



BOARD OF ADJUSTMENT APPLICATION

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

☐ APPEAL

☐ SPECIAL EXCEPTION

☒ VARIANCE

TODAY'S DATE: 8/3/2022

CONTACT INFORMATION

PROPERTY LOCATION (Street Address):

708 W White Avenue

Subdivision: College Addition

Lot: 2

Block: 2

Property Owner: Darlene Wineburg 3432 East Hebron Pkwy, Suite 112 Carrollton, TX 75010

(Name)

(Address)

(City, State, & Zip Code)

kennywineburg@att.net

214.280.1038

(Email)

(Phone)

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

(Applicant Name)

Property Owner Printed Name: Darlene Wineburg

Property Owner Signature: *Darlene Wineburg*

Applicant: David Botello 5825 Steeplechase Dr

Plano, TX 75093

(Name)

(Address)

(City, State, & Zip Code)

david_botello@att.net

214.734.2716

(Email)

(Phone)

REQUEST

Please list types requested: TMN Overlay Adjustment (interior lot)

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size	4800	3794	1006
Lot Width	45	50.0	5
Lot Depth	90	75.78	14.22
Side Yard	5	5	0
Side Yard	5	5	0
Side at Corner	0	0	0
Front Yard	20	18	2
Rear Yard	20	10	10
Driveway	Yes	16'x18'	0
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 -

Owner is seeking a variance adjustment to the current RS 60 zoning and TMN Overlay for the subject property. Specifically, the front, rear and corner setbacks, the minimum lot area and the minimum lot depth.

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.

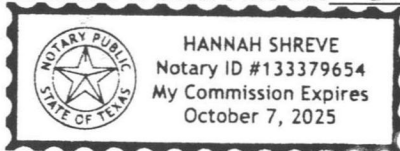
Harlene Wineburg
Property Owner Signature (If different from Applicant)

David Botello
Applicant's Signature

STATE OF TEXAS

COUNTY OF Collin

Subscribed and sworn to before me this 3rd day of August, 2022



(seal)

Hannah Shreve
Notary Public

My Commission expires: 10/7/25

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: \$50.00 (non- refundable)

Received by:

Signature:

Date:

BOA 22-04 Zoning Exhibit

Sec. 146-73. RS 60 - Single Family Residence district.

- (a) *Purpose.* The "RS 60" - Single Family Residence zone is designed to encourage a suitable family life on medium size lots. More uses are allowed as a matter of right throughout the zone than in the larger lot size zones. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) *Permitted uses.* The following uses are permitted in the "RS 60" - Single Family Residence zone:
 - (1) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation; and
 - (2) Other uses indicated as being permitted in the "RS 60" - Single Family Residence zone in the Schedule of Uses.
- (c) *Space limits.* The space limits identified in Appendix F of the Zoning Ordinance as being applicable to the "RS 60" - Single Family Residence zone shall apply.
- (d) *Miscellaneous provisions.* Only one building for living purposes shall be permitted on one zoning lot except as otherwise provided herein.

(Code 1982, § 41-68; Ord. No. 1270, § 3.07, 12-15-1981; Ord. No. 1612, § 1, 12-17-1985; Ord. No. 1657, § 1, 6-17-1986; Ord. No. 94-08-26, § 3(C), 8-16-1994; Ord. No. 2002-08-084, § I.22, 8-20-2002; Ord. No. 2004-12-124, § I, 12-15-04; Ord. No. 2006-10-121, § II, 10-17-2006; Ord. No. 2008-07-066, § 1, 7-14-2008; Ord. No. 2010-12-053, § 14, 12-7-2010; Ord. No. 2012-11-056, § 28, 11-5-2012; Ord. No. 2013-04-033, § 3, 4-2-2013; Ord. No. 2014-03-018, § 5, 3-4-2014; Ord. No. 2019-08-061, § 1(Exh. A), 8-20-2019)

Sec. 146-100. TMN traditional McKinney neighborhood overlay district (suffix).

