



# BOARD OF ADJUSTMENT APPLICATION

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

☐ APPEAL

☐ SPECIAL EXCEPTION

☒ VARIANCE

TODAY'S DATE: 11-2-2025

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

PROPERTY LOCATION (Street Address):

707 W. Hunt St, McKinney, Tx 75069

Subdivision: McKinney Outlots Lot: 569 & 571 A Block: —

Property Owner: Lea Michaels 707 W. Hunt St. McKinney, Tx 75069  
(Name) (Address) (City, State, & Zip Code)

Lsmith75069@gmail.com  
(Email)

(Phone)

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

Property Owner Printed Name: Lea Michaels (Applicant Name) Property Owner Signature: —

Applicant: Lea Michaels 707 W. Hunt St. McKinney, Tx 75069  
(Name) (Address) (City, State, & Zip Code)

(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			

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 -**

*Please see attached Variance Request Statement*

**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.

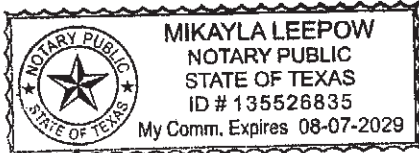
\_\_\_\_\_  
Property Owner Signature (if different from Applicant)

STATE OF TEXAS

COUNTY OF Collin

*[Signature]*  
Applicant's Signature

Subscribed and sworn to before me this 2 day of November, 20 25



(seal)

*[Signature]*  
Notary Public

My Commission expires: 8/7/2029

**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:** \$150.00 (non-refundable)

Received by:

Signature:

Date:

## **Variance Request Statement**

Board of Adjustment Application  
707 W. Hunt Street  
McKinney, TX 75069  
November 2, 2025

I am requesting a variance in order to replace the existing fence along Oak Street and to extend it approximately eight feet northward to align with the "bump-out" of the house. The proposed fence will be a 6'-8" wood fence with 100% opacity, constructed in a board-on-board or closely spaced picket style, and will include a top rail and gate.

According to my understanding, the City's code requires fences in this location to be at least 50% open. I have also received differing information regarding allowable height—some sources indicating a maximum of 4 feet and others 6'-8". I am therefore requesting approval for a solid (100% coverage) fence at a height of 6'-8" in order to provide adequate privacy and security for the property.

This proposed design is consistent with other fences along Oak Street. The property immediately west of mine (at the southwest corner of Hunt and Oak) features a 6-foot board-on-board fence along Oak Street, while the property to the northwest of mine (at the northwest corner) has an 8-foot board-on-board fence along Oak Street. Additionally, the property directly south of mine has a 6-foot board-on-board fence extending along our shared property line to Oak Street. My proposed fence would join this one at the southwest corner of my lot. Similar fences of this type and height are found throughout the Historic District in the immediate vicinity. Please refer to the attached exhibits for reference.

I am also proposing to replace the existing 4' picket fence behind the carport with a 6'-8" fence matching the Oak Street fence and to relocate it further back on the lot. I have been informed that this fence does not require a variance. However, if a variance is needed, I request that it be included as part of this application.