



May 1, 2026

**City of McKinney  
401 E. Virginia St,  
McKinney, TX 75069**

**Attn: Board of Adjustments**

To Whom it may concern,

I am requesting a variance on behalf of the owners at 408 Oak Street to reduce the required 18'-0" side yard driveway/garage access setback down to a 16'-0" from the property line to the face of the proposed garage.

Due to current setbacks at the unimproved roadway, strict compliance with the setback requirement as measured from the property line is not feasible without negatively impacting the proposed remodel project.

However, the overall driveway length will remain no less than 20'-0" from the edge of the current edge of the unimproved rock road to the proposed face of the new garage. Our project would meet the intent much closer than any other property on the same unimproved street. Other improvements by adjacent owners encroach more than our requested variance.

This request to modified the acceptable setback maintains the intent of the City's regulations while allowing for reasonable use of the property.

I respectfully request your consideration and approval.

Sincerely,

Adam Panter  
AIA, NCARB, LEED AP  
Owner, Principal