



BOARD OF ADJUSTMENT APPLICATION

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

☐ APPEAL ☒ SPECIAL EXCEPTION ☒ VARIANCE TODAY'S DATE: 005/31/2025

CONTACT INFORMATION

PROPERTY LOCATION (Street Address):

909 W Virginia St, McKinney Texas 75069

Subdivision: N/A Lot: 547B Block:

Property Owner: Rebecca Ann Bartelme 909 W Virginia St, McKinney Texas 75069

(Name) (Address) (City, State, & Zip Code)

beckyeberz1@yahoo.com 404-353-3876

(Email) (Phone)

Property Owner is giving Jennifer Powers authority to represent him/her at meeting.

(Applicant Name)

Property Owner Printed Name: Rebecca Ann Bartelme Property Owner Signature:

Applicant: Jennifer Powers 907 W Virginia St, McKinney Texas 75069

(Name) (Address) (City, State, & Zip Code)

jenniferapowers@icloud.com 239-537-6561

(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	Remove artificial turf and replace with sod or suitable alternative		To be permitted to keep artificial turf due or be provided water-wise alternative.
Rear Yard			
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 -

SPECIAL EXCEPTION -

1. Last year, the City took a good portion of my front yard to install a sidewalk which caused severe erosion of my yard into the street creating the inability to access my front door where it had existed before demolition.
2. I requested and twice met with City Engineer Alvin Maliakal & sub contractor Justin Wilson who agreed to the damages caused and made alterations to regrade the slope of the yard in order to prevent further erosion.
3. They also installed a new sidewalk leading to my home with stairs where the now highest slope of my yard was disconnected from the street curb causing a very dangerous trip and fall situation.
4. In addition, and after having met with me twice, the City did not work to minimize the impact of the new sidewalk to my home or property. Instead, they caused irreparable damage to a 100+ year old tree by severely cutting the roots to the point it became unstable and a hazard to my home which required removal. I was very sad to see this tree removed as this home has been in my family since I was a little girl.
5. The City replaced all of the sod they removed in late August, the during the hottest part of the summer heat. I watered only as much as restrictions allowed but lost part of turf and replaced those sections earlier this year at a cost \$1,764. In addition, I had my front beds redone and the area around the lost tree re-landscaped for an additional cost of \$3,440.
6. I recently received a property appraisal statement adding and additional \$40,000 for improvements. The only improvements I have made are to my front yard; none of which totaled \$40K.

VARIANCE -

1. Recognizing the increasing strain on water utilities, myself along with my neighbors began to research alternatives to front yard landscape.
2. Noting the City's website and current Stage 2 Drought Contingency Plan minimizing watering to two days per week "due to excessive heat and drought conditions" to include no watering between 10AM - 6PM from April 1 to October 1 which is likely worsen as the summer progresses same as it has done the past few years.
3. After the newly installed sod continued to struggle, I made the decision to replace the area with drought-resistant artificial turf at a cost of \$4,100.

I am appealing the notice of violation for installation of the artificial turf because I was unaware of the code's existence prior to installing my lawn. I was never informed when I purchased the property that the City would need to approve any changes to my home. If I had been informed of the city's ordinances, I would've never gone to this expense in making improvements to my home in an attempt to make my yard easy to maintain.

Soon, I will be eighty years old and unable to continue to mow and edge my yard in the capacity I have before. Living on social security, I do not have the money to pay someone to continually maintain the yard. It took me a long time to save up the finances to make this improvement to my home.

My home, along with that of my neighbors Brian & Jennifer Powers at 907 W Virginia and 908 W Louisiana are very special to me. I have lived here many years in McKinney with the Powers' Family home being where I grew up as a little girl and later moving to my current home which my parents owned. My grandparents were the original land owners, living in 908 W Louisiana. I have a lot of fond memories of McKinney; at no time did I ever intend to violate the law. I respectfully request a reconsideration.

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.

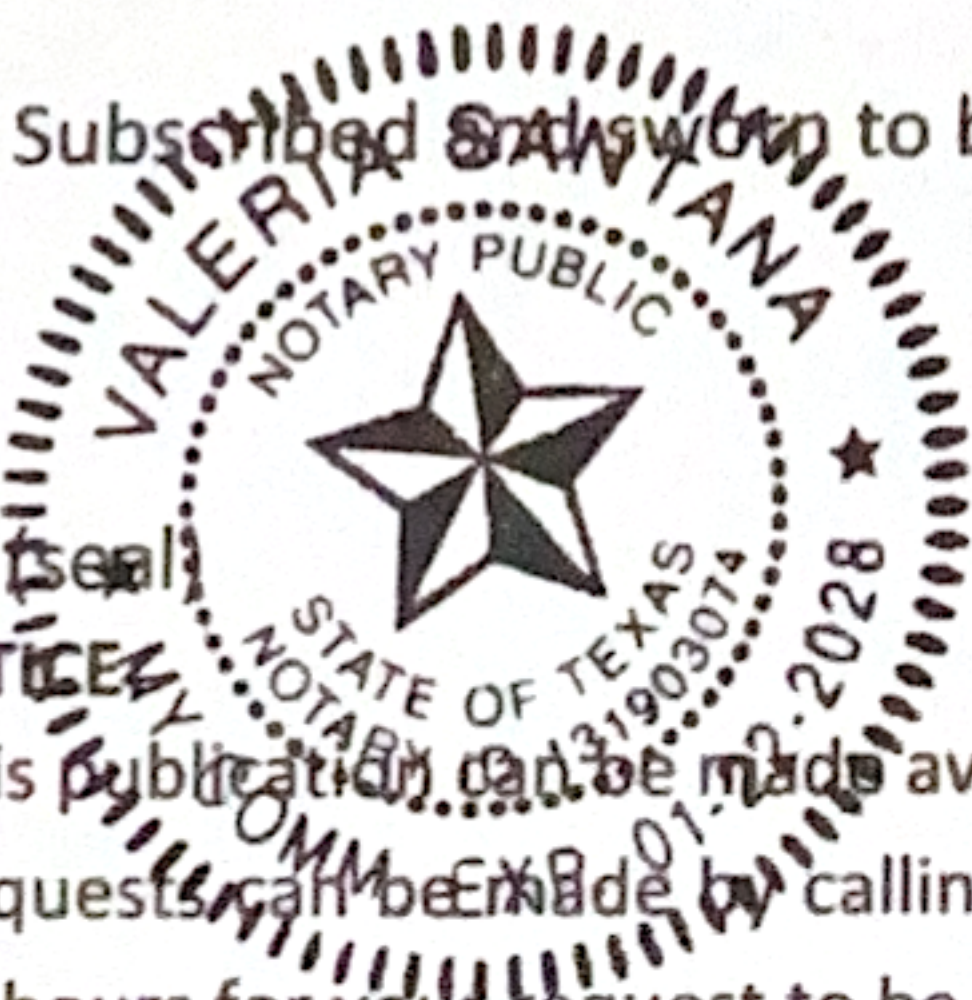
Rebecca Anna Bartelme
Property Owner Signature (If different from Applicant)

Rebecca Anna Bartelme
Applicant's Signature

STATE OF TEXAS

COUNTY OF Collin

Subscribed and sworn to before me this 2nd day of June, 2025



Valeria S. Brown
Notary Public

My Commission expires: 1/22/2028

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 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: \$150.00 (non-refundable)

Received by:

Signature:

Date: