

## **BOARD OF ADJUSTMENT REGULAR MEETING**

**JUNE 28, 2017**

The Board of Adjustment met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on June 28, 2017 at 5:30 p.m.

Board members Present: Patrick Cloutier, Randall Wilder, Brad Taylor, Betty Petkovsek, Brian White. Absent: Scott Jacoby, Kimberly Davison.

Staff Present: Chief Building Official Rick Herzberger, Administrative Assistant Dee Boardman.

Vice Chairman Patrick Cloutier called the meeting to order after determining a quorum was present.

**17-647** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Bryant Knepp, North Collin County Habitat for Humanity for a Proposed New Residential Single Family Model Home, a 3' Variance from the Ordinance from the Minimum Side at Corner Setback of 15' for the Property Located at 1001 Canal Street, McKinney Texas. Chief Building Official Rick Herzberger read the Building Official Statement from Agenda Item 17-10. North Collin County Habitat for Humanity representative, Bryant Knepp, 2060 Couch Drive, McKinney was given five minutes to make comments about the item. Mr. Knepp mentioned because of the capital campaign improvements on Canal Street, it took some property on this lot which created a need for a variance for the side at corner setback property line. One of the many challenges Habitat is faced with when acquiring lots are the size versus the limited number of models. It is also finding that line between accommodating low income families and abiding by the different rules. Board member White asked whether the rear entry that had an old garage previously was to be taken out and a sidewalk put in. Mr. Knepp says typically they don't due to cost however some models will have rear entries and sometimes those side aprons help. If that is something that the Board would like to see that then it would not be a deterrent. Board member White asked if it played into the

variance request. Knepp says no and technically he was only lacking 6” but requested for 3’ because sometimes his concrete guys don’t get the placement exactly where they were supposed to. Vice Chairman Cloutier mentioned for discussion purposes the house next door on Center Street is supposed to front Canal but at some point back then they matched. Guess it will be up to the homeowner if there will be a value or not. Board members unanimously approved the motion by Board member Petkovsek, seconded by Board member Wilder, to approve the request by Bryant Knepp, North Collin County Habitat for Humanity for a proposed new residential single family model home, a 3’ variance from the Ordinance from the Minimum Side at Corner Setback of 15’ for the property located at 1001 Canal Street, McKinney, Texas.

Board members unanimously approved the motion by Board member Wilder, seconded by Board member Taylor, to adjourn. Vice Chairman Cloutier adjourned the meeting at 5:38 p.m.

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PATRICK CLOUTIER  
Vice Chairman