- (a) *General purpose and description.* The TMN traditional McKinney neighborhood overlay district allows for a modified set of standards of the underlying zoning district for those lots substandard because they may have been in place before zoning was established, or were encroached upon as a result of past or future easement or right-of-way dedication.
- (b) *Applicability.* The provisions of the traditional McKinney neighborhood overlay district (TMN) apply only to single family detached residential uses and structures.
- (c) *Boundaries.* The TMN overlay district establishes the boundaries of an area within which properties shall be subject to the regulations for this district, in addition to the regulations of the applicable zoning district. (The properties that are to be located within this overlay district are generally located on the south side of U.S. Highway 380, on the east side of Graves Street, and generally extending southward to Industrial Boulevard and eastward to the airport area.)
- (d) *Space limits.* The following space limits shall apply to the TMN traditional McKinney neighborhood overlay district:
 - (1) Minimum lot width: 90 percent of width of underlying district.
 - (2) Minimum lot depth: 90 percent of depth of underlying district.

- (3) Minimum lot area: 80 percent of lot area of underlying district.
- (4) Minimum front yard: 80 percent of front yard setback of underlying district.
- (5) Minimum rear yard: 80 percent of rear yard setback of underlying district.
- (6) Minimum side yard: as defined in underlying district.
- (7) Minimum side at corner: 80 percent of side at corner setback of underlying district.
- (8) Maximum lot coverage: 50 percent.

(Code 1982, § 41-95; Ord. No. 2002-08-084, § 1.45, 8-20-2002; Ord. No. 2002-11-109, § 2, 11-19-2002; Ord. No. 2008-07-066, § 1, 7-14-2008; Ord. No. 2019-08-061, § 1(Exh. A), 8-20-2019)

Section F-1. Schedule of space limits.

Zoning District	Space Limits										
	Minimum lot area	Minimum lot width	Minimum lot depth	Minimum front yard setback	Minimum rear yard setback	Minimum side yard setback of interior lots	Minimum side yard setback of corner lots	Maximum height of structure	Maximum lot coverage	Maximum Floor Area Ratio	Maximum density (dwelling units per gross acre)
AG	10 acre	150'	n/a	35'	35'	20'	25'	35'	n/a	n/a	n/a
RED-1	1 acre	150'	150'	35'	35'	20'	35'	35'	n/a	n/a	1.0
RED-2	2 acre	200'	200'	50'	50'	30'	50'	35'	n/a	n/a	0.5
RS 120	12,000 sq. ft.	80'	120'	30'	25'	10'	15'	35'	n/a	n/a	3.5
RS 84	8,400 sq. ft.	70'	110'	25'	25'	10'	15'	35'	n/a	n/a	5.0
RS 72	7,200 sq. ft.	60'	100'	25'	25'	8'	15'	25'	n/a	n/a	6.0
RS 60	6,000 sq. ft.	50'	100'	25'	25'	5'	15'	35'	n/a	n/a	7.0
RS 45	4,500 sq. ft.	40'	100'	20'	20'	(1)	15'	35'	n/a	n/a	8.0
RD 30	(1)	50'	100'	25'	25'	7'	15'	35'	n/a	n/a	14.5
RG 27	2,700 sq. ft.	25'	100'	20'	20'	(1)	15'	35'	n/a	n/a	14.5
RG 25	(1)	50'	100'	25'	25'	7'	25'	35'	n/a	n/a	17.0
RG 15 [18]	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	50%	(1)	(1)
MF-1	3,600 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	12.0
MF-2	2,700 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	16.0
MF-3	2,100 sq. ft. per unit	60'	100'	35'	(1)	(1)	35'	35' (2 stories)	50%	n/a	20.0
MP	(1)	(1)	(1)	(1)	(1)	(1)	(1)	35'	n/a	n/a	8.0

