

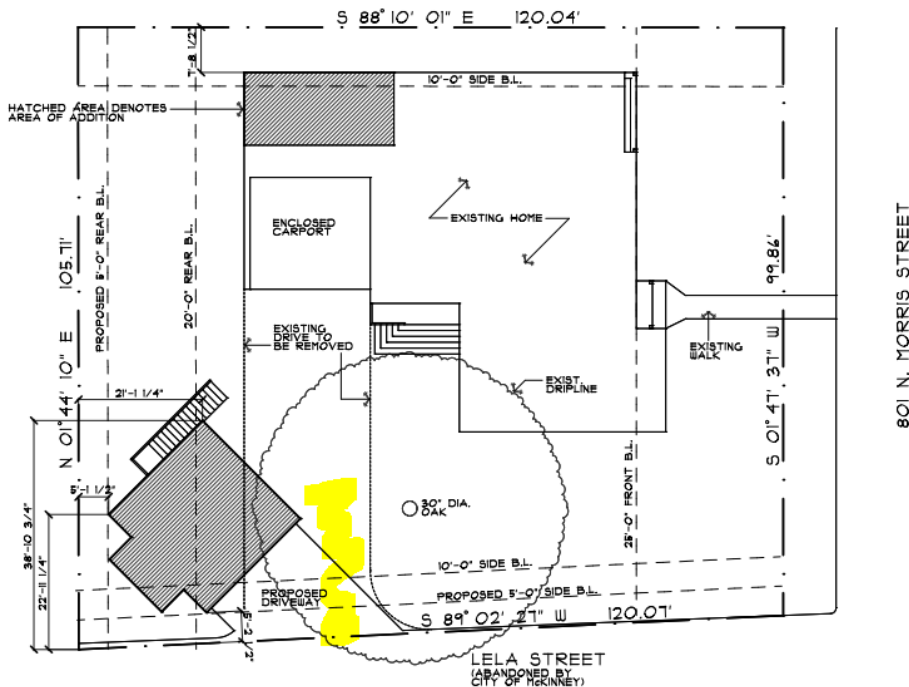
BOA2024-0006

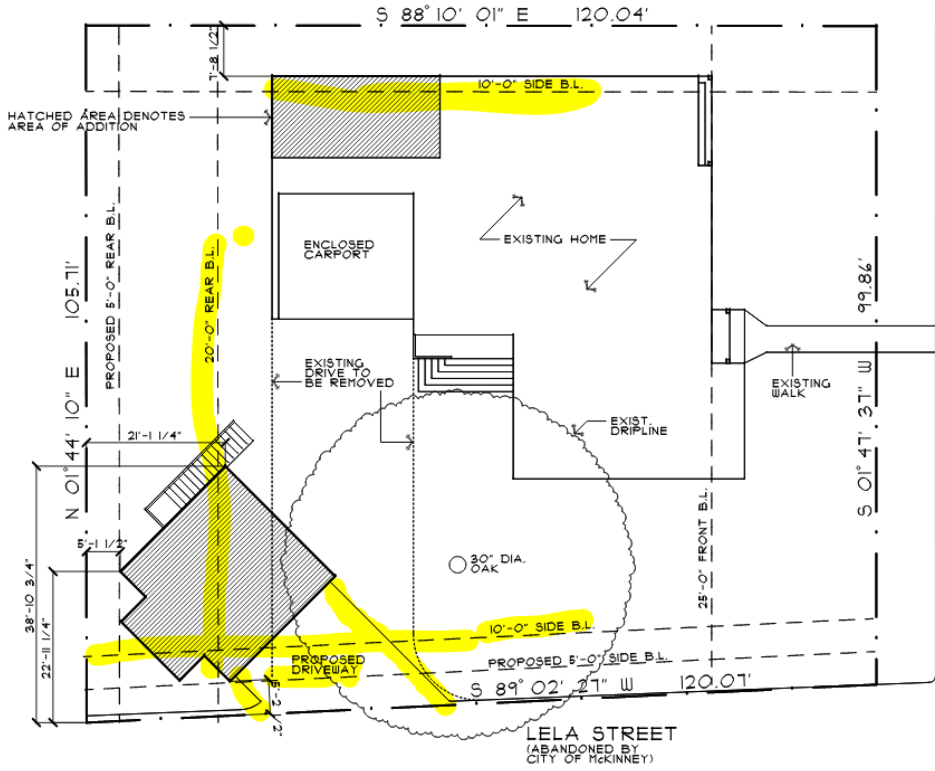
801 N Morris

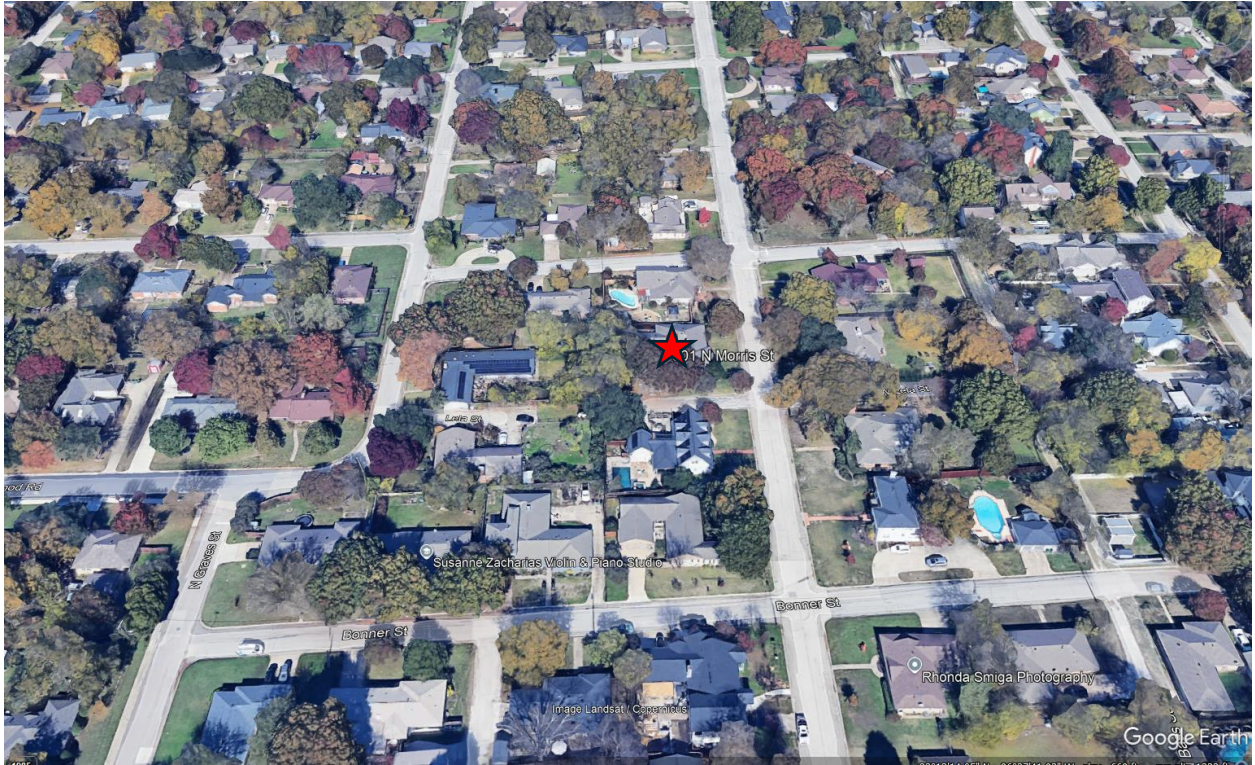
Property ID# 1134150

Waddill Addition, Blk 16 Lot 2B 2F

- As shown, not meeting the 10-foot side yard on proposed addition.
- As shown, not meeting the 16-foot rear yard (TMN allowance reduced setback) and 10-foot side yard on proposed accessory building (2-story garage/office)
- As shown, not meeting the 20-foot driveway on proposed accessory building
- As shown, not meeting parking requirements:
 - With the removal of the existing driveway and carport, the proposed new parking does not meet requirements with driveway shown. The requirement is 4 spaces per DU, 2 of which must be enclosed and on-site. FYI - Parking could be accomplished if the applicant keeps a portion of the existing driveway as shown below.









