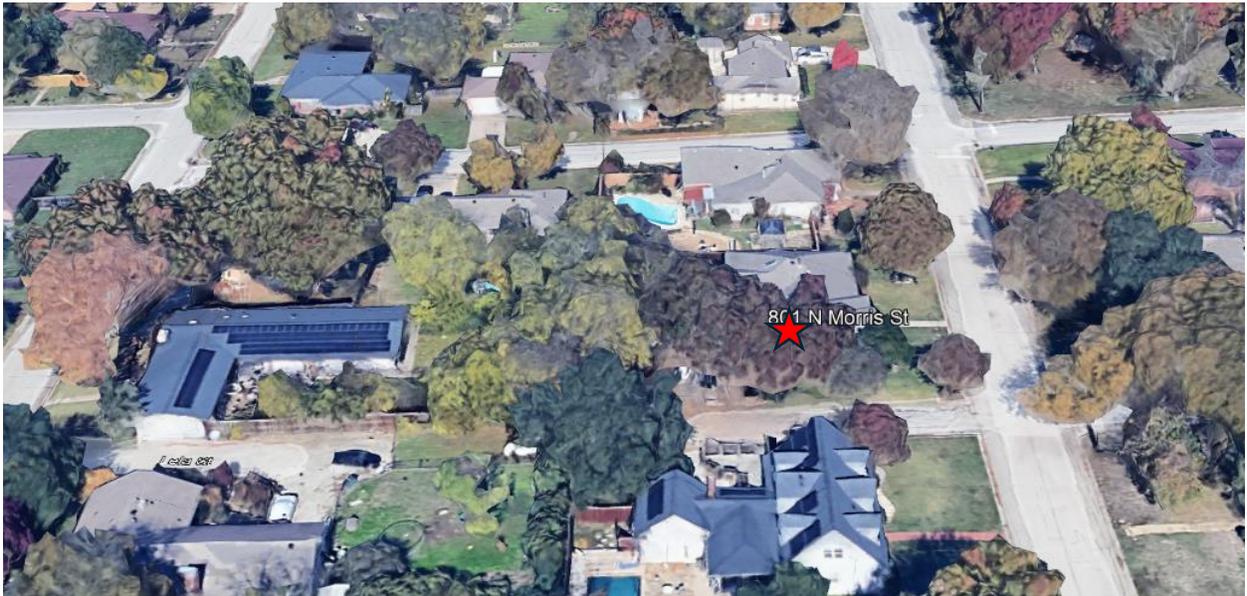
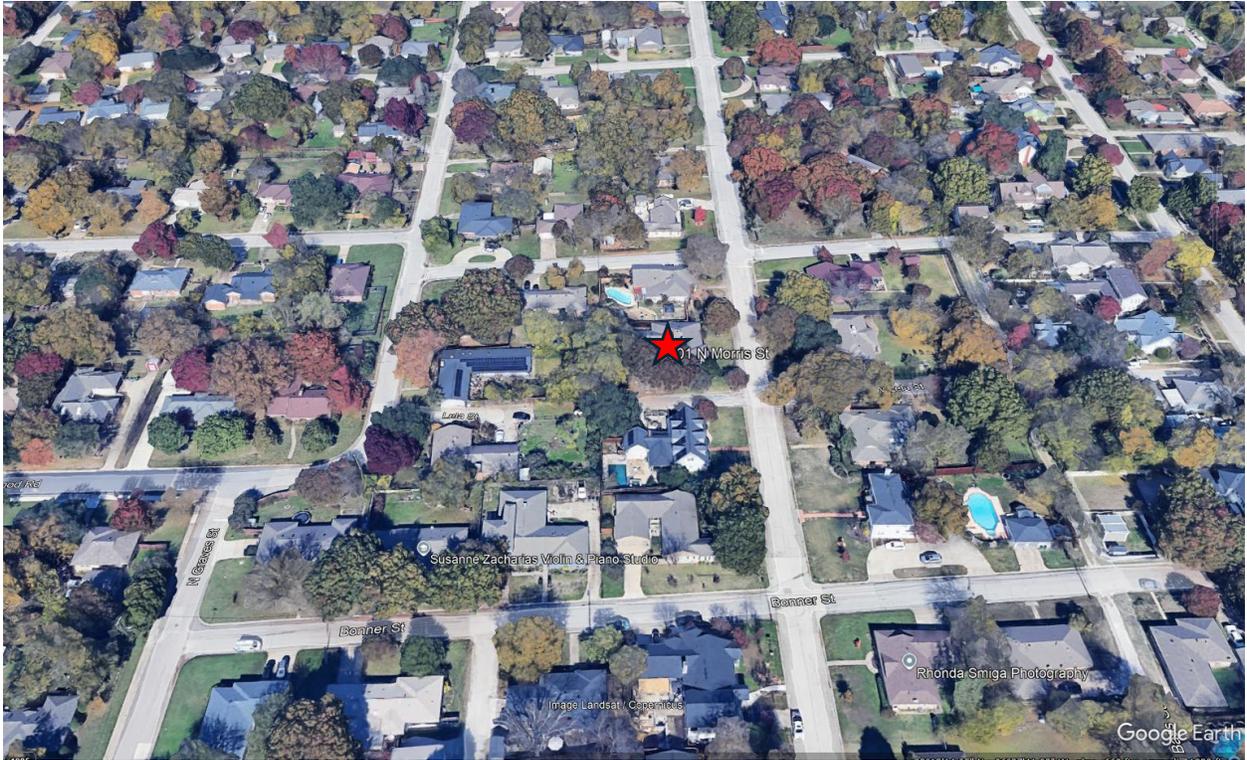


801 N. MORRIS STREET





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)

Applicant's Signature

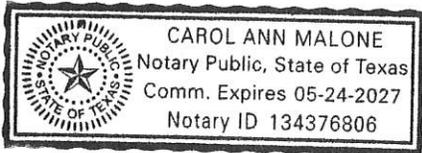
STATE OF TEXAS

COUNTY OF DALLAS

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

Carol Ann Malone

Notary Public



(seal)

My Commission expires: 5-24-2027

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.

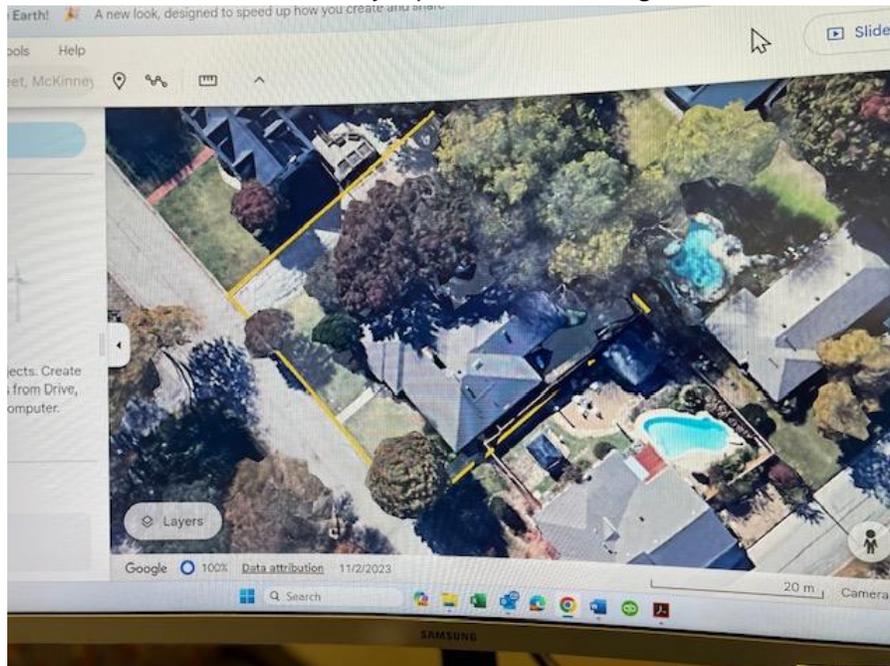


- **Variance Request: Requesting variance from the garage setback requirements and driveway length**
 - As reflected in the following pictures the property has a “trophy” oak tree on the south side of the property. The tree has an approximately 90-inch circumference when measured 4 feet from the ground 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.

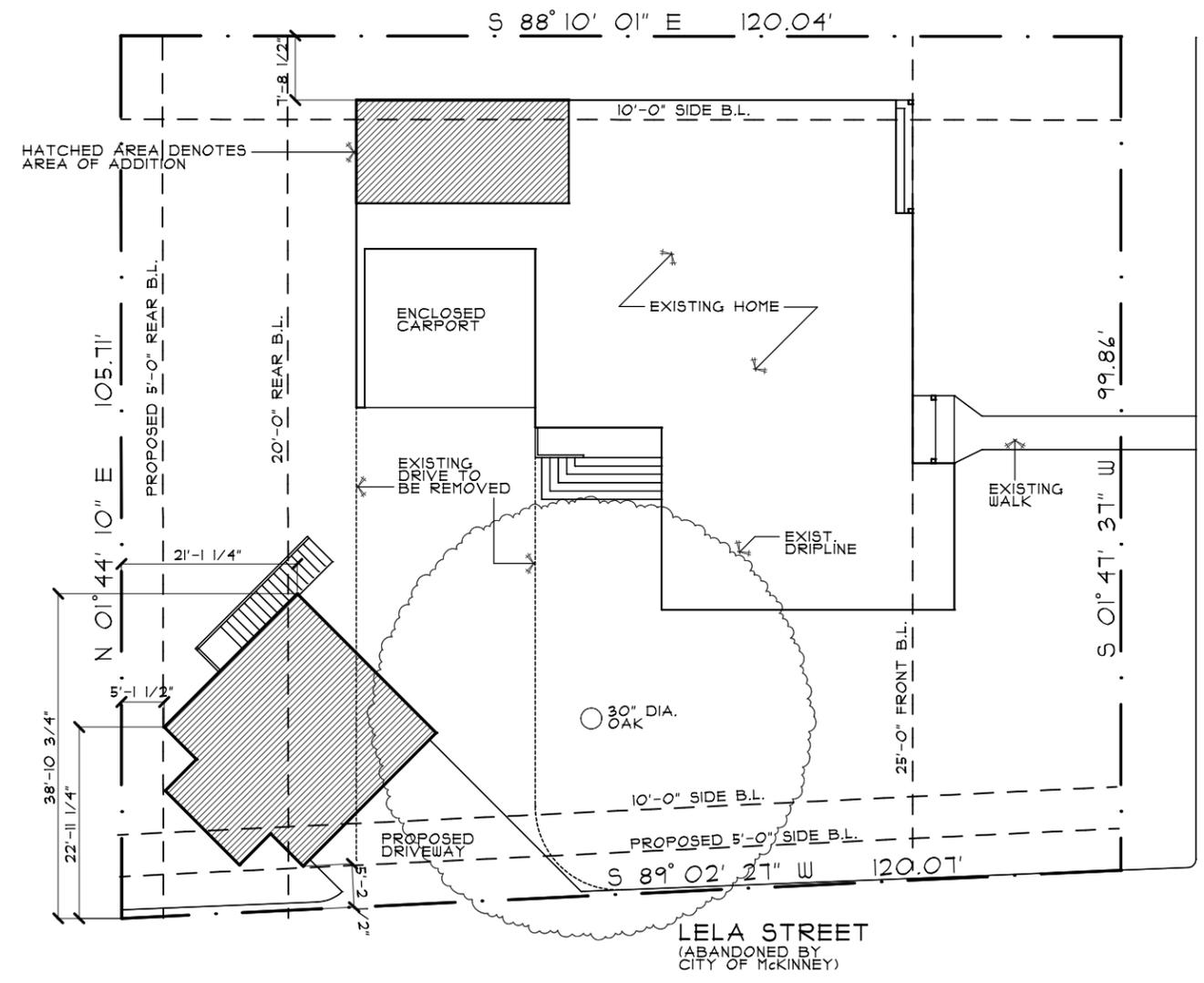


- **Variance Request #2: Rear addition to the existing home – requesting variance from the 10’ setback requirement**