NC	7,000 sq. ft.	60'	100'	25'	(1)	(1)	25'	35'	40%	0.4 : 1.0	n/a
BN	7,500 sq. ft.	50'	(1)	25'	20'	(1)	(1)	35'	70%	0.6 : 1.0	n/a
BG	(1)	(1)	(1)	(1)	10'	(1)	15'	45'	95%	2.0 : 1.0	n/a
C	0'	0'	0'	25'	(1)	(1)	15'	55'	50%	1.0 : 1.25	n/a
O-1	7,000 sq. ft.	60'	100'	25'	(1)	(1)	25'	35'	50%	0.5 : 1.0	n/a
O	0'	0'	0'	50'	(1)	(1)	(1)	(1)	50%	1.0 : 1.0	n/a
BC	10,000 sq. ft.	80'	100'	25'	(1)	(1)	25'	45'	70%	1.0 : 1.0	n/a
ML	(1)	50'	0'	25'	0'	0'	20'	(1)	75%	1.0 : 1.0	n/a
MH	(1)	50'	0'	20'	0'	0'	10'	(1)	50%	1.0 : 1.0	n/a
AP	0'	0'	0'	25'	(1)	(1)	15'	45'	n/a	n/a	n/a
GC	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	12.0 : 1.0	(1)
PD	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)
MTC	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
SF12	12,000 sq. ft.	80'	120'	25' (3)	20'	10'	20'	35'	n/a	n/a	3.2 (5)
SF10	10,000 sq. ft.	70'	110'	25' (3)	20'	10'	20'	35'	n/a	n/a	3.2 (5)
SF8	8,000 sq. ft.	60'	100'	20' (3)	15' (7)	7'	15' (7)	35'	n/a	n/a	3.2 (5)
SF7.2	7,200 sq. ft.	50'	90'	20' (3)	15' (7)	5'	15' (7)	35'	n/a	n/a	3.2 (5)
SF5	5,000 sq. ft. (4)	40' (6)	80'	20' (3)	15' (7)	0' (10)	15' (7)	35'	n/a	n/a	3.2 (5)
DR (9)	6,000 sq. ft.	40' (6)	80'	20'	15' (7)	5'	15' (7)	35'	n/a	n/a	6.4
TH (9)	2,700 sq. ft.	25' (6)	80'	20'	15' (7)	10' between buildings	15' (7)	35'	n/a	n/a	8.0 (1)
SO	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	35'	70%	n/a	n/a
RO	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	55' (8)	90%	n/a	n/a
C1	7,500 sq. ft.	50'	50'	20'	0'	0'	n/a	35'	50%	n/a	n/a
C2	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	45'	70%	n/a	n/a
C3	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	55' (8)	90%	n/a	n/a
LI	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	45' (8)	70%	n/a	n/a
HI	10,000 sq. ft.	50'	50'	20'	0'	0'	n/a	55' (8)	90%	n/a	n/a

Notes:

- (1) See district regulations.
 - (2) Established by ordinance.
 - (3) A ten-foot encroachment zone shall be permitted between the building setback and the property line within which porches, patios, and similar structures may be constructed. For the purposes of this section, porches and patios shall mean covered, open air recreation spaces which may or may not feature railings and/or low walls (approximately 30" to 40" in height as measured from the finished floor level of the space) to create a sense of enclosure. Covered, open air spaces that feature floor to ceiling walls with or without windows or other openings (example: sun rooms, sun porch, solarium, greenhouse) shall not constitute a porch or patio. The placement of sidewalks and/or steps leading to a porch, patio or similar structure shall not be regulated by this section.
 - (4) The mean and median lot size for the neighborhood shall be a minimum of 7,200 square feet.
 - (5) The density may be increased to 3.4 dwelling units per acre if the "design for density" criteria outlined in the city's comprehensive plan are satisfied.
 - (6) Garages that are accessed from the front of a lot with a width of less than 50 feet shall not be permitted. Garages for these lots (< 50' wide) shall be accessed via alleys adjacent to the rear of the lot. A driveway with a minimum depth of 20 feet shall be provided in front of the rear-entry garage door.
 - (7) Rear or corner side-entry garages shall adhere to a 20' building setback in order to accommodate a 20' driveway between the garage door and the alley or street right-of-way.
 - (8) The maximum building height may be increased to a maximum height of 75 feet if each building setback is increased by two feet for every foot of increased building height. The maximum building height may be increased to a maximum height of 180 feet if each building setback is increased by two feet for every foot of increased building height and a property zoned or used for residential purposes is not located within 1,000 feet of the subject property.
 - (9) If detached single family residential uses are constructed within this zoning district, said uses shall adhere to the space limits governing the "SF5" - Single Family Residential district.
 - (10) A minimum building separation of ten feet shall be maintained between dwelling units. If a zero-lot line product is to be constructed, the desired zero lot line side of each lot indented to accommodate such a residential product shall be indicated on an approved record plat, minor plat, minor replat, or amending plat which shall be filed for record with the Collin county clerk's office.
- The following is a legend for interpreting the applicability of the various zoning districts:

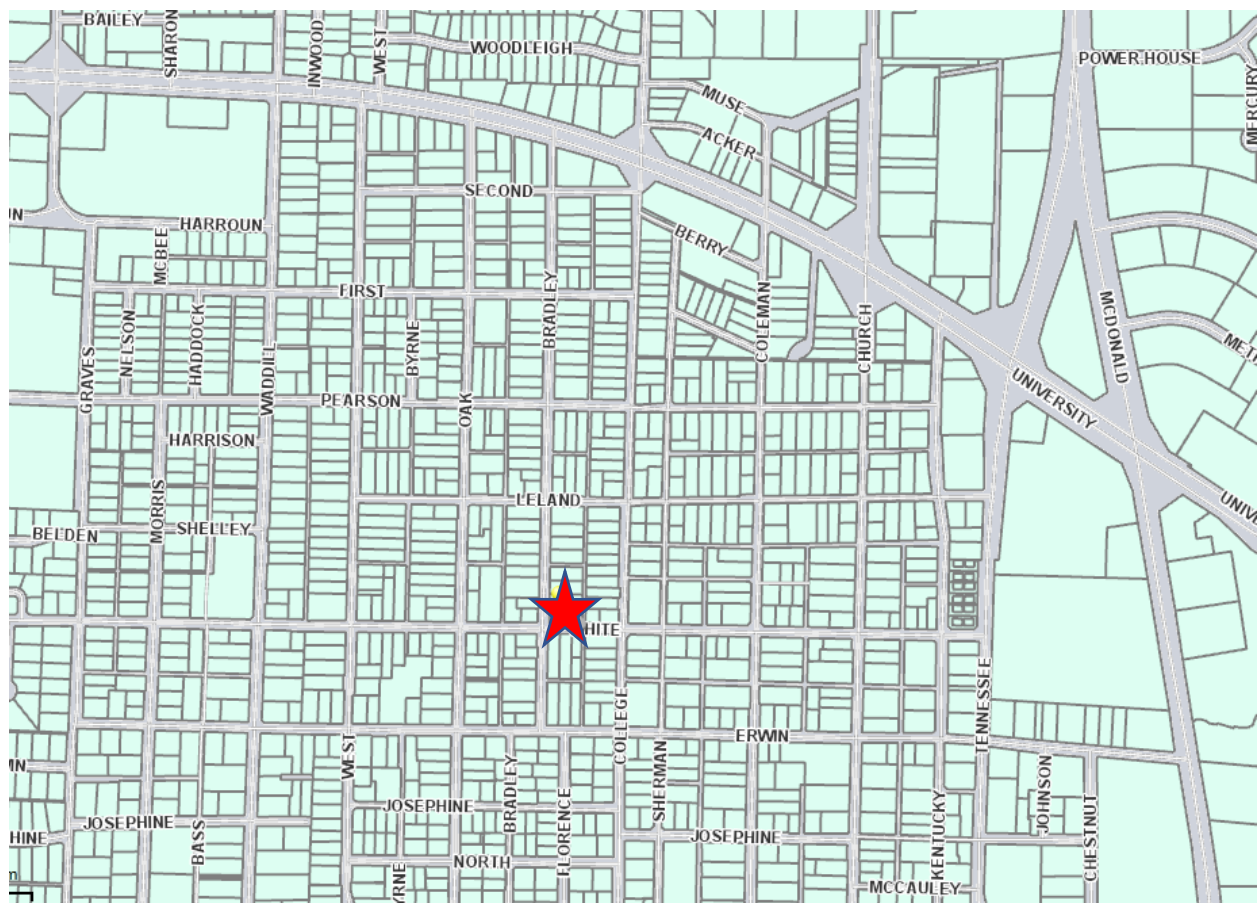
These zoning districts were created on March 4, 2014. Properties zoned/rezoned after March 4, 2014 may be zoned to these districts.

These zoning districts were established prior to March 4, 2014. Properties zoned/rezoned after March 4, 2014 may be zoned to these districts.

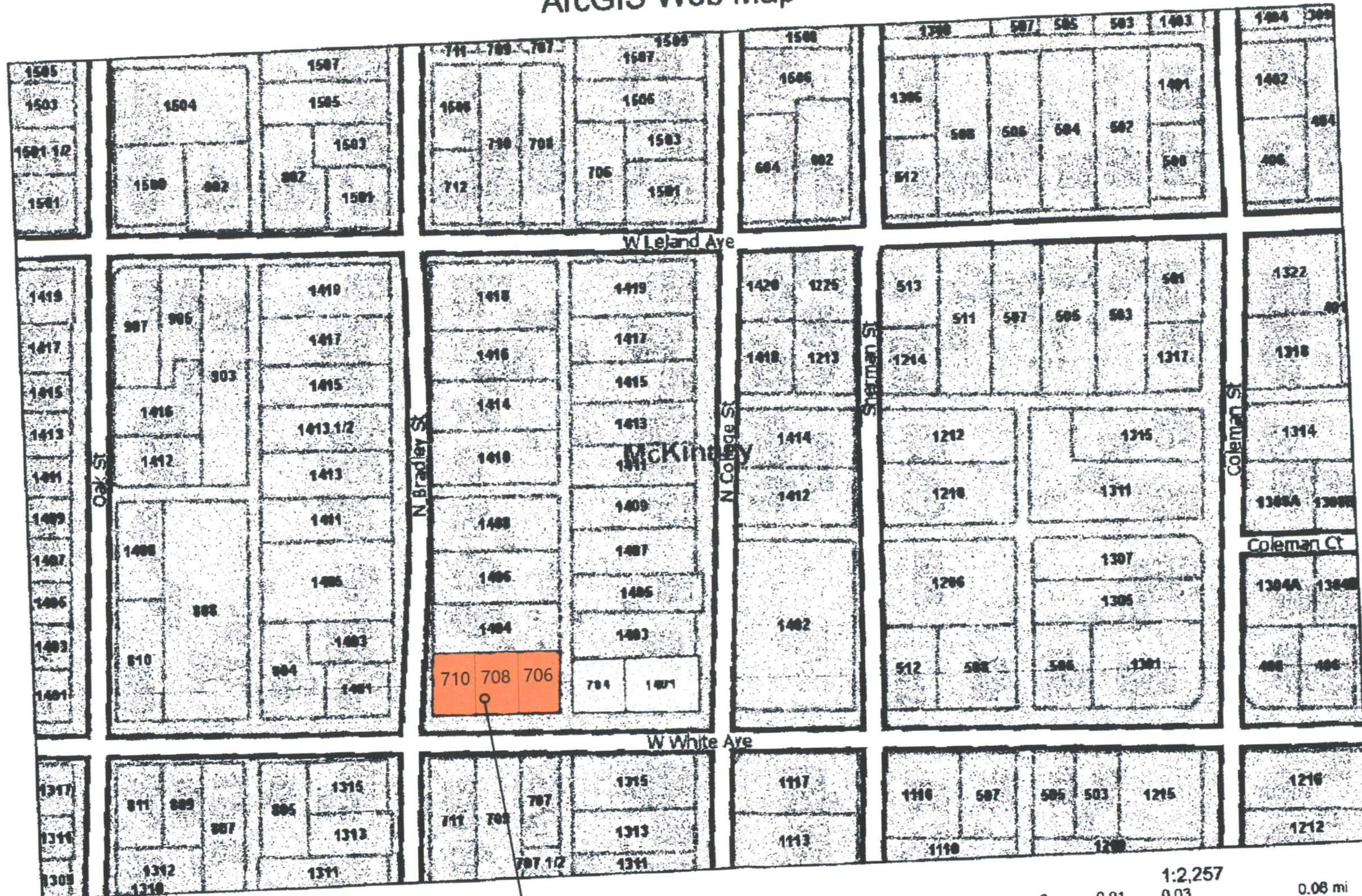
These zoning districts were established prior to March 4, 2014. No properties may be zoned/rezoned to these districts after July 1, 2014.