BOARD OF ADJUSTMENT APPLICATION

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

APPEAL

SPECIAL EXCEPTION

VARIANCE

TODAY'S DATE: 8/8/24

****CONTACT INFORMATION****

PROPERTY LOCATION (Street Address):

801 N. Morris St. McKinney, TX 75069

Subdivision: Waldill Addition Lot: 2 Block: 16

Property Owner: Debi + Gary Williams 801 N. Morris St. McKinney, TX 75069
(Name) (Address) (City, State, & Zip Code)

williamstexas1@yahoo.com 214-491-0268
(Email) (Phone)

Property Owner is giving Debi + Gary Williams authority to represent him/her at meeting.
(Applicant Name)

Property Owner Printed Name: Gary Williams Property Owner Signature: [Signature]

Applicant: Gary + Debi Williams 801 N. Morris St. McKinney, TX 75069
(Name) (Address) (City, State, & Zip Code)

williamstexas1@yahoo.com 214-491-0268
(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 - See Attached Letter

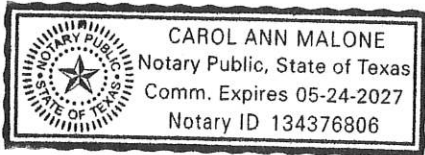
Items Submitted: Completed application and fee Plot/Site Plan or Survey drawn to scale

I hereby certify that the above statements are true and correct to the best of my knowledge.

[Signature]
Property Owner Signature (if different from Applicant)
STATE OF TEXAS
COUNTY OF DALLAS

Applicant's Signature

Subscribed and sworn to before me this 8th day of August, 2024



Carol Ann Malone
Notary Public

My Commission expires: 5-24-2027

(seal)
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:

**CITY OF MCKINNEY
BOARD OF ADJUSTMENT VARIANCE REQUEST
FOR THE PROPERTY LOCATED AN
801 N MORRIS STREET**

REQUESTED BY GARY AND DEBI WILLIAMS

VARIANCES REQUESTED:

- **New Two Story Garage – requesting variance from the garage setback requirements and driveway length.**
- **Side – Rear addition to the existing home – requesting variance from the 10’ setback requirement**

The following pages provide pictures and descriptions of our variance requests and reasons for the requests. We also have included some information regarding the section of W. Lela Street next to our house that has been abandoned by the city.

W. Lela Street (located adjacent to the 801 N Morris southern property line).

- This section of W. Lela Street between Morris Street and Graves Street was abandoned by the city in June 2002.
 - The only traffic on this street is from our neighbors parking in their garage/driveway and us parking at the back of our house.
- The fence was in very poor shape with some sections that had fallen over. Though we do not own this land, in 2023 we replaced the entire fence line across the abandoned street.



W. Lela Street between Morris St and Waddill St (East of 801 N Morris).

- Pictures reflect existing repairs needed to the street as well and significant patch work that was recently done.

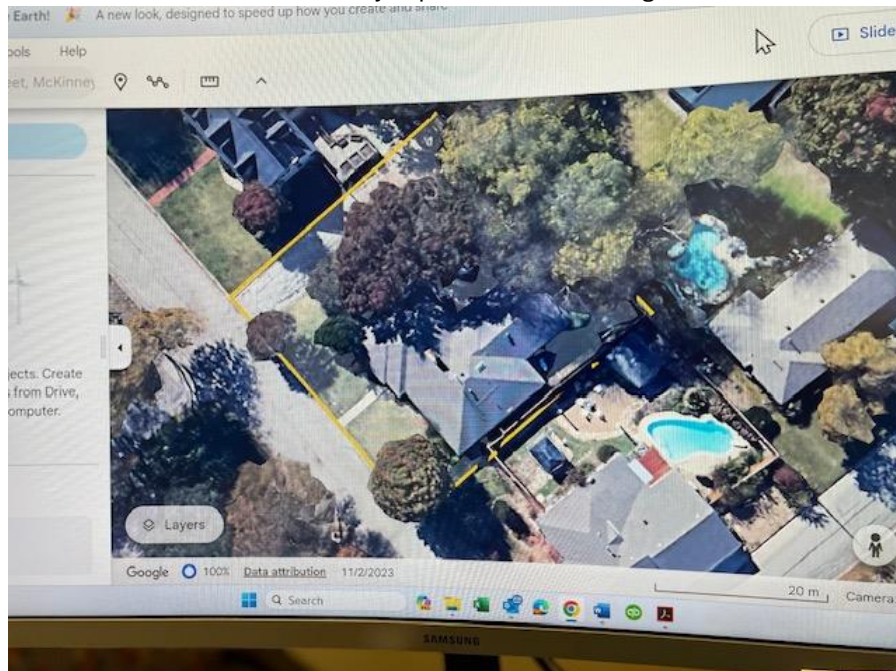


- **Variance Request: Requesting variance from the garage setback requirements and driveway length**
 - As reflected in the following pictures the property has a “trophy” oak tree on the south side of the property. The tree has an approximately 90-inch circumference when measured 4 feet from the ground and has a full canopy.
 - Using the existing setback requirements would mean that the garage and driveway would be closer to the actual tree and the underlying root system thereby jeopardizing the potential health or worst-case existence of the tree.
 - The third picture with the light pole is the area where upon receipt an approved variance most of the garage and driveway would be built. Locating the garage/driveway as drawn in the plans will significantly reduce any impact to the trophy tree. The light on the light pole has not worked since prior to our purchasing the house and the power line isn’t even connected to the light.

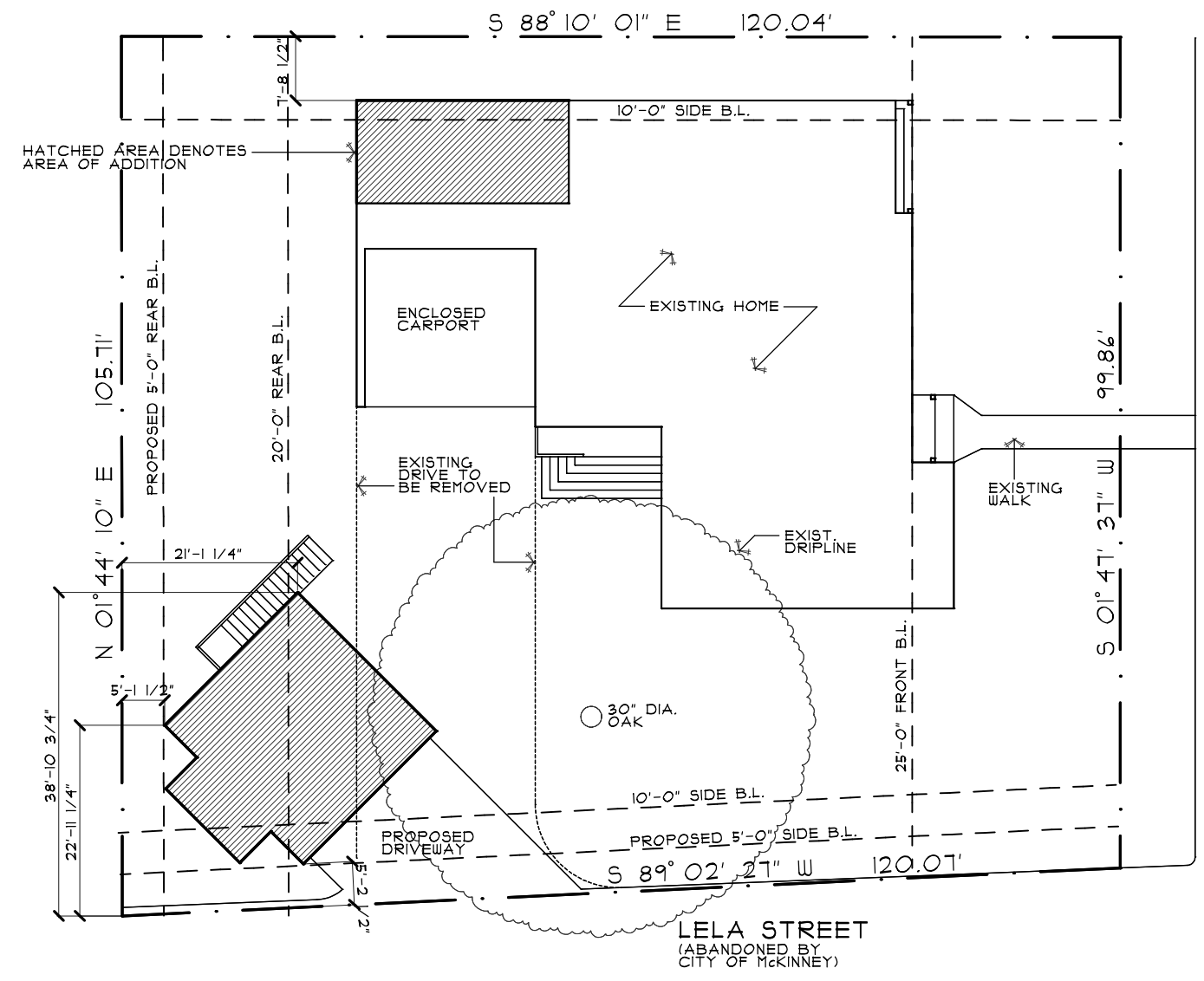


- **Variance Request #2: Rear addition to the existing home – requesting variance from the 10’ setback requirement**

- As reflected in the following pictures the property is heavily treed in the back yard.
 - The first picture shows our property (outlined in yellow) and the canopy of the trees covering almost the entire back yard except for a small section of the northwest side of the house.
 - The second picture shows the Elm tree in our backyard with a 64-inch circumference when measured 4 feet from the ground.
- If we were to add to the back of the house, and not the side, we would most certainly endanger not only our mature trees but also neighbors’ mature trees whose canopies cover a portion of our back yard as well.
 - The last photo is the northwest area at the back of our house where there are no trees or canopies of trees, making this the better option for the location of our addition to the existing house.
 - Though the plans are slightly over the current setback requirements they are actually flush with the wall that is already in place for the existing home.