- 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



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

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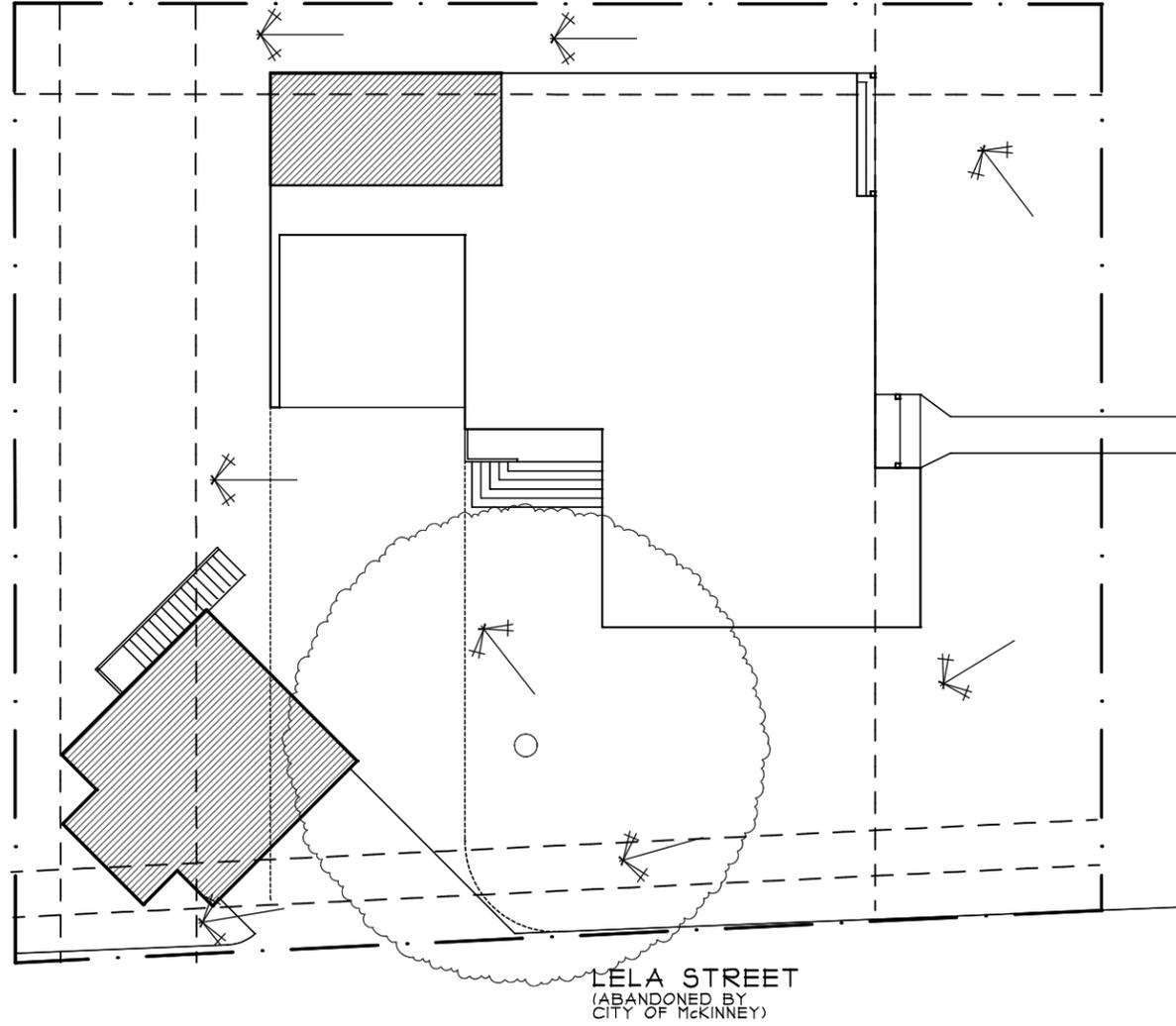
COVER SHEET / SITE PLAN
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Date 04-26-24

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

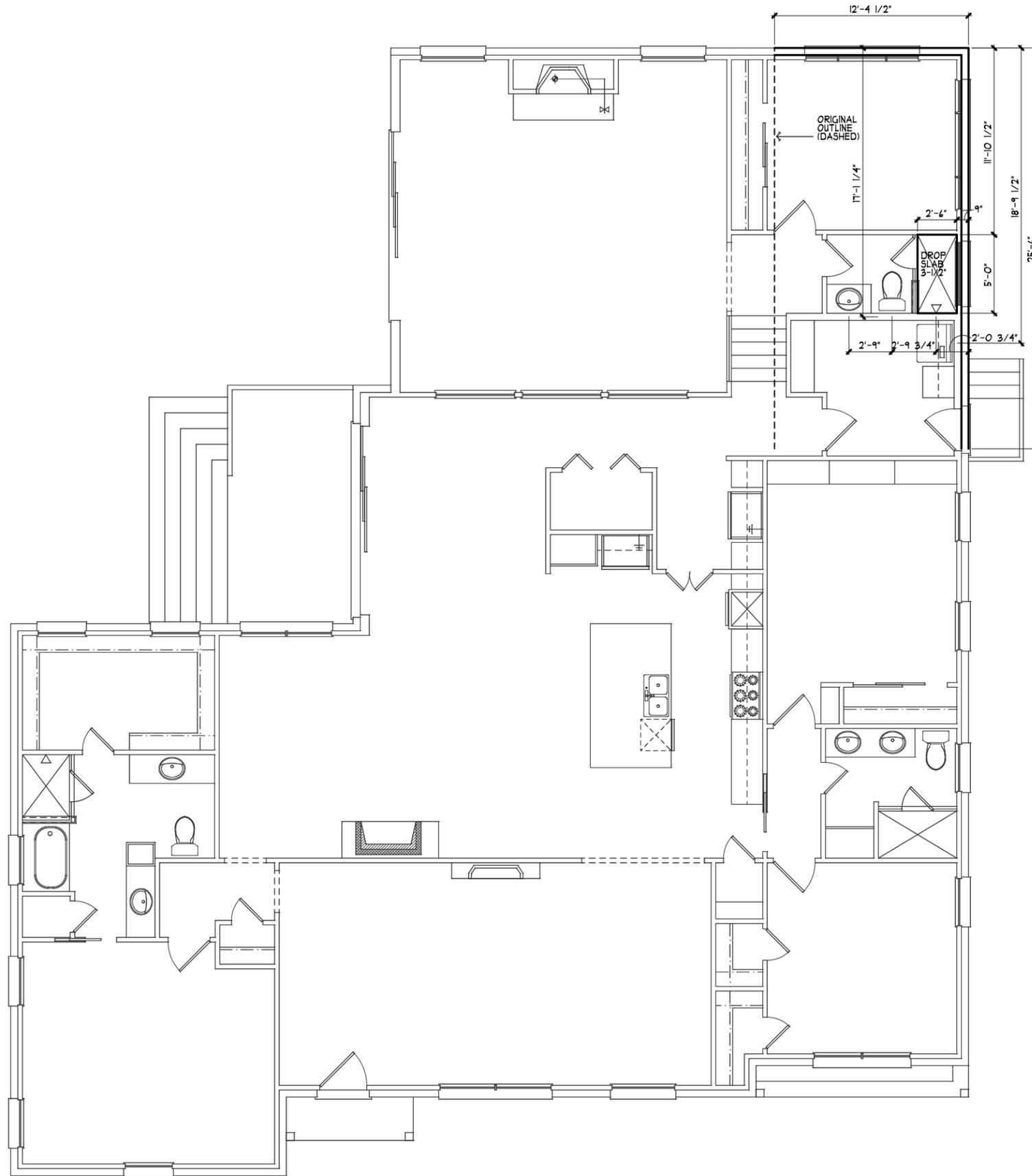
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A2