- For a listing of a specific "PD" - Planned Development District's applicable space limits, please contact the City of McKinney's Planning Department.

(Ord. No. 1270, app. A, 12-15-1981; Ord. No. 1810, pt. III, § 1, 9-20-1988; Ord. No. 93-11-39, § 1, 11-2-1993; Ord. No. 94-08-26, § 3(D), 8-16-1994; Ord. No. 97-11-61, § 1, 11-18-1997; Ord. No. 2000-01-03, § 1V, 1-4-2000; Ord. No. 2000-05-028, § 1E, 5-2-2000; Ord. No. 2000-08-59, § 1B, 8-15-2000; Ord. No. 2002-08-084, § 1.75, 8-20-2002; Ord. No. 2004-12-124, § I, 12-15-2004; Ord. No. 2006-10-121, § IX, 10-17-2006; Ord. No. 2010-12-053, § 32, 12-7-2010; Ord. No. 2012-11-056, § 45, 11-5-2012; Ord. No. 2013-04-033, § 4, 4-2-2013; Ord. No. 2013-04-044, § 21, 4-22-2013; Ord. No. 2014-03-018, § 21, 3-4-2014)

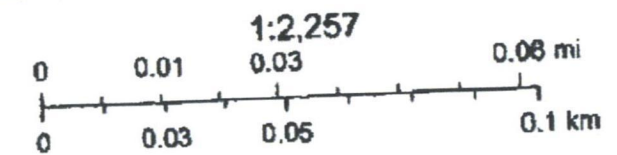


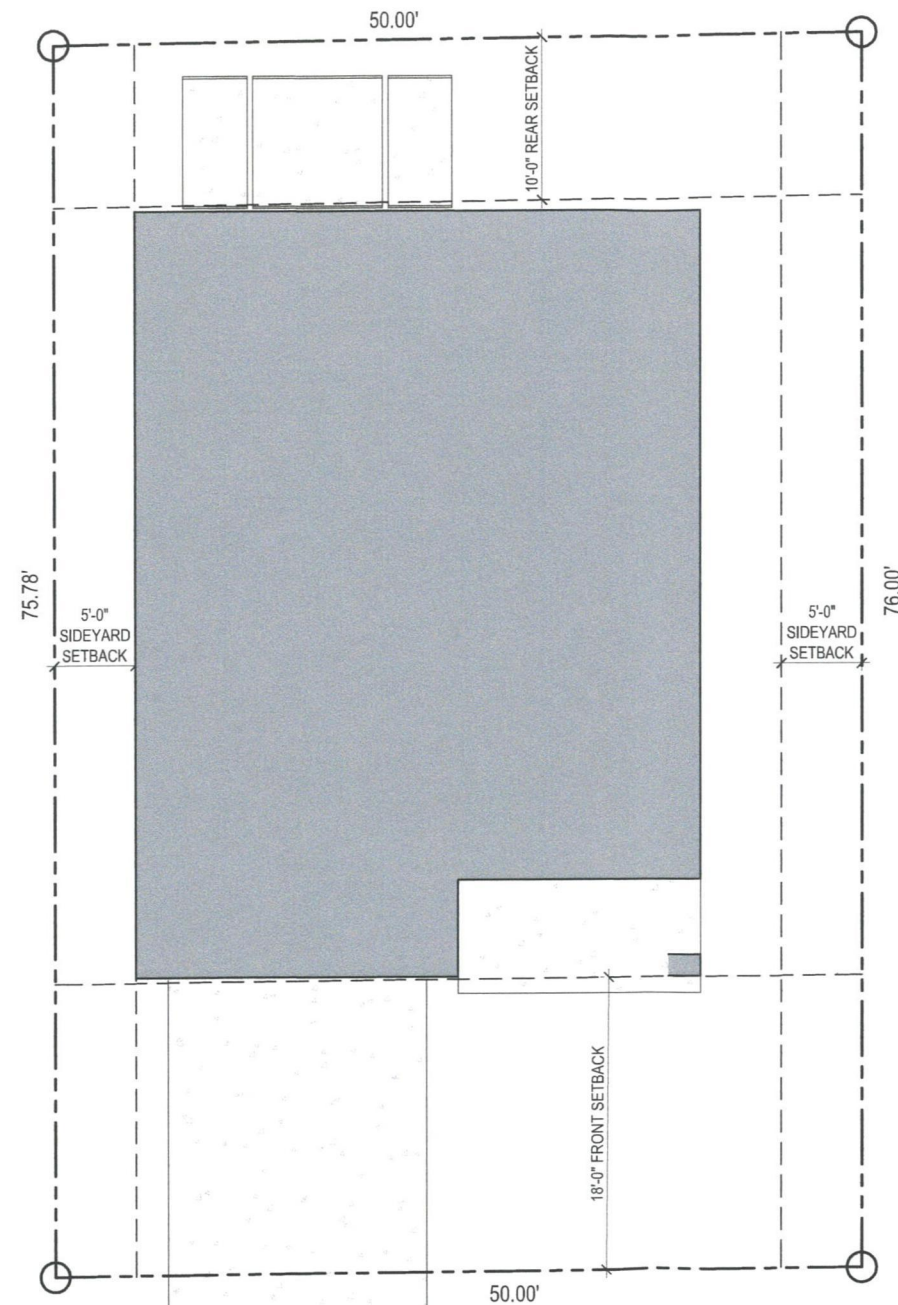
ArcGIS Web Map



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Subject Properties



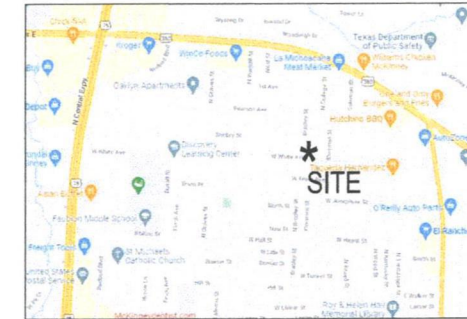


W. WHITE AVENUE



01 SITE PLAN
3/16"=1'-0"

VICINITY MAP



INDEX OF DRAWINGS

- A100 SITE PLAN
- A200 FLOOR PLAN
- A201 EXTERIOR ELEVATIONS
- A202 EXTERIOR ELEVATIONS
- A203 PERSPECTIVE RENDERING
- A204 LIGHTING/CEILING PLAN
- A205 POWER PLAN

DESCRIPTION

LOT 2, BLOCK 2 OF THE COLLEGE ADDITION,
CITY OF MCKINNEY, TX

ZONING: RS 60

LOT AREA - 3,794 SF
LOT COVERAGE - 1,665 SF

NEW TWO STORY RESIDENCE	2,611 SF
GARAGE	438 SF
ENTRY PORCH	105 SF
PATIO	133 SF

Studio|610

david_burke@studio610.com
214.734.2716

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ARE THE PROPERTY OF STUDIO 610
AND ARE PROTECTED UNDER