SHEET INDEX	
A1	COVER SHEET/SITE PLAN
A2	DRAINAGE PLAN
A3	FOUN./PLUMBING OUTLINE
A4	DEMOLITION PLAN
A5	REMODEL FLOOR PLAN
A6	EXT. ELEVATIONS
A7	EXT. ELEVATIONS
A8	ROOF PLAN
A9	ELECTRICAL PLAN
A10	DETACHED GARAGE PLANS
A11	DETACHED GARAGE ELEVS.



PLOT PLAN
SCALE: 1" = 20'-0"

TOTAL LOT = 12,332 S.F.
TOTAL COVERAGE = 4,280 S.F. AT 35%

1



MCREYNOLDS DESIGNS
NEW HOMES • REMODELS • RENOVATIONS
214-551-5014 mark@mcreynoldsdesigns.com

Revision:
THIS IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF MARK MCREYNOLDS © 2022

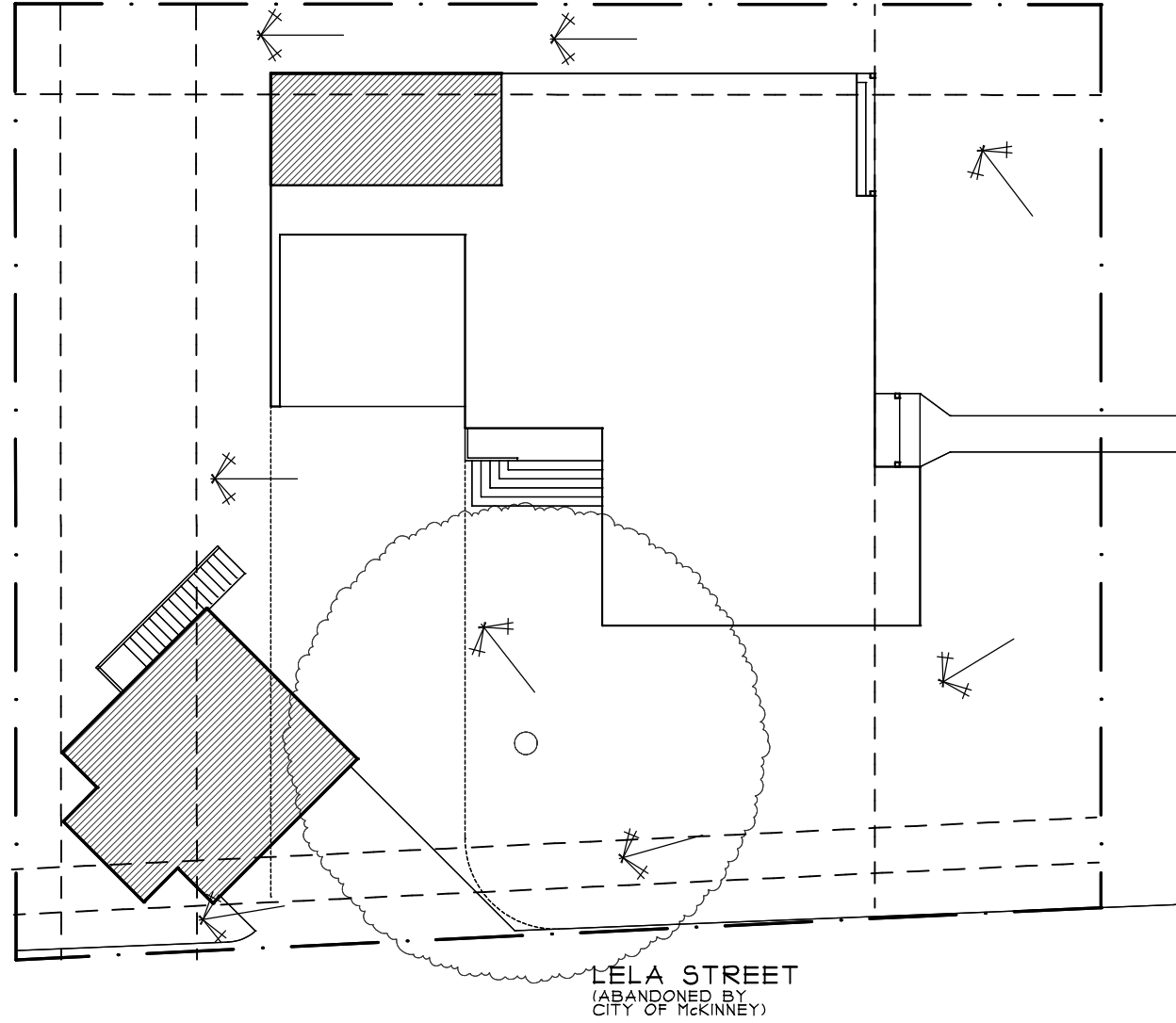
COVER SHEET / SITE PLAN
MARK MCREYNOLDS/MCREYNOLDS DESIGNS IS NOT RESPONSIBLE FOR THE CONSTRUCTION PRACTICES STANDARDS OF ANY AND ALL THE CLIENT TO CONSULT WITH THE GENERAL CONTRACTOR AND MANUFACTURER'S INSTRUCTIONS. SITE VISITS BY MARK MCREYNOLDS DO NOT IMPLY AN ASSUMPTION OF PROJECT ADMINISTRATION.

Date 04-26-24

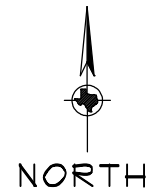
An Addition To:
The Williams Family
Location:
801 N. Morris Street
McKinney, TX

A1

DRAINAGE PLAN
SCALE: 1" = 20'-0"



1



An Addition To:
The Williams Family
Location:
801 N. Morris Street
McKinney, TX

DRAINAGE PLAN

Date 04-26-24

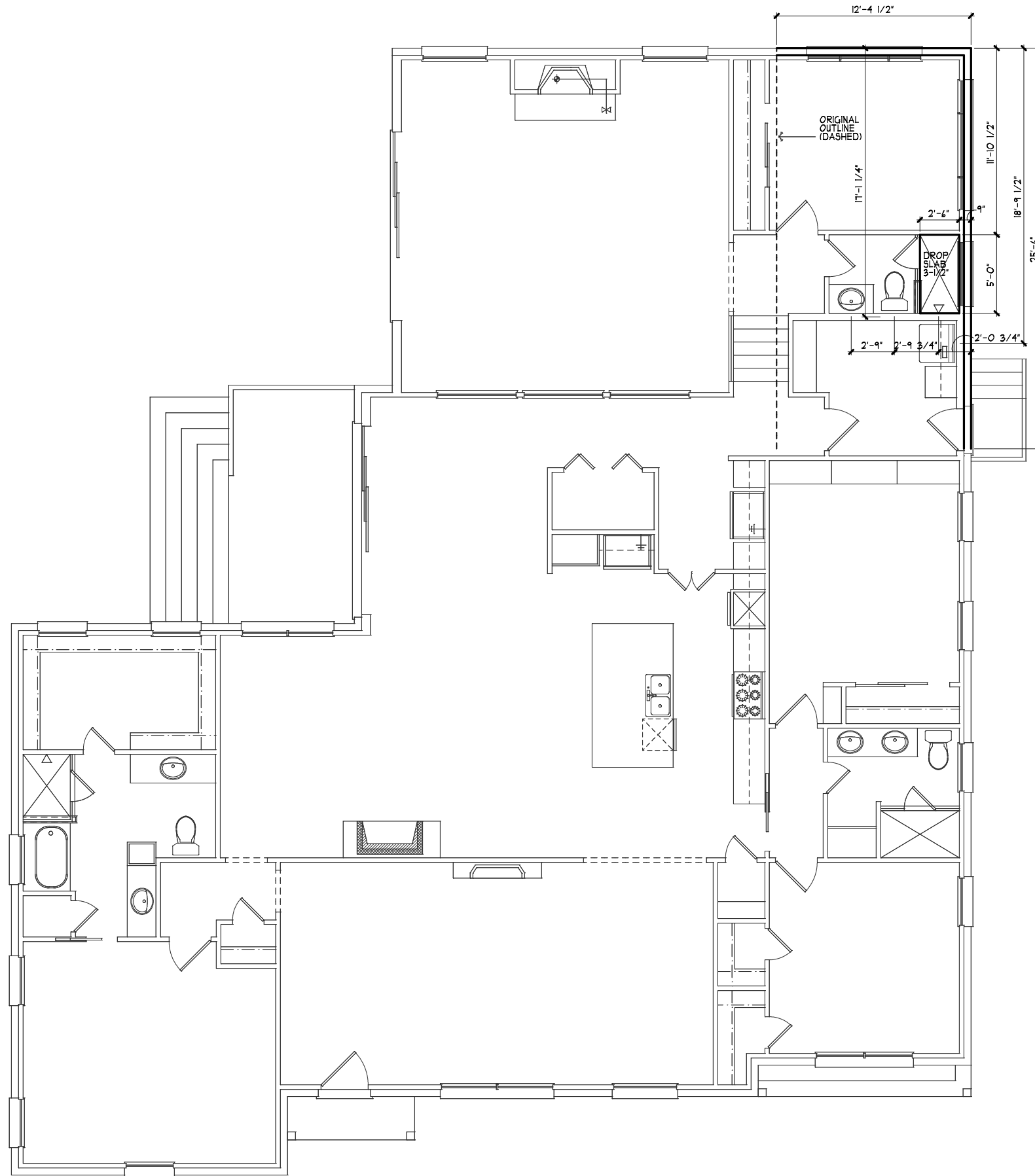
Revision:

THIS IS AN ORIGINAL, UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF MARK MCREYNOLDS © 2022

MARK MCREYNOLDS/MCREYNOLDS DESIGNS IS NOT RESPONSIBLE FOR THE CONSTRUCTION PRACTICES/STANDARDS OF ANY AND ALL THE CLIENT TO CONSULT THIS PROJECT WITH THE GENERAL CONTRACTOR TO VERIFY THE ACCURACY OF THE DRAWINGS AND MANUFACTURE'S INSTRUCTIONS. SITE VISITS BY MARK MCREYNOLDS DO NOT IMPLY AN ASSUMPTION OF PROJECT ADMINISTRATION.

MCREYNOLDS DESIGNS
NEW HOMES • REMODELS • RENOVATIONS
214-551-5014 mark@mcreynoldsdesigns.com

A2



FOUNDATION / PLUMBING OUTLINE
 SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

ALL DIMENSIONS DENOTE EITHER EDGE OF SLAB OR CENTER OF PLUMBING WALL AND/OR PLUMBING FIXTURE LOCATIONS.

Revision:

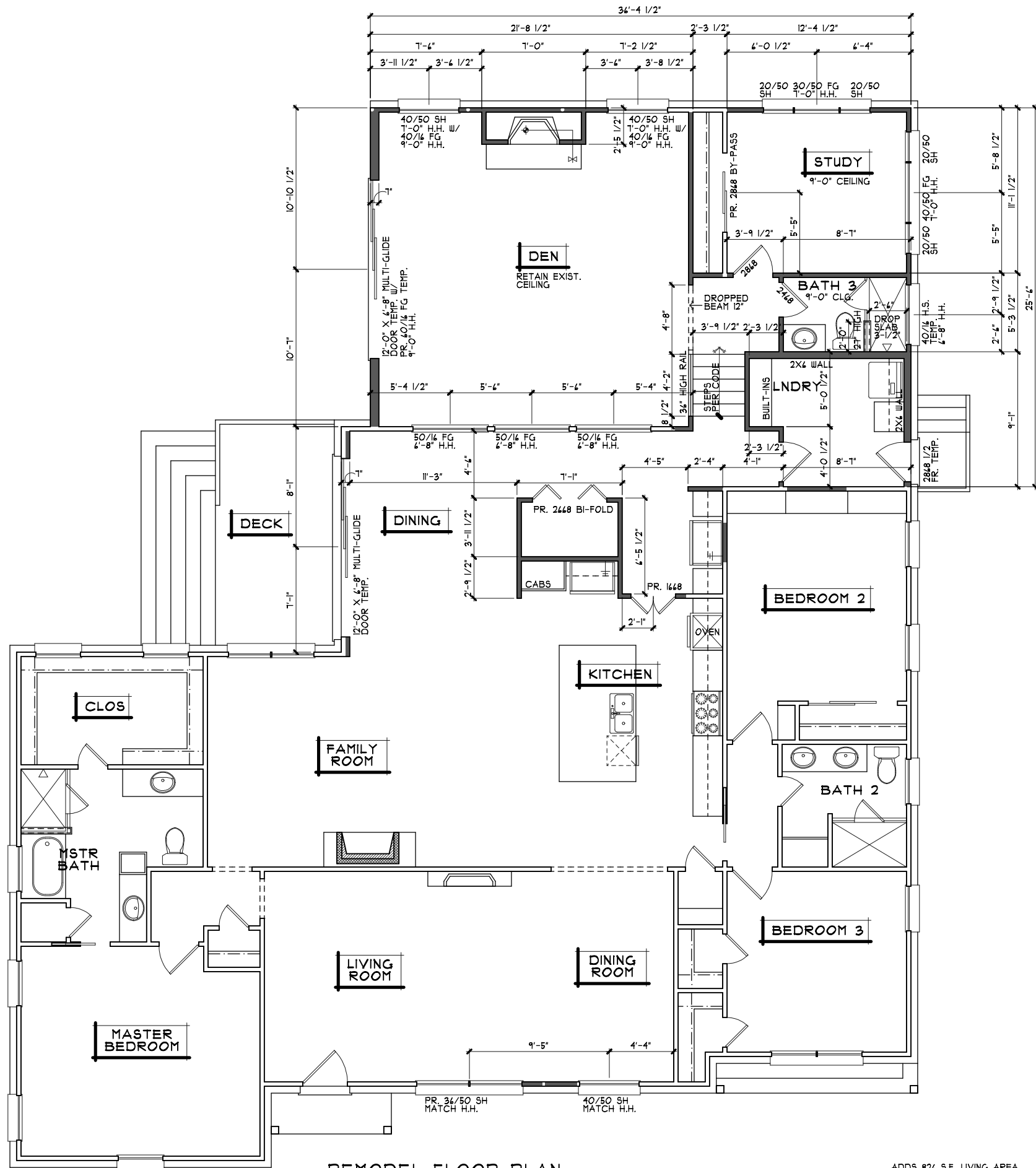
THIS IS AN ORIGINAL, UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF MARK MCREYNOLDS © 2022

FOUNDATION / PLUMBING OUTLINE

MARK MCREYNOLDS/ MCREYNOLDS DESIGNS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. ALL CONTRACTORS AND SUB-CONTRACTORS WHO ARE HIRING BY AND ALL OTHERS WHO USE THIS INFORMATION FOR ANY PURPOSES ARE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND REQUIREMENTS AND ALL APPLICABLE CODES, STANDARDS, PERMITS, ZONING REQUIREMENTS, AND REGULATIONS. MARK MCREYNOLDS/ MCREYNOLDS DESIGNS DOES NOT IMPLY AN ASSUMPTION OF PROFESSIONAL ADMINISTRATION.

Date 04-24-24

An Addition To:
 The Williams Family
 Location:
 801 N. Morris Street
 McKinney, TX



REMODEL FLOOR PLAN

SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

ADDS 824 S.F. LIVING AREA

1

MCREYNOLDS DESIGNS

NEW HOMES • REMODELS • RENOVATIONS

214-551-5014 mark@mcreynoldsdesigns.com

Revision:

THIS IS AN ORIGINAL, UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF MARK MCREYNOLDS © 2022

