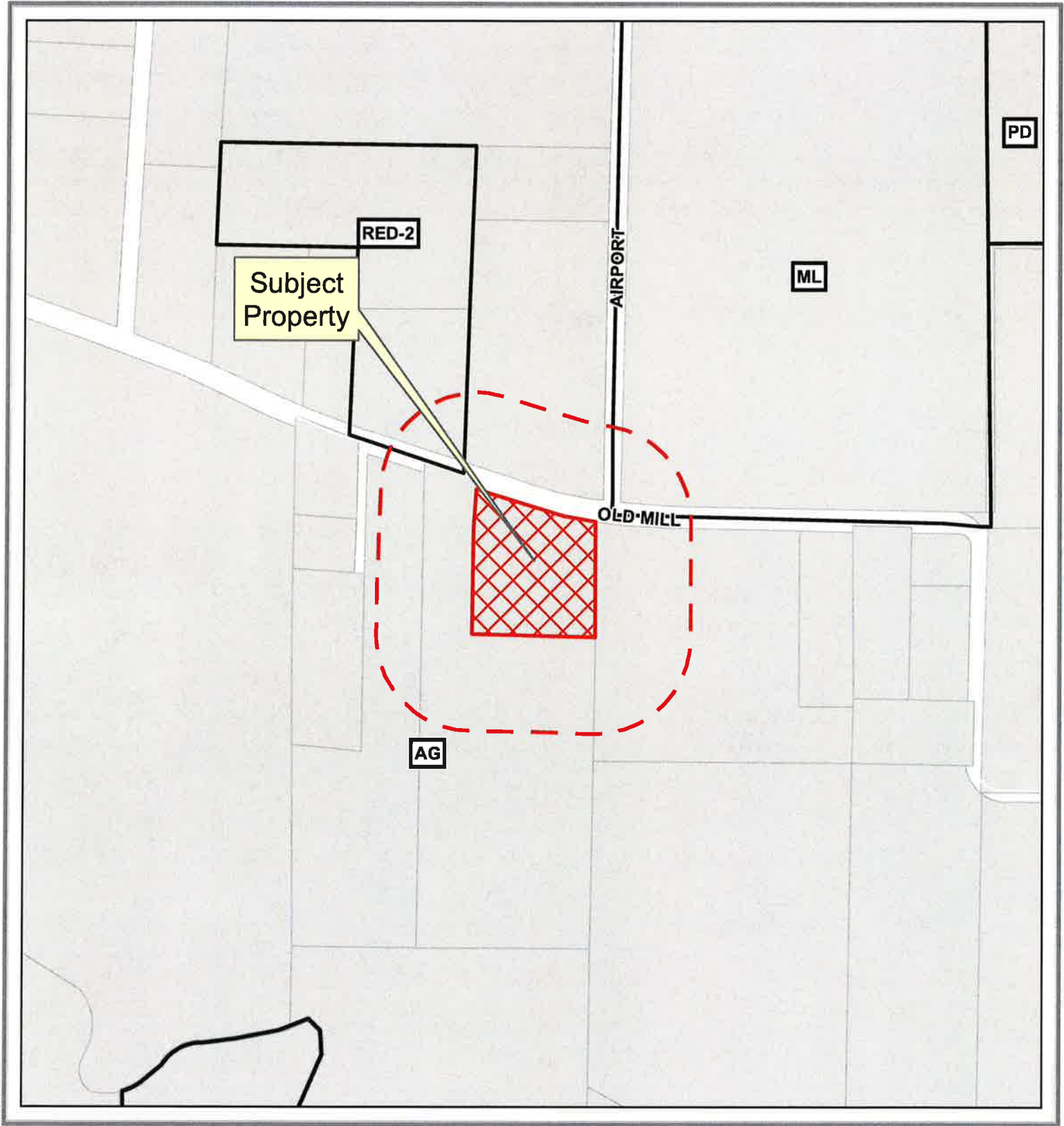
0 150 300 Feet  
1 in = 301 ft

Source: City of McKinney GIS  
Date: 10/4/2019

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

1290 OLD MILL RD

--- 200' Buffer



0 150 300 Feet  
1 in = 301 ft

Source: City of McKinney GIS  
Date: 10/4/2019

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.



1290 Old Mill Road  
ABS A0287 F T DAFFAU SURVEY, TRACT 48, 2.12 ACRES  
Property is zoned: "AG" – Agriculture

The parcel has never been platted and would be considered non-conforming since it does not meet the minimum 10 acres for "AG" zoning.



# ZONING REGULATIONS

App. F, § F-1

## 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
RS 45	4,500 sq. ft.	40'	100'	20'	20'	(1)	15'	35'	n/a	n/a	8.0
RD 30	(1)	50'	100'	25'	25'	7'	15'	35'	n/a	n/a	14.5
RG 27	2,700 sq. ft.	25'	100'	20'	20'	(1)	15'	35'	n/a	n/a	14.5
RG 25	(1)	50'	100'	25'	25'	7'	25'	35'	n/a	n/a	17.0
RG 15 [18]	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	50%	(1)	(1)
MF-1	3,600 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	12.0
MF-2	2,700 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	16.0
MF-3	2,100 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	20.0
MP	(1)	(1)	(1)	(1)	(1)	(1)	(1)	35'	n/a	n/a	8.0
NC	7,000 sq. ft.	60'	100'	25'	(1)	(1)	25'	35'	40%	0.4 : 1.0	n/a
BN	7,500 sq. ft.	50'	(1)	25'	20'	(1)	(1)	35'	70%	0.6 : 1.0	n/a
BG	(1)	(1)	(1)	(1)	10'	(1)	15'	45'	95%	2.0 : 1.0	n/a
C	0'	0'	0'	25'	(1)	(1)	15'	55'	50%	1.0 : 1.25	n/a
O-1	7,000 sq. ft.	60'	100'	25'	(1)	(1)	25'	35'	50%	0.5 : 1.0	n/a
O	0'	0'	0'	50'	(1)	(1)	(1)	(1)	50%	1.0 : 1.0	n/a
BC	10,000 sq. ft.	80'	100'	25'	(1)	(1)	25'	45'	70%	1.0 : 1.0	n/a
ML	(1)	50'	0'	25'	0'	0'	20'	(1)	75%	1.0 : 1.0	n/a
MH	(1)	50'	0'	20'	0'	0'	10'	(1)	50%	1.0 : 1.0	n/a
AP	0'	0'	0'	25'	(1)	(1)	15'	45'	n/a	n/a	n/a
GC	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	12.0 : 1.0	(1)
PD	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)
MTC	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
SF12	12,000 sq. ft.	80'	120'	25' (3)	20'	10'	20'	35'	n/a	n/a	3.2 (5)
SF10	10,000 sq. ft.	70'	110'	25' (3)	20'	10'	20'	35'	n/a	n/a	3.2 (5)
SF8	8,000 sq. ft.	60'	100'	20' (3)	15' (7)	7'	15' (7)	35'	n/a	n/a	3.2 (5)
SF7.2	7,200 sq. ft.	50'	90'	20' (3)	15' (7)	5'	15' (7)	35'	n/a	n/a	3.2 (5)
SF5	5,000 sq. ft. (4)	40' (6)	80'	20' (3)	15' (7)	0' (10)	15' (7)	35'	n/a	n/a	3.2 (5)
DR (9)	6,000 sq. ft.	40' (6)	80'	20'	15' (7)	5'	15' (7)	35'	n/a	n/a	6.4
TH (9)	2,700 sq. ft.	25' (6)	80'	20'	15' (7)	10' between buildings	15' (7)	35'	n/a	n/a	8.0 (1)
SO	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	35'	70%	n/a	n/a



Sec. 146-133. - Accessory buildings and uses.

(a) *Area regulations.* The following area regulations shall be observed for all accessory buildings or accessory structures in all residential, multiple family, or mobile home districts:

(1) *Front yard.* Attached accessory buildings or structures shall have the same front yard as that of the main building.

(2) *Side yard.*

a. There shall be a side yard for any detached accessory building of not less than three feet from any side lot line when such detached accessory building is located in the rear of the lot (the rear of a line connecting the midpoints on the two opposite side lot lines of any lot, tract or plot), and when the detached accessory building is a minimum distance of ten feet from the main structure.

b. When a detached accessory building is located in front of the line connecting the two midpoints of the opposite side lot lines as herein described, or is closer than ten feet from the main structure, such accessory building shall observe the same side yard as specified for the main building.

c. If an accessory structure is adjacent to a side street, the side yard for the accessory structure must be a minimum of 15 feet from the side property line.