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:

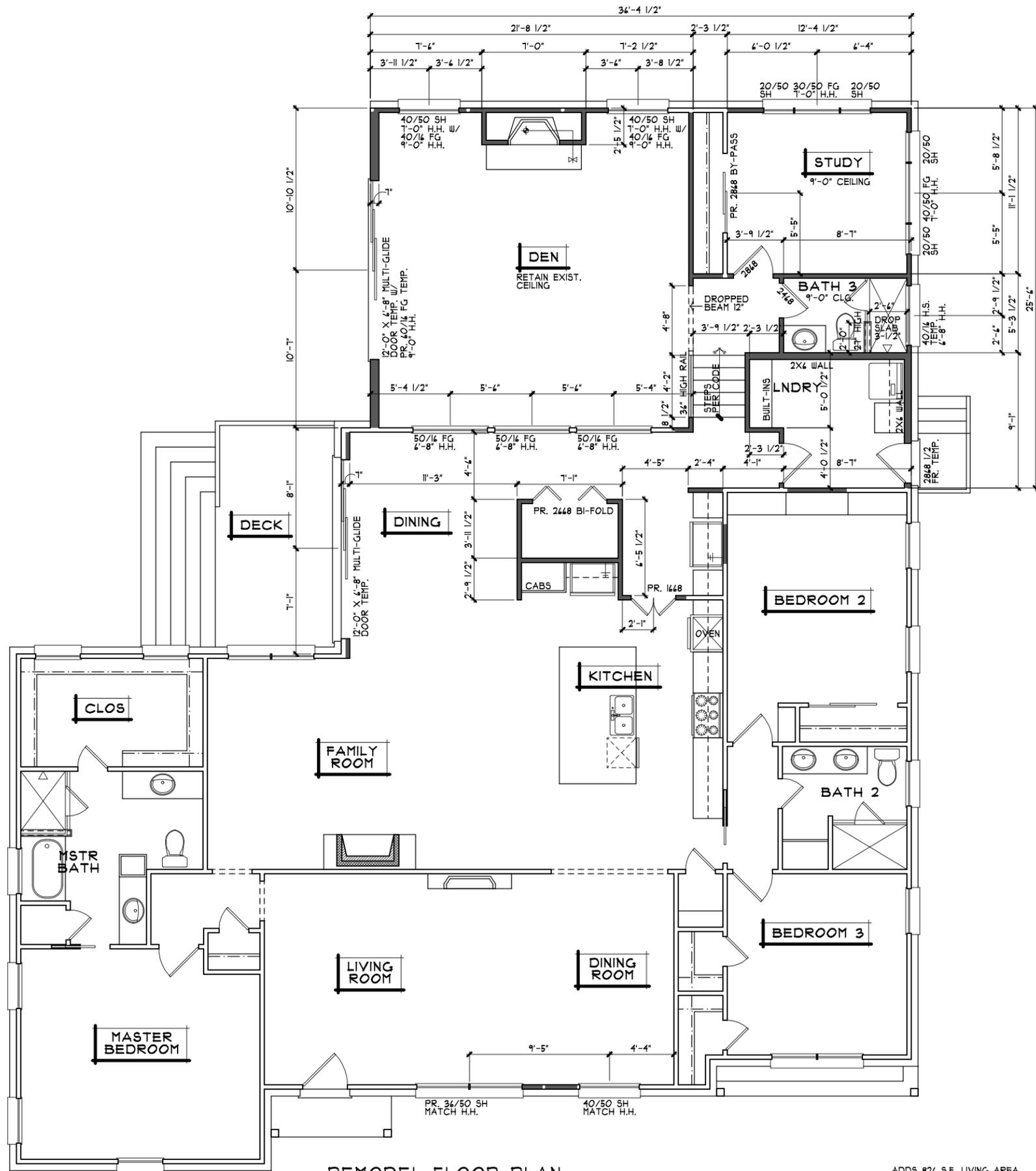
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FOUNDATION / PLUMBING OUTLINE

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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

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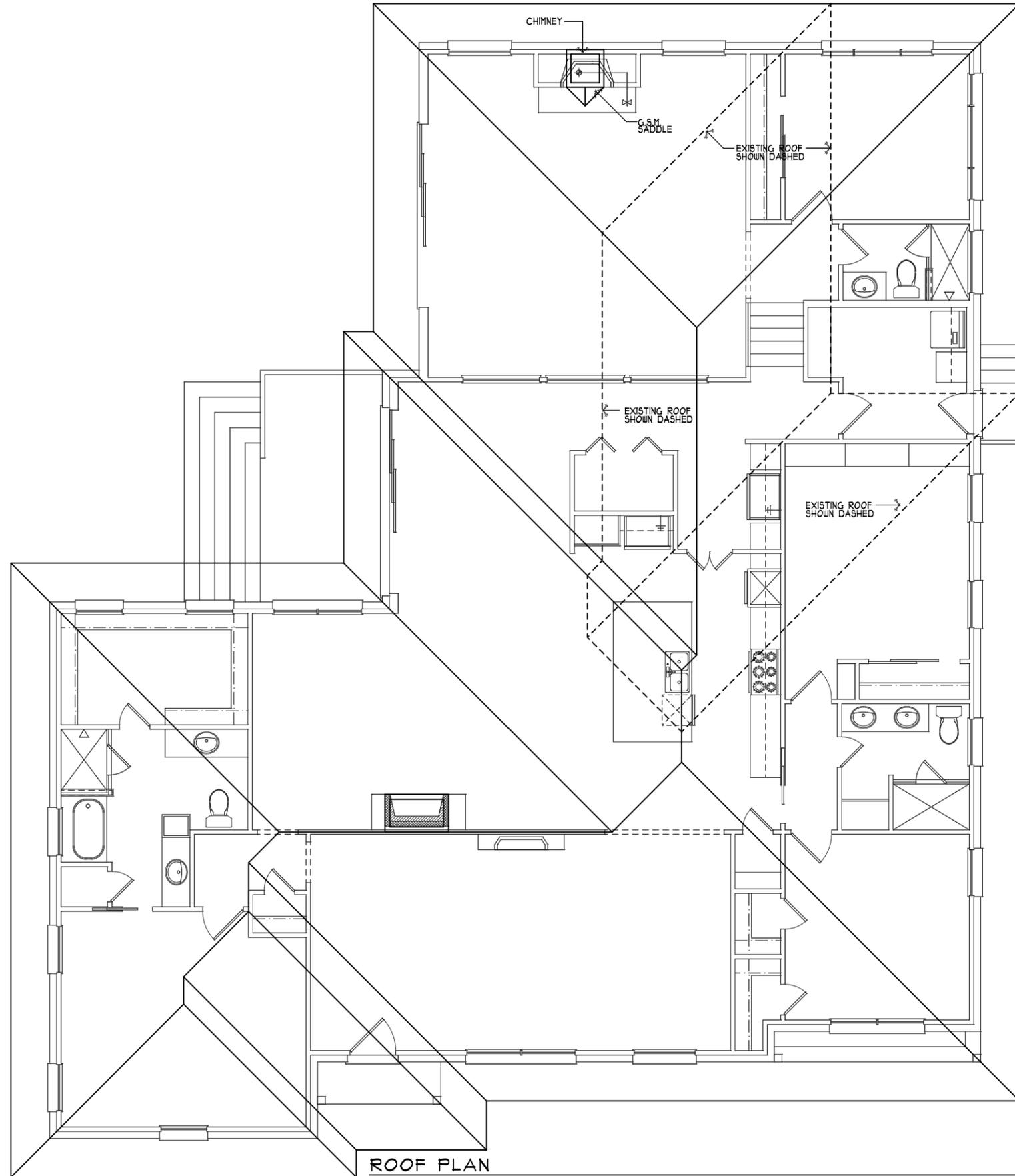
REMODEL FLOOR PLAN

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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

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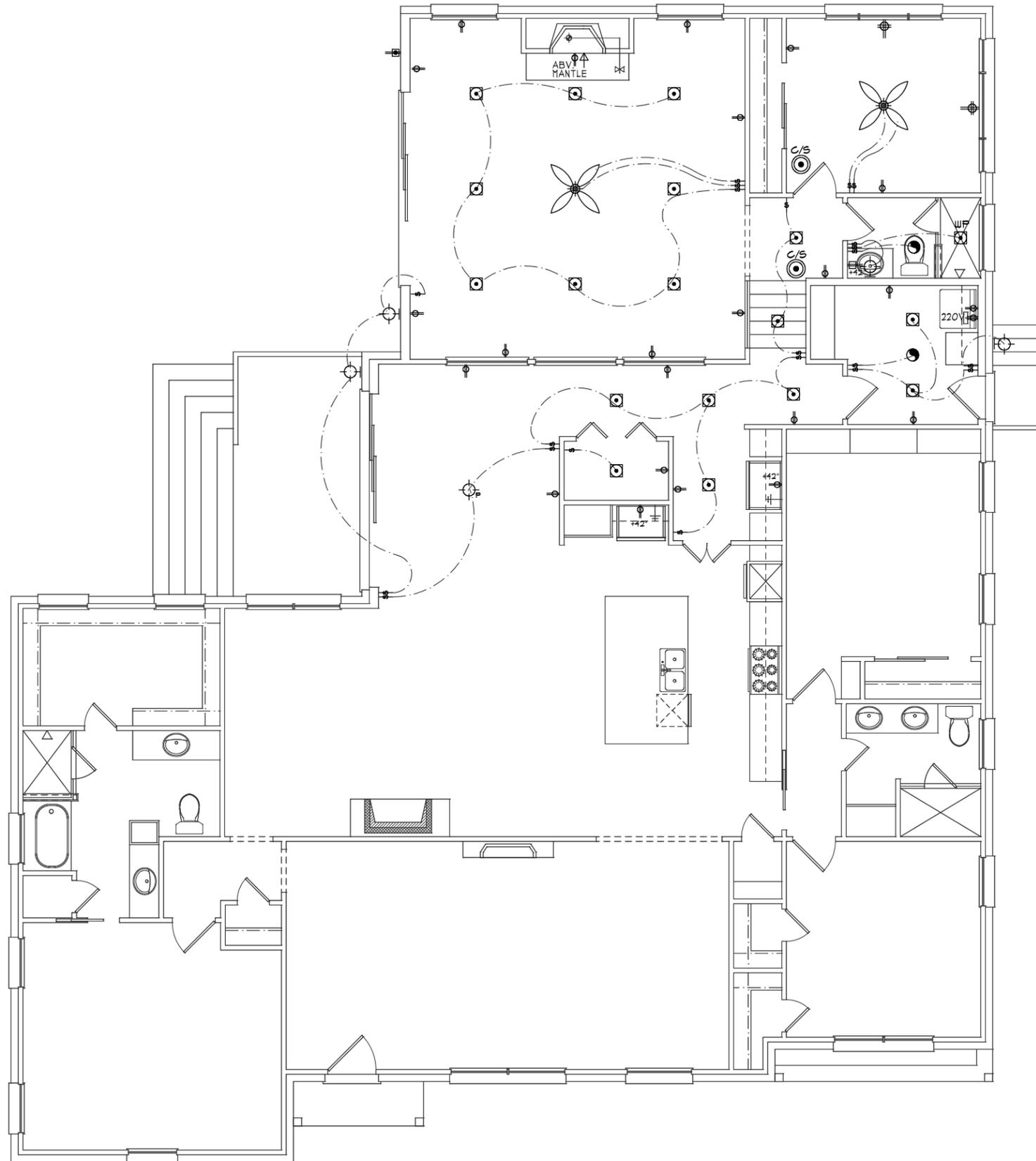
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ROOF PLAN
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 OTHERS ARE RESPONSIBLE FOR VERIFYING ALL
 INFORMATION AND STANDARDS FOR ZONING AND PERMITTING
 REQUIREMENTS AND TO OBTAIN ALL NECESSARY
 PERMITS AND APPROVALS FROM THE LOCAL
 GOVERNMENT AND NOT BE RESPONSIBLE FOR ANY
 ERRORS OR OMISSIONS OR FOR ANY CONSEQUENCES
 ARISING FROM THE USE OF THIS INFORMATION.