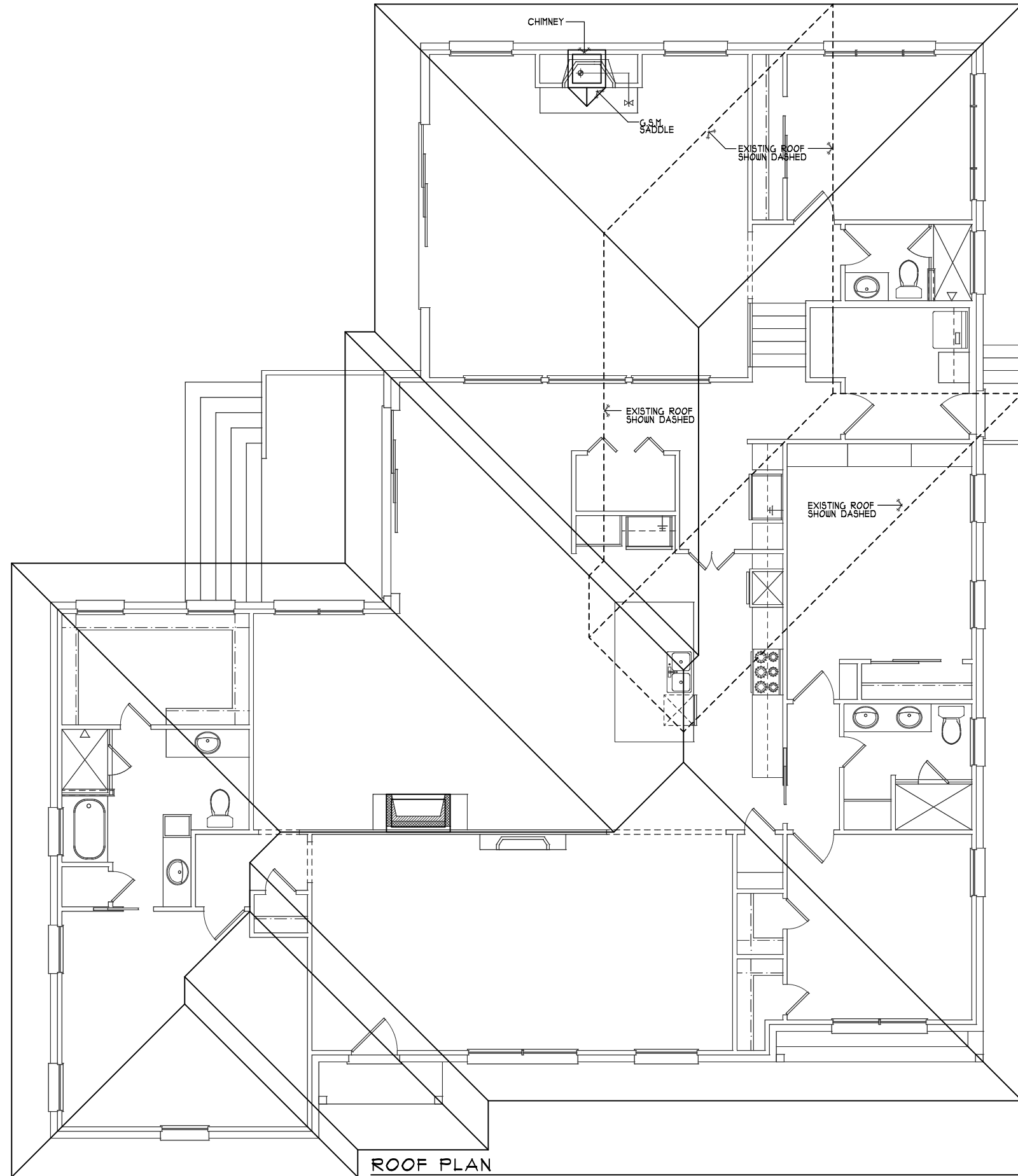
REMODEL FLOOR PLAN

MARK MCREYNOLDS/ MCREYNOLDS DESIGNS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN ALL CONTRACTS AND SUB-CONTRACTS WHO ARE HIRED BY ALL OTHERS. MCREYNOLDS/ MCREYNOLDS DESIGNS DOES NOT GUARANTEE OR WARRANT ANYTHING. ALL CONTRACTS MUST BE IN WRITING AND MUST INCLUDE ALL NECESSARY STANDARDS, PER ZONING REQUIREMENTS AND ALL OTHER NECESSARY STANDARDS. MCREYNOLDS/ MCREYNOLDS DESIGNS DOES NOT IMPLY AN ASSUMPTION OF PROJECT ADMINISTRATION.

Date 04-24-24

An Addition To:
The Williams Family
Location:
801 N. Morris Street
McKinney, TX

A5



ROOF PLAN
 SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

NOTE:
 ALL ROOF PITCHES, FINISH MATERIALS,
 FASCIA/FRIEZE HEIGHTS, ETC.
 TO MATCH EXISTING ROOF.
 BUILDER TO FIELD-VERIFY.

1

MCREYNOLDS DESIGNS
 NEW HOMES • REMODELS • RENOVATIONS
 214-551-5014 mark@mcreynoldsdesigns.com

Revision:

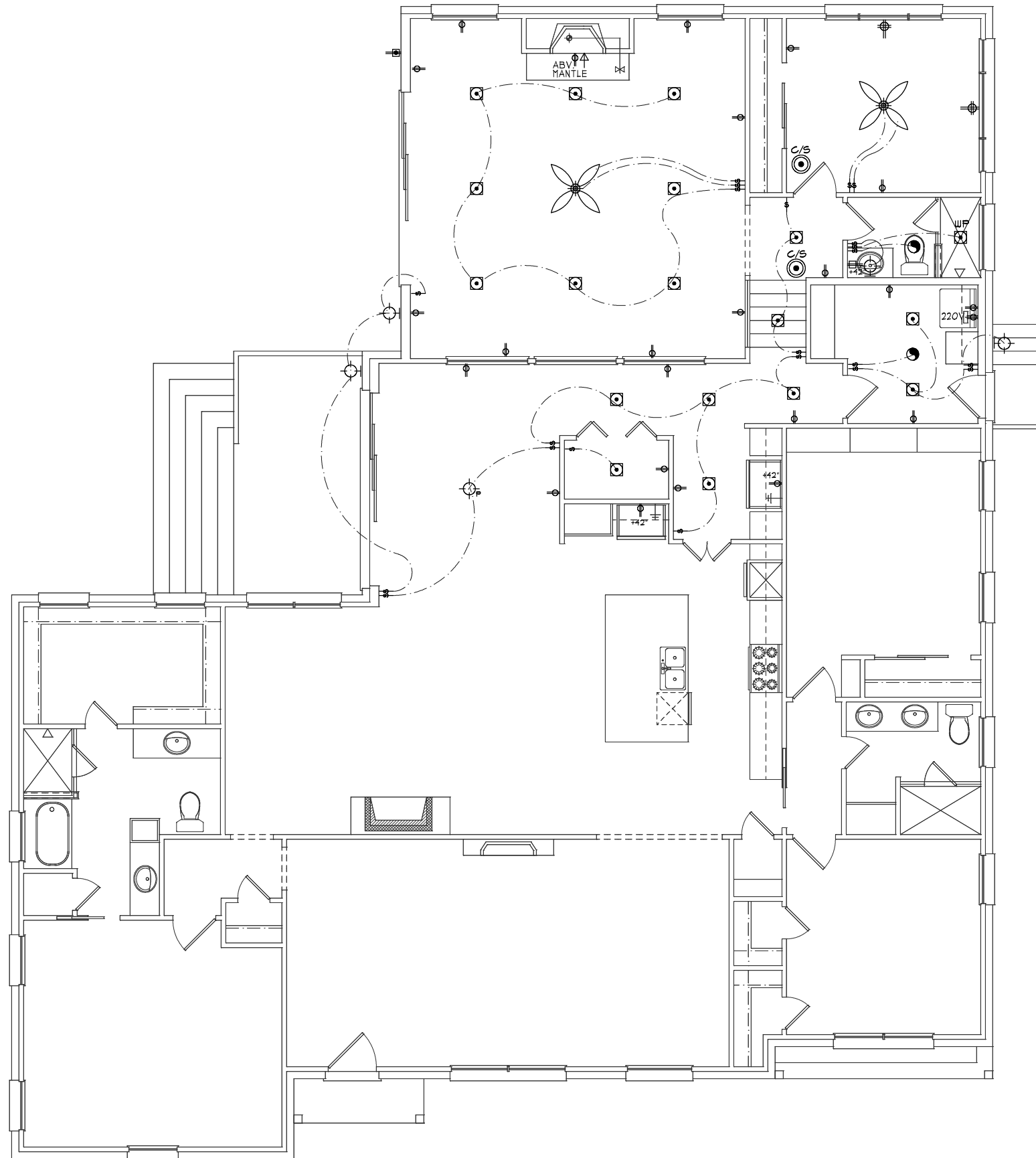
THIS IS AN ORIGINAL, UNPUBLISHED WORK AND
 MAY NOT BE DUPLICATED, PUBLISHED, OR
 OTHERWISE USED WITHOUT WRITTEN CONSENT
 OF MARK MCREYNOLDS © 2022

ROOF PLAN
 MARK MCREYNOLDS/ MCREYNOLDS DESIGNS IS NOT RESPONSIBLE
 FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY ALL
 CONTRACTORS AND SUB-CONTRACTORS WHO ARE HIRING BY ALL
 CONTRACTORS. MCREYNOLDS/ MCREYNOLDS DESIGNS IS NOT
 RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION
 PROVIDED BY ANY CONTRACTOR OR SUB-CONTRACTOR.
 ALL CONSTRUCTION STANDARDS, PERMITS, ZONING
 REQUIREMENTS, AND REGULATIONS SHALL BE THE
 RESPONSIBILITY OF THE ARCHITECT AND NOT THE
 ARCHITECT'S ASSUMPTION OF THE PROJECT ADMINISTRATION.