(3) *Rear yard.*

a. There shall be a rear yard for accessory buildings not less than three feet from any lot line, alley line, or easement line, except that if no alley exists, the rear yard shall not be less than ten feet as measured from the rear lot line. Where apartments are permitted, the main building and all accessory buildings shall not cover more than 50 percent of the rear of the lot (that portion of the lot lying to the rear of a line erected adjoining the midpoint of one side lot line with the midpoint of the opposite side lot line).

b. Where a garage or carport is designed and constructed to be entered from an alley or side street, such garage or carport shall be set back from the side street or alley a minimum distance of 20 feet to facilitate access without interference with the use of the street or alley by other vehicles or persons.

c. Detached accessory buildings or structures shall be located in the area defined as the rear yard.

(4) *Air conditioning equipment.* Air conditioning compressors, cooling towers, and similar accessory structures shall observe all front, side, or rear yards specified for accessory buildings. When such accessory structures are located in the side yard or that portion of a lot herein designated as the rear of the lot, the minimum side yard shall be three feet.

(5) *Swimming pools.* All swimming pools shall be located behind the front yard or front building line and in no case shall the pool proper be nearer than five feet to any bounding property line of the lot or tract on which it is situated.

(6) *Accessory buildings.* Accessory buildings shall meet the following requirements:

a. No accessory building, other than an allowed accessory dwelling, shall be rented or leased.

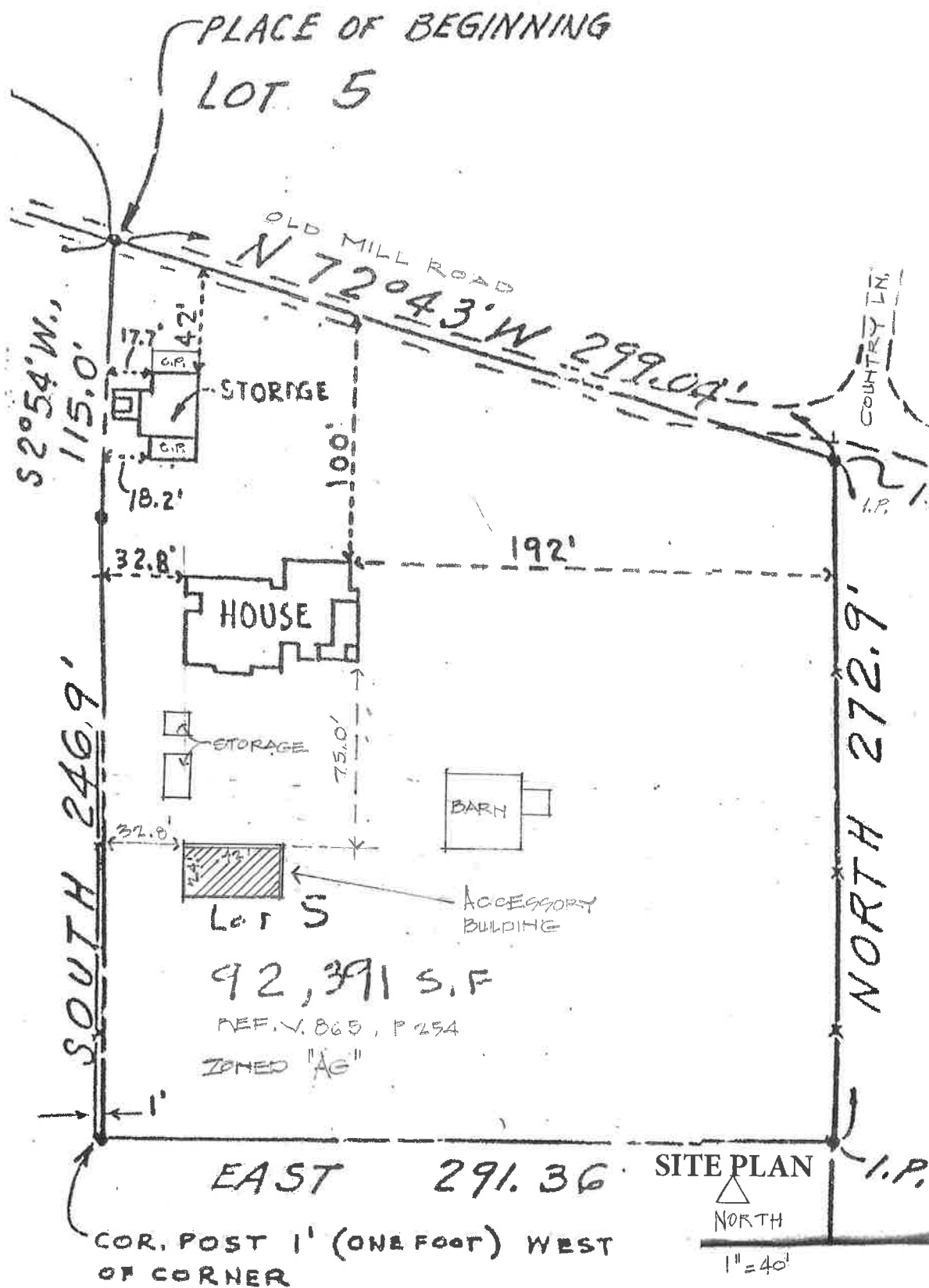
b. No accessory building shall be used for commercial purposes.

