

Subject: Variance Request – Tree Planting Requirement at 4305 Brookridge Ave

To: City of McKinney Board of Adjustment From: Bhaskar Mustiyala Address: 4305 Brookridge Ave, McKinney, TX 75071 Phone: 769-234-6709 Email: bmustiyala@gmail.com

Hardship Explanation Letter – Request for Variance from Two Canopy Tree Requirement

Dear Board Members,

I respectfully submit this request for a variance from the requirement to plant two canopy trees on my property at 4305 Brookridge Ave, McKinney, TX, as outlined in Table 2-30 of the Unified Development Code.

While I am committed to maintaining an attractive and compliant landscape, I am facing significant physical limitations that make full compliance with the canopy tree requirement impractical:

1. Front Yard Constraints My front yard is relatively small and narrow. While there is a limited planting area between the house and sidewalk, adding one or especially two full-size canopy trees could lead to root-related issues near the home's foundation, driveway, or underground utilities. Additionally, my HOA has previously denied my request to relocate the existing front tree into the parkway (the area between sidewalk and street), restricting my placement options further.
2. Backyard Limitations The backyard includes a retaining wall and limited depth, which presents both engineering and spatial constraints. I am concerned that planting a canopy tree in this area could impact the wall's structural integrity or interfere with proper drainage over time. I have already planted two ornamental fruit trees (apple), but I understand that these do not fulfill the canopy tree requirement.

I would also like to respectfully note that I have not received any formal assurance from the builder, HOA, or city representatives that planting a canopy tree in the limited front yard space would not pose a risk to my home's foundation, driveway, or underground utilities. Given the long-term implications of root-related damage, I am hesitant to proceed without such a guarantee. This uncertainty, along with the site's physical limitations, has led me to seek relief through this variance.

Given these constraints, I am requesting a variance to be exempted from the requirement to plant both canopy trees. I believe this request is reasonable and justified based on the physical characteristics of my lot and the associated structural risks.

I appreciate your time and consideration of this request, and I remain willing to cooperate with the City of McKinney in identifying any alternative compliance options, if available.

Sincerely, Bhaskar Mustiyala 4305 Brookridge Ave McKinney, TX 75071