Date 04-24-24

An Addition To:
 The Williams Family
 Location:
 801 N. Morris Street
 McKinney, TX

A8



ELECTRICAL LEGEND

- RECESSED WALL WASHER FIXTURE
- SURFACE-MOUNTED LIGHT (CEILING)
- LIGHTING OUTLET BOX FOR PADDLE FAN SUPPORT
- RECESSED LIGHT FIXTURE (WP INDICATES WATER PROOF)
- DUPLEX OUTLET WITH GROUND-FAULT INTERRUPTER AT 15' U.O.
- STANDARD DUPLEX OUTLET AT 15' U.O.
- STANDARD DUPLEX OUTLET-1/2 HOT AT 15' A.F.F. U.O.
- STANDARD WATERPROOF DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER AT 15' U.O.
- STANDARD FLOOR OUTLET
- STANDARD FLOOR OUTLET - 1/2 HOT
- STANDARD 220 VOLT OUTLET AT 18' A.F.F.
- STANDARD QUADRAPLEX OUTLET
- COMBINATION SMOKE / CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE DETECTOR - WALL MOUNTED AT 15'
- STANDARD LIGHT SWITCH
- STANDARD LIGHT SWITCH w/ MANUAL ON MOTION SENSOR (VACANCY SENSOR)
- STANDARD SWITCH w/ DIMMER CONTROL
- STANDARD SWITCH TO EXTERIOR LIGHTING
- BUTTON SWITCH - DOOR JAMB OPERATED
- BRACKET/SCONCE LIGHT (WALL MOUNTED)
- LED STRIP FIXTURE
- UNDER COUNTER LED STRIP LIGHTING
- PENDANT FIXTURE
- TELEVISION LOCATION - CONSULT OWNER FOR EXACT POWER AND OTHER WIRING REQUIREMENTS
- AUTOMOBILE EV CHARGER OUTLET
- THERMOSTAT J-BOX MOUNTED AT 48' A.F.F.
- CEILING MOUNTED EXHAUST FAN
- PANASONIC "WHISPER GREEN SELECT" CONTINUOUS VENTILATION FAN.
- PANASONIC "SELECT CYCLER" MODEL SACS2K-06 CONT. VENT FAN CONTROLLER FUSED DISCONNECTION SWITCH
- ELECTRICAL SUB-PANEL
- GARBAGE DISPOSAL
- SURFACE MOUNTED LED UTILITY FIXTURE - 2 TUBE BULB
- WHOLE HOUSE FAN. PROVIDE WALL MOUNT CONTROL. SEE TITLE 24
- CEILING PADDLE FAN
- ATTIC PROVIDE SWITCH/LIGHT/OUTLET IN ATTIC
- CRAWL PROVIDE SWITCH/LIGHT/OUTLET IN CRAWL SPACE

MAIN LEVEL ELECTRICAL PLAN
 SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

1

MCREYNOLDS DESIGNS
 NEW HOMES • REMODELS • RENOVATIONS
 214-551-5014 mark@mcreynoldsdesigns.com

Revision:

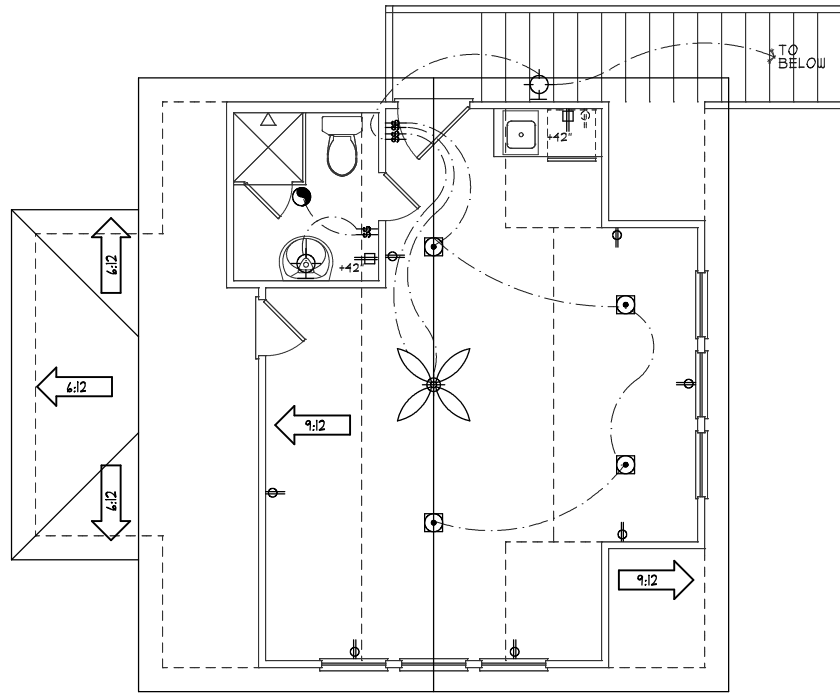
THIS IS AN ORIGINAL, UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF MARK MCREYNOLDS © 2022

MAIN LEVEL ELECTRICAL

Date 04-24-24

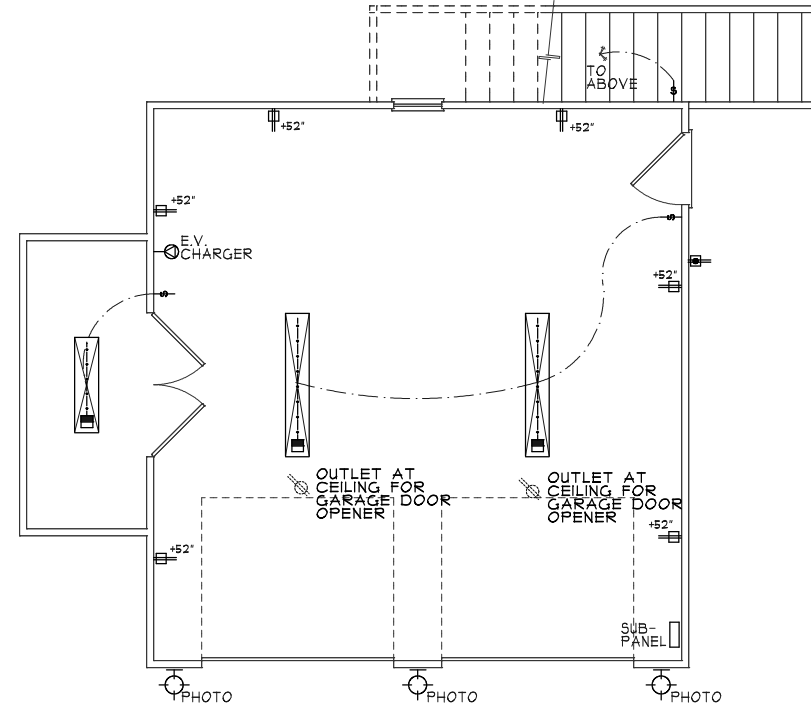
An Addition To:
 The Williams Family
 Location:
 801 N. Morris Street
 McKinney, TX

A9



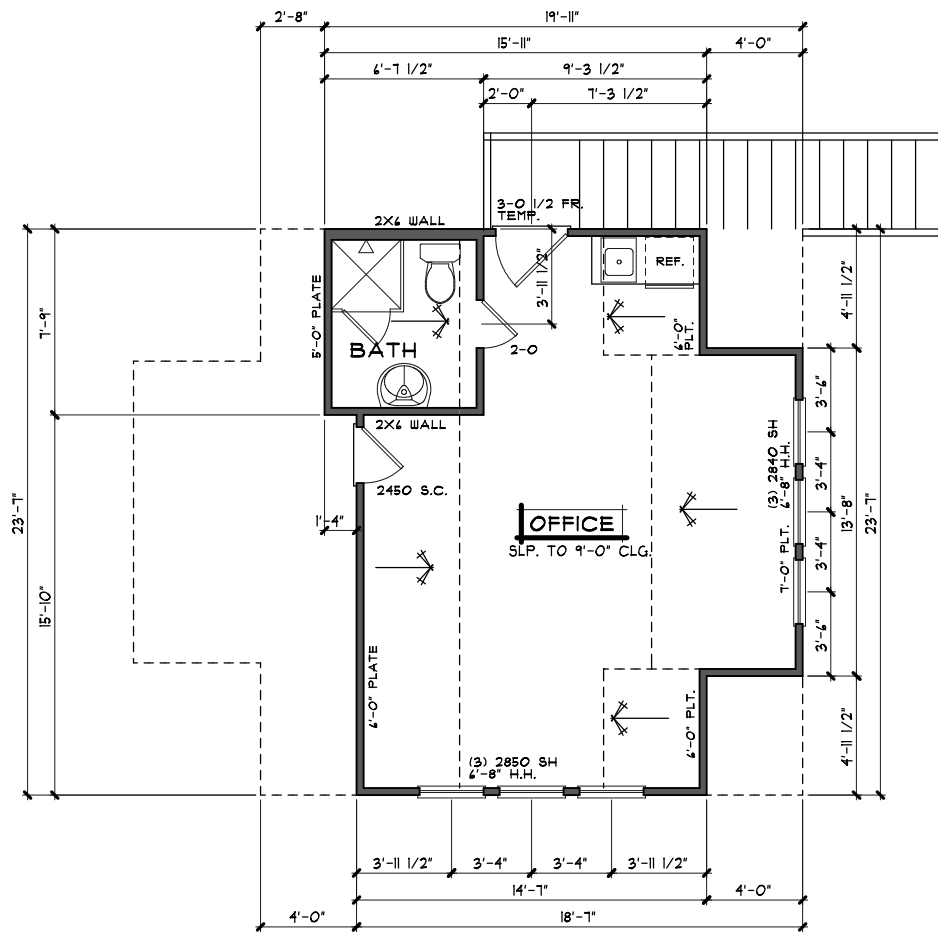
GARAGE UPPER LEVEL ELEC./ROOF PLAN
 SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