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 CYCLOER" MODEL SAC62K-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

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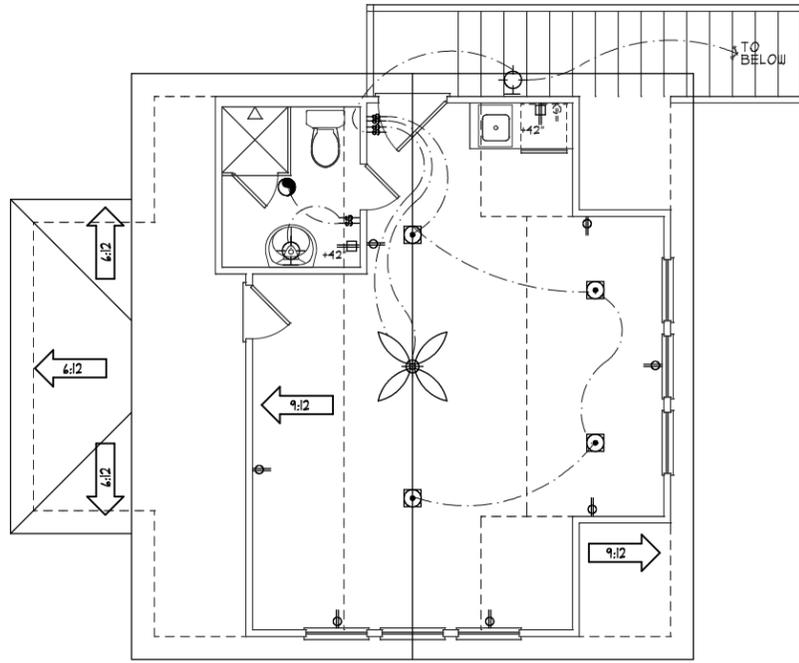
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MAIN LEVEL ELECTRICAL
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Date 04-24-24

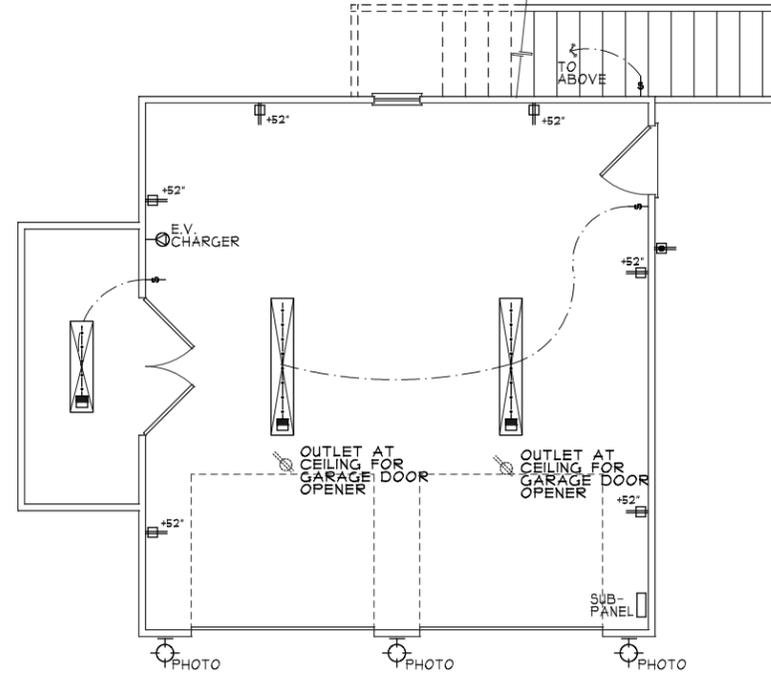
An Addition To:
The Williams Family
Location:
801 N. Morris Street
McKinney, TX

A9



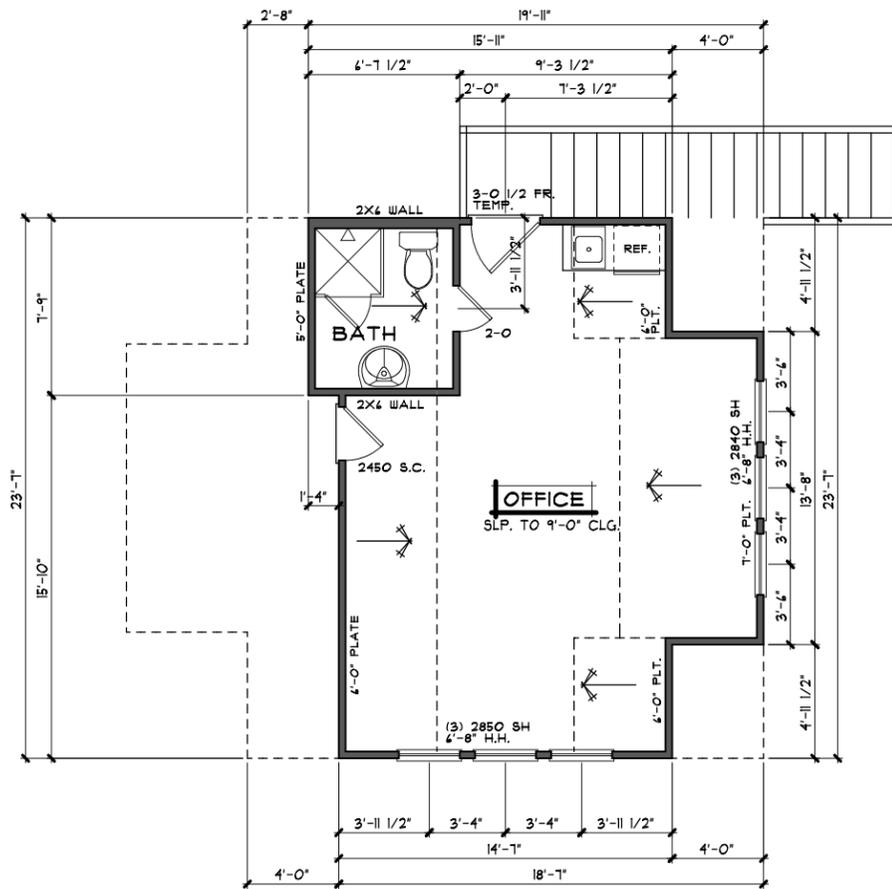
GARAGE UPPER LEVEL ELEC./ROOF PLAN
 SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

