

Norma Favaro
904 Finch Ave
McKinney, TX 75069

City of McKinney
Planning Department / Board of Adjustment

Re: Request for Variance – Turf Installation Side Yard

Dear Members of the Board,

I am writing to respectfully request a variance allowing the installation of turf in my side yard. Due to the unique layout of my lot, the side yard functions as my primary backyard space, as there is no traditional yard located behind my home.

Prior to the turf installation, the area was unable to sustain grass because of poor drainage, which caused pooling under and around the home. Despite efforts to improve the soil, natural grass was not viable in this space. To address this, I installed recycled turf as an environmentally conscious solution. The turf has significantly improved the appearance and usability of the property while also eliminating ongoing drainage issues.

Because of the lot's configuration, the turf extends slightly toward the fence line near the front of the home. Without the turf, the area would revert to bare soil and poor conditions, as documented in the included photos. Given the side yard's role as the functional backyard for this property, I respectfully request that the City consider this space as such when reviewing my variance request.

I believe the turf installation has enhanced the property's aesthetics, created a more sustainable solution, and aligned with the community's overall appeal. I kindly ask for your favorable consideration of this request.

Thank you very much for your time and attention. Please let me know if any additional information or documentation would assist in your review.

Sincerely,
Norma Favaro

210-422-5977