4



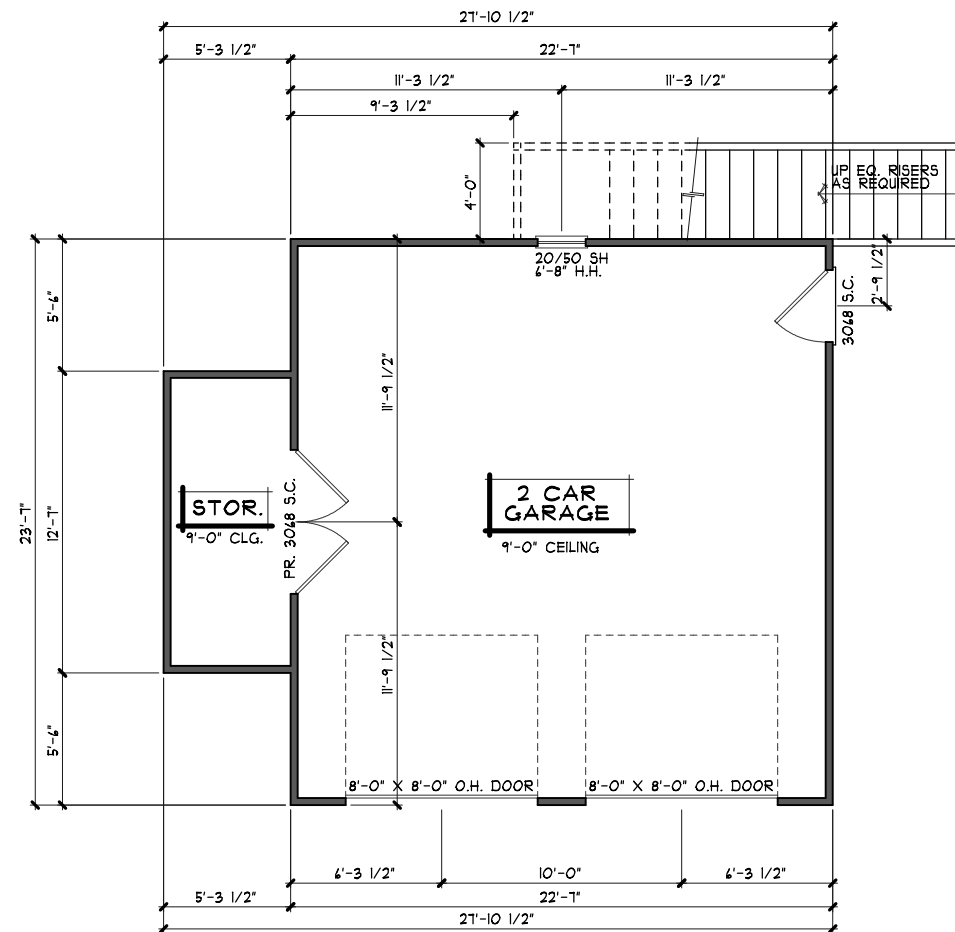
GARAGE MAIN LEVEL ELEC. PLAN
 SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

3



GARAGE UPPER LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

2



GARAGE MAIN LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

1

GARAGE = 400 S.F.
 LIVING AREA = 400 S.F.
 TOTAL COVERED = 1000 S.F.

Revision:

THIS IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF MARK MCREYNOLDS © 2022

GARAGE PLANS
 MARK MCREYNOLDS DESIGN GROUP, INC. IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

Date 04-24-24

An Addition To:
 The Williams Family
 Location:
 801 N. Morris Street
 McKinney, TX

A10









**Be Published in the
McKINNEY COURIER-GAZETTE
SUNDAY, August 25, 2024
ONE (1) TIME**

**NOTICE OF REQUEST FOR VARIANCE
THE BOARD OF ADJUSTMENT**

BOARD OF ADJUSTMENT CASE NO. 24-06

Conduct a Public hearing to Consider/Discuss/Act on the request by Owners Gary and Debi Williams, to Consider/Discuss/Act on the Appeal of the Building Official's decision for the consideration of multiple variances to the zoning ordinance as follows: A reduction of the side yard (north) setback from 10 feet to 7 feet 8 inches to construct a room addition to the main residence; setback reductions to construct a detached two-car garage with a second floor room above it, requesting a rear (west) setback reduction from 16 feet to 5 feet 1 inch, and a reduction of the side (south) setback from 10 feet to 5 feet. The applicants are also seeking a variance to the driveway length, which is required to be 20 feet, being that the proposed driveway is at an angle with the shortest dimension of approximately 5 feet. These requests are on the property located at **801 N. Morris St., Lot 2 of Block 16 of the Waddill Addition to the City of McKinney, Texas.**

NOTE:

A PUBLIC HEARING HAS BEEN SCHEDULED AND WILL BE HELD PURSUANT TO THIS REQUEST IN THE CITY COUNCIL CHAMBERS, 222 N. TENNESSEE STREET MCKINNEY TEXAS.

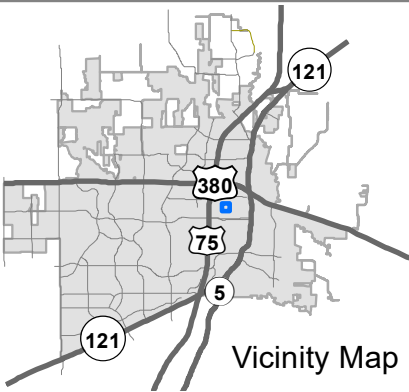
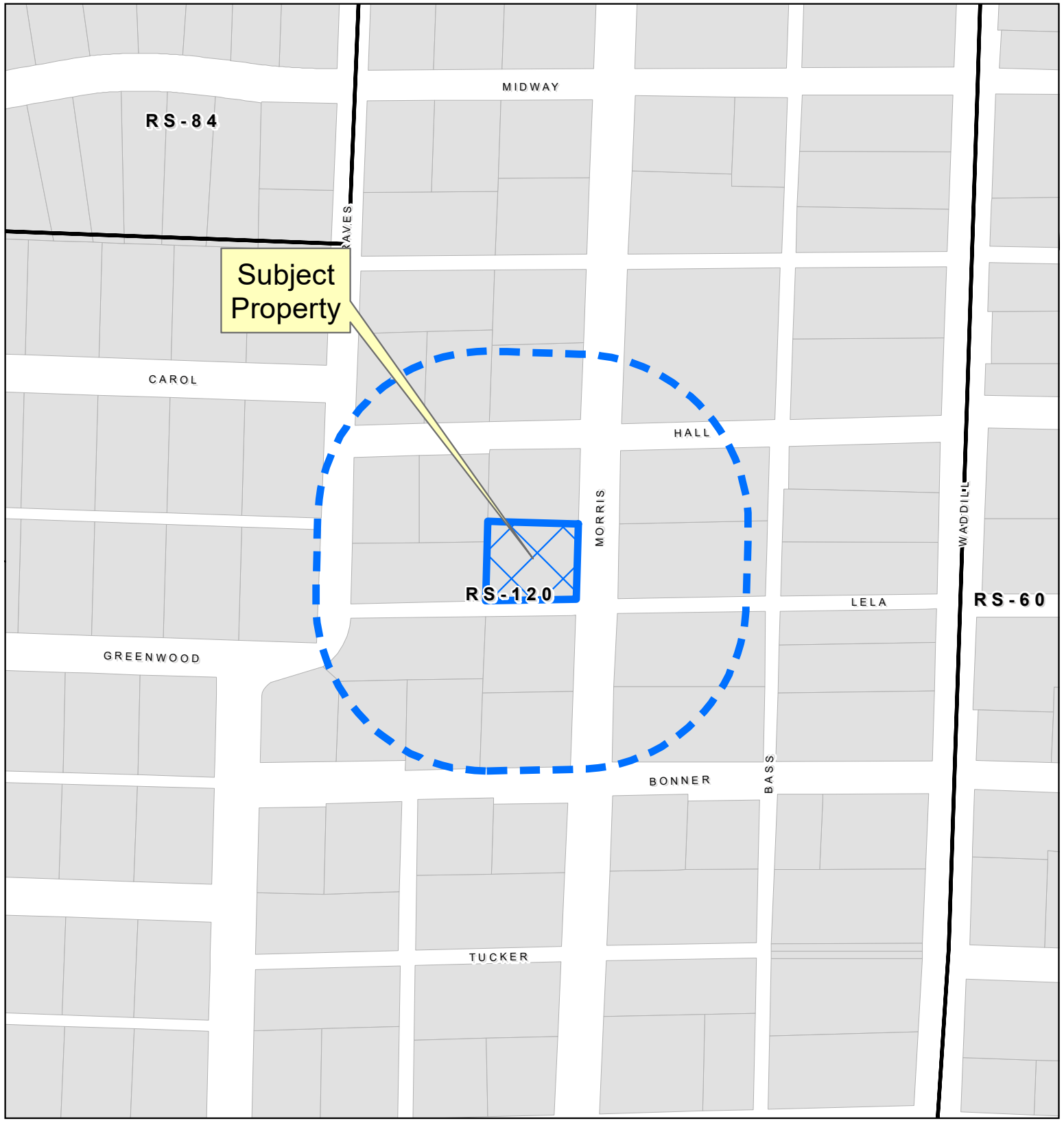
WEDNESDAY, SEPTEMBER 11, 2024 - 6:00 P.M.