4



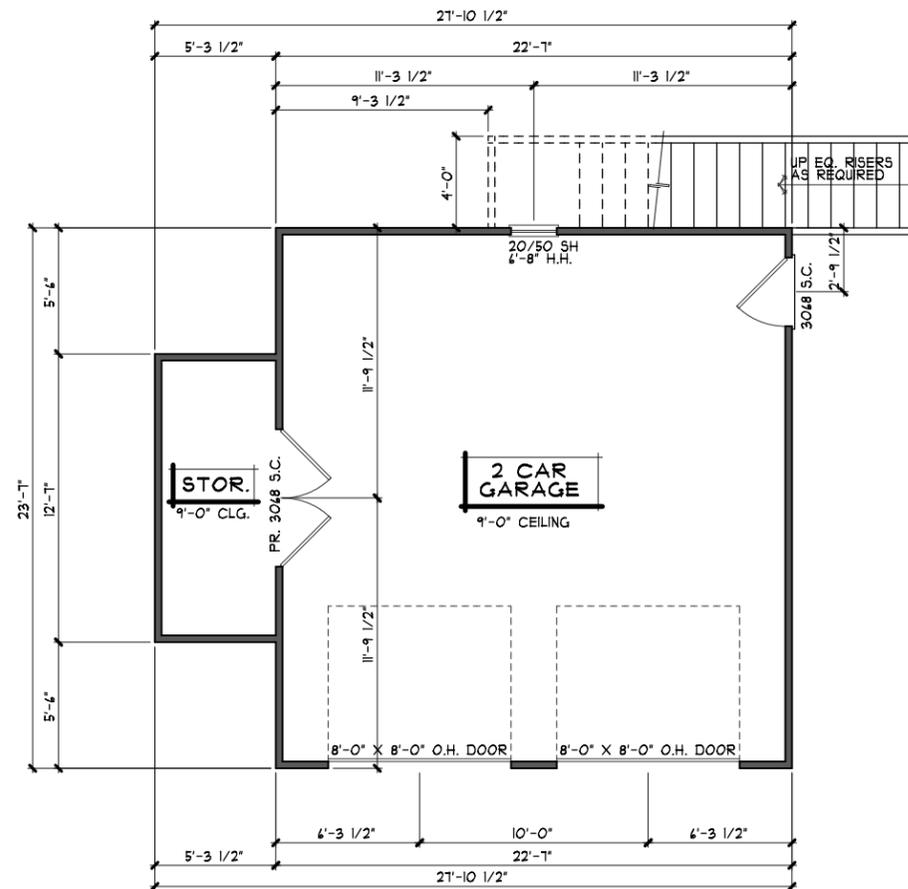
GARAGE MAIN LEVEL ELEC. PLAN
 SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

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.

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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.

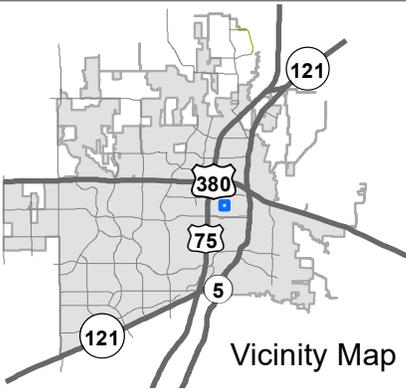
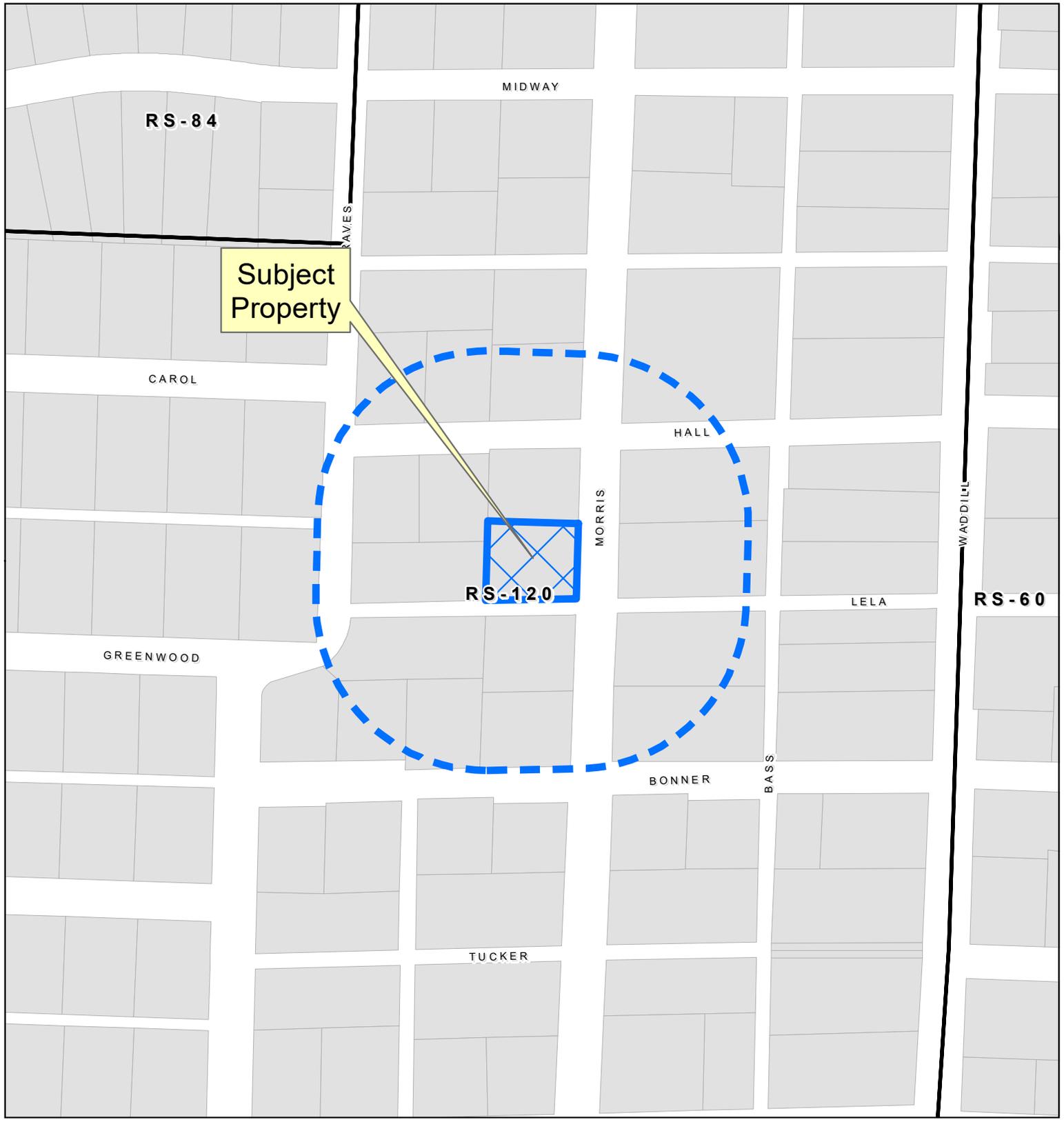
WEDNESDAY, SEPTEMBER 11, 2024 - 6:00 P.M.