c. No accessory building or structure, except fences, may be erected within three feet of any rear or side property line, or be located within any recorded easement.

d. No accessory building shall exceed 200 square feet in area, except:

1. Detached garages are limited to 500 square feet in area; and

2. Accessory dwellings are limited to 600 square feet in area.



Abstract A 0287 F.T. Daffau Survey Tract 48 2.12 AC

Accessory Building - 1290 Old Mill Road, McKinney, TX 75069

Lawrence Wood Owner/Architect

972-345-6356

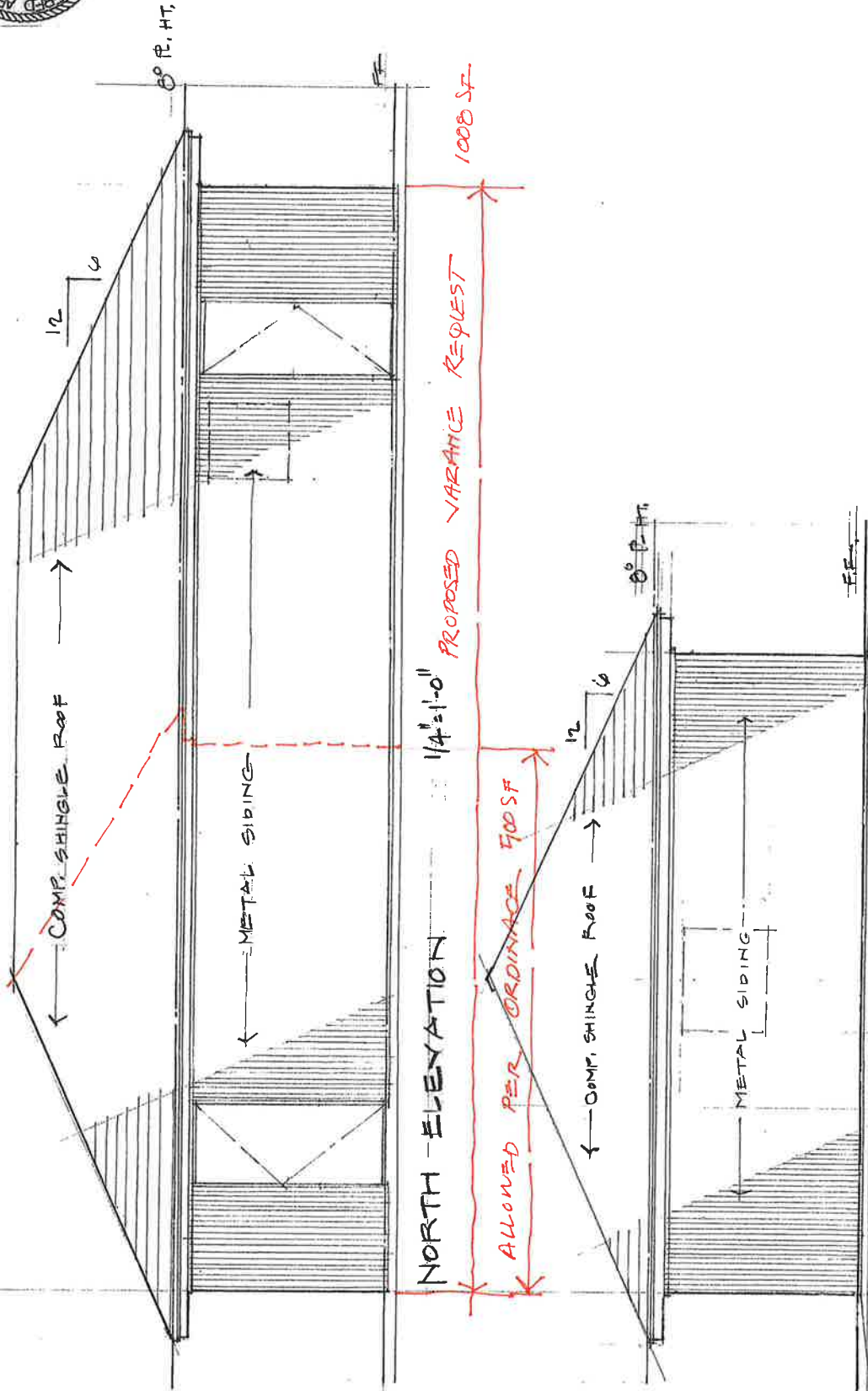


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY A RESOLUTION OF THE BOARD OF ARCHITECTS, STATE OF TEXAS, 1988.





4 OF 4

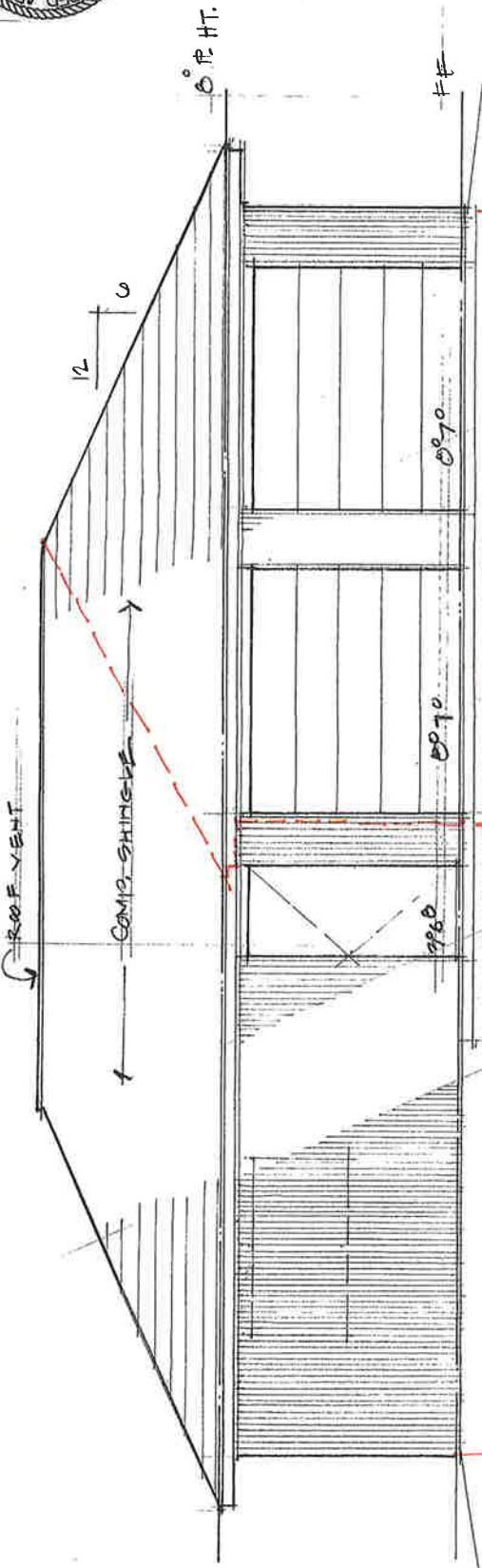


NORTH ELEVATION 14' 0" 1000 SF  
EAST/WEST ELEVATION 14' 0"

Accessory Building - 1290 Old Mill Road, McKinney, TX 75069



3 of 4



**SOUTH ELEVATION**  
**PROPOSED VARIANCE REQUEST 1008 SF**  
**ALLOWED PER ORDINANCE 1400 SF**