The Agenda and Meeting Details for the Board of Adjustment meeting will be posted for viewing on the City of McKinney website, at least 72 hours before the meeting. Website link - <http://mckinney.legistar.com/Calendar.aspx>. Select Calendar tab. List view tab, drop down box, Board of Adjustment.

WITNESS MY HAND AND SEAL OF OFFICE ON THIS THE 22ND DAY OF AUGUST, 2024.

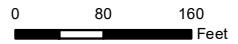
EMPRESS DRANE
City Secretary

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

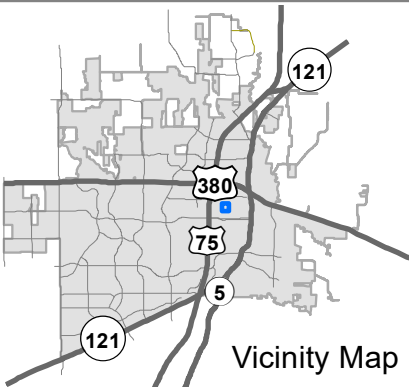
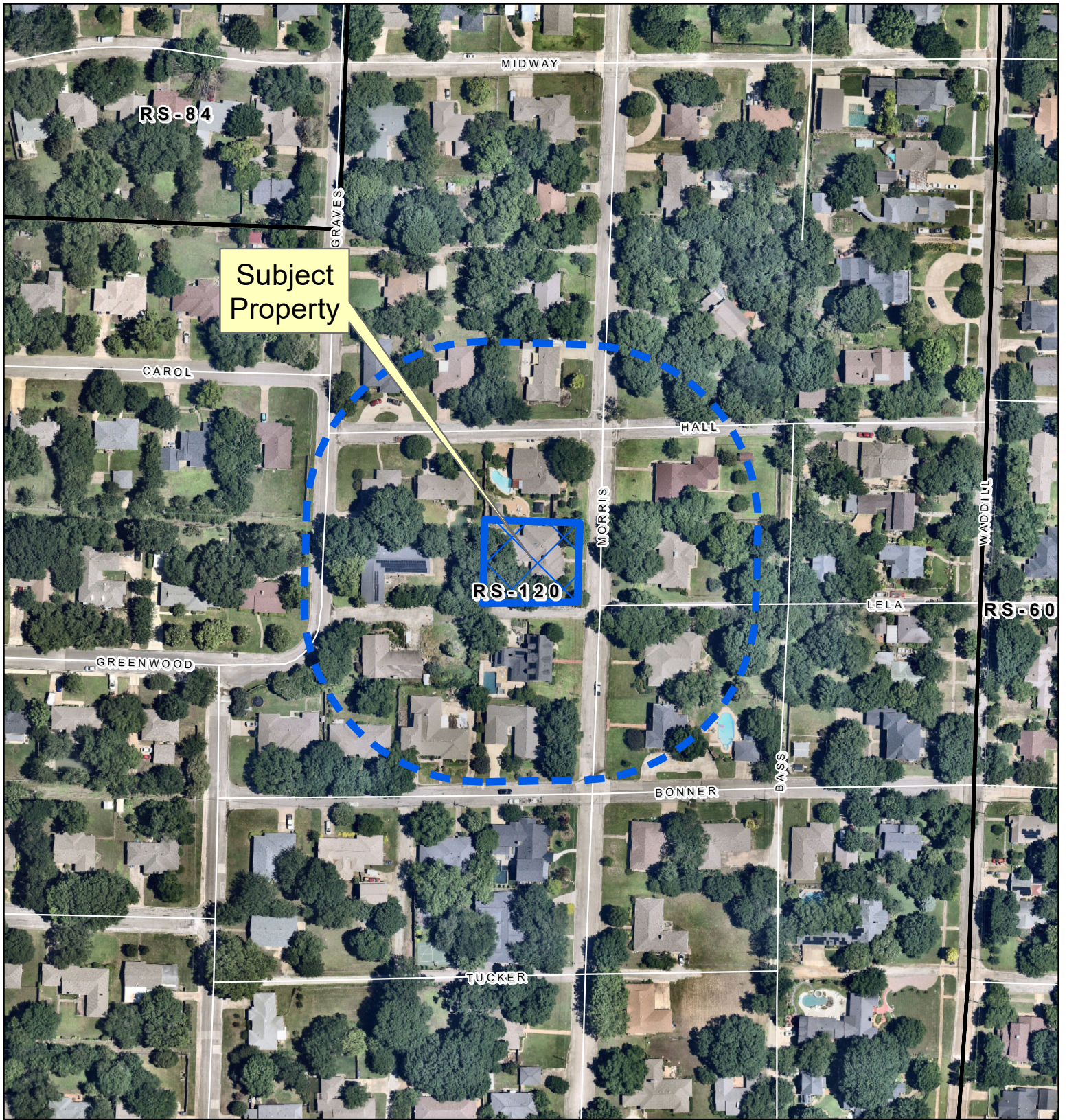


Board of Adjustment Map

801 N Morris St

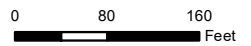


DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



Board of Adjustment Map

801 N Morris St



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



**NOTICE OF REQUEST FOR VARIANCE
THE BOARD OF ADJUSTMENT**

Request by Owners Gary and Debi Williams, to Consider/Discuss/Act on the Appeal of the Building Official’s decision for the consideration of multiple variances to the zoning ordinance as follows: A reduction of the side yard (north) setback from 10 feet to 7 feet 8 inches to construct a room addition to the main residence; setback reductions to construct a detached two-car garage with a second floor room above it, requesting a rear (west) setback reduction from 16 feet to 5 feet 1 inch, and a reduction of the side (south) setback from 10 feet to 5 feet. The applicants are also seeking a variance to the driveway length, which is required to be 20 feet, being that the proposed driveway is at an angle with the shortest dimension of approximately 5 feet. These requests are on the property located at **801 N. Morris St., Lot 2 of Block 16 of the Waddill Addition to the City of McKinney, Texas.**

NOTE:

A PUBLIC HEARING HAS BEEN SCHEDULED AND WILL BE HELD PURSUANT TO THIS REQUEST IN THE CITY COUNCIL CHAMBERS, 222 N. TENNESSEE STREET MCKINNEY TEXAS.

WEDNESDAY, SEPTEMBER 11, 2024 - 6:00 P.M.

As an interested property owner, if you wish to make your views known, you may do so by attending the hearing or express your views on this Request by completing and returning the form below via mail or email.

The Agenda and Meeting Details for the Board of Adjustment meeting will be posted for viewing on the City of McKinney website, at least 72 hours before the meeting. Website link - <http://mckinney.legistar.com/Calendar.aspx>. Select Calendar tab. List view tab, drop down box, Board of Adjustment.

Return to: City of McKinney BOA No. 24-06
Building Inspections 801 N. Morris St
Brittany Sprague
P.O. Box 517
McKinney, TX 75070
bsprague@mckinneytexas.org

I PROTEST____APPROVE____of the Request for a Variance as requested by the above file number because (you may attach additional response)

Print Name: _____
Signature: _____
Address: _____