APPLICABLE COPYRIGHT LAWS.

BRADLEY @ WHITE
708 W. WHITE AVENUE
MCKINNEY, TX 75071

DATE	DESCRIPTION

ISSUE DATE

8/3/2022

SITE PLAN

A100

'SURVEY PLAT'

PROPERTY DESCRIPTION:

BEING A PART OF LOT 2, IN BLOCK 2, OF THE COLLEGE ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 45, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, AND BEING A PART OF A CALLED 0.27 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DARLENE WINEBURG, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 20210923001940180, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN "AXLE" FOUND FOR CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WHITE AVENUE (50' RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF BRADLEY STREET (50' RIGHT-OF-WAY), AT THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 89°30'25" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID WHITE AVENUE, A DISTANCE OF 55.00 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE COMMON SOUTH CORNER OF LOT 1 AND LOT 2 OF SAID ADDITION AND BEING AT THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00°00'00" WEST ALONG THE COMMON LINE OF LOT 1 AND LOT 2 OF SAID ADDITION A DISTANCE OF 75.78 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTH LINE OF SAID 0.27 ACRE TRACT AND THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO PATRICK SUTTON AND DEBORA KAY SUTTON, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 82-0062840, DEED RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE AT THE NORTHWEST CORNER OF SAID 0.27 ACRE TRACT BEARS SOUTH 89°15'05" WEST, A DISTANCE OF 55.00 FEET;

THENCE NORTH 89°15'05" EAST ALONG THE COMMON LINE OF SAID 0.27 ACRE TRACT AND SAID SUTTON TRACT, A DISTANCE OF 50.00 FEET TO A "MAG" NAIL SET FOR CORNER IN THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF LOT 3 OF SAID ADDITION, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE AT THE NORTHEAST CORNER OF SAID 0.27 ACRE TRACT BEARS NORTH 89°15'05" EAST, A DISTANCE OF 45.37 FEET;

THENCE SOUTH 00°00'00" EAST ALONG THE COMMON LINE OF SAID LOT 2 AND LOT 3, A DISTANCE OF 76.00 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE COMMON SOUTH CORNER THEREOF, IN THE NORTH RIGHT-OF-WAY LINE OF SAID WHITE AVENUE, FROM WHICH A 5/8" IRON ROD FOUND FOR REFERENCE AT THE SOUTHEAST CORNER OF SAID 0.27 ACRE TRACT BEARS NORTH 89°30'25" EAST, A DISTANCE OF 45.72 FEET;

THENCE SOUTH 89°30'25" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID WHITE STREET, A DISTANCE OF 50.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3,795 SQUARE FEET OR 0.087 ACRES OF LAND.

BRADLEY STREET
(50' R.O.W.)

PATRICK SUTTON &
DEBORA KAY SUTTON
CC# 92-0062840
D.R.G.C.T.

S 89°15'05" W 55.00'

FND 1/2" I.R. (MRD)

SET 5/8" I.R.

N 89°15'05" E 50.00'

SET "MAG" NAIL

FND 1/2" I.R. (MRD)



PART OF
LOT 2
BLOCK 2
3,795 SQ. FT.
(0.087 ACRES)
(MEAS.)

LOT 3

S 00°00'00" E 76.00'

POINT OF
COMMENCE

N 89°30'25" E 55.00'

POINT OF
BEGINNING

WHITE AVENUE
(50' R.O.W.)

S 89°30'25" W 50.00'

N 89°30'25" E 45.72'

FND 5/8" I.R. (MRD)

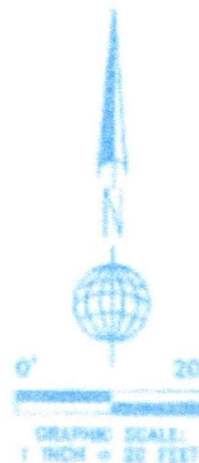
ADDRESS: 1402 BRADLEY STREET

NOTES:

- 1) ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP STAMPED "PLS 5007".
- 2) (P.P.) INDICATES BUILDING LINES, EASEMENTS, S.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.
- 3) (MRD) INDICATES MONUMENTS OF RECORD DIGNITY THAT REPRESENT ORIGINAL CORNERS SET BY THE SURVEYOR OR A SURVEYOR FOLLOWING IN THE FOOTSTEPS OF THE ORIGINAL SURVEYOR OF THE SUBDIVISION OR TRACT REFERENCED IN LEGAL DESCRIPTION ABOVE UNLESS OTHERWISE NOTED.
- 4) ALL "DEED" BEARINGS AND DISTANCES SHOWN HEREON ARE PER DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 20210923001940180, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS.

FLOOD STATEMENT:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480125 D055L DATED 05/02/2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO BE WITHIN FLOOD ZONE "B" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



CERTIFIED TO: KEN WINEBURG

DATE: 03/31/2022 JOB NO: 22-03-108

SYMBOL LEGEND

---F---	WOOD FENCE
---L---	CHAIN LINK FENCE
---S---	MISCELLANEOUS FENCE
---	CONCRETE
---	FOUNDATION
---	WATER METER
---	POWERSHED
---	UNDERGROUND SERVICE LINE
---	TRANSFORMER AND PAD
---	GAS METER
---	SEWER SURFACE
---	CONCRETE

I, JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY ME ON THE ORIGIN SURVEY UNDER MY SUPERVISION. THE LINES AND DIMENSIONS OF SAID PROPERTY (BEING INDICATED BY THE PLAT).