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.

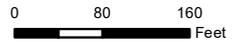
EMPRESS DRANE
City Secretary

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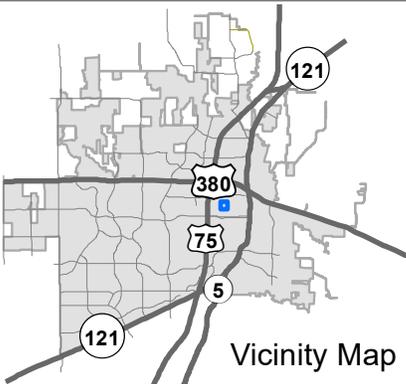
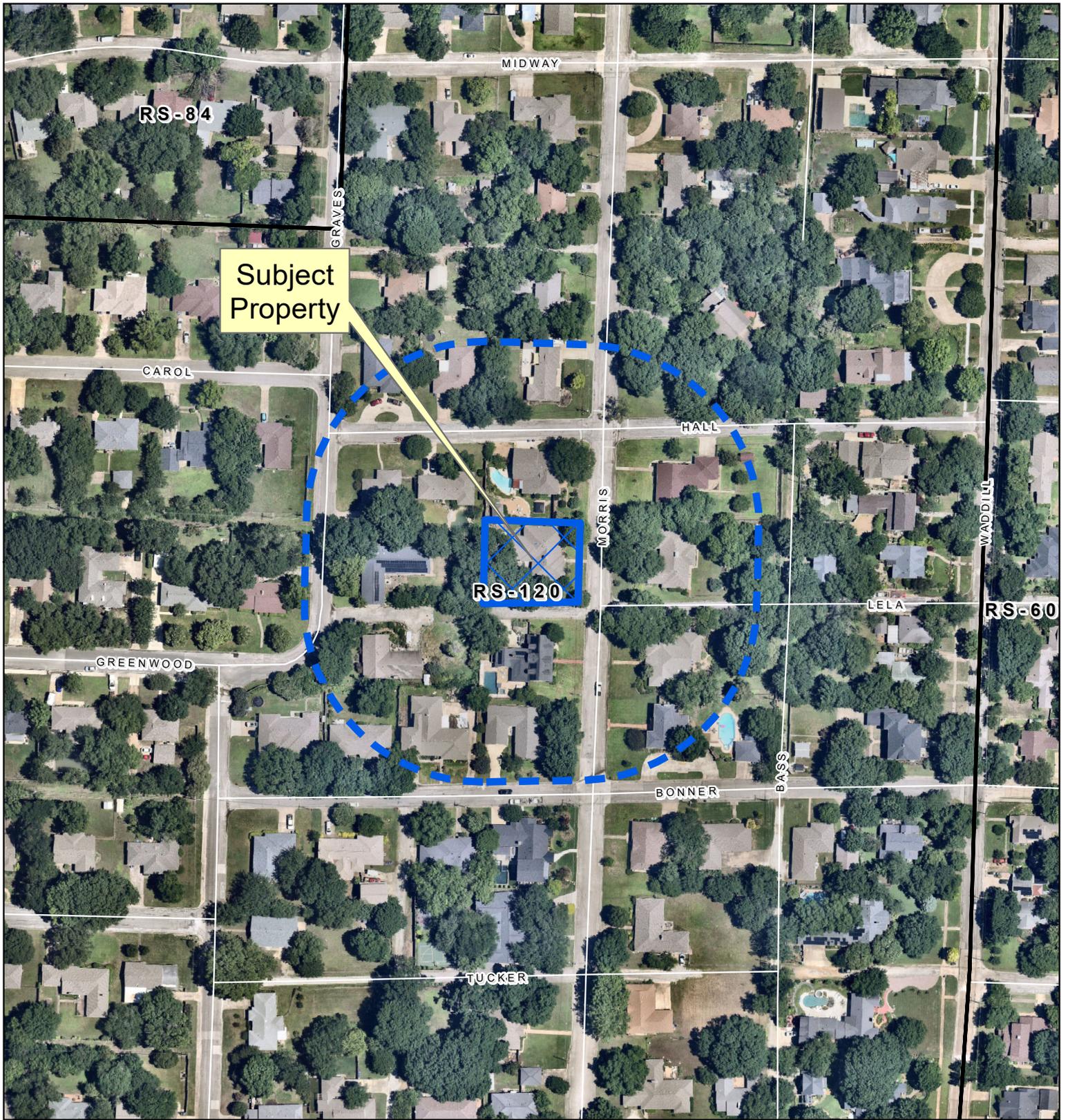


Board of Adjustment Map

801 N Morris St

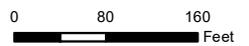


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Board of Adjustment Map

801 N Morris St



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

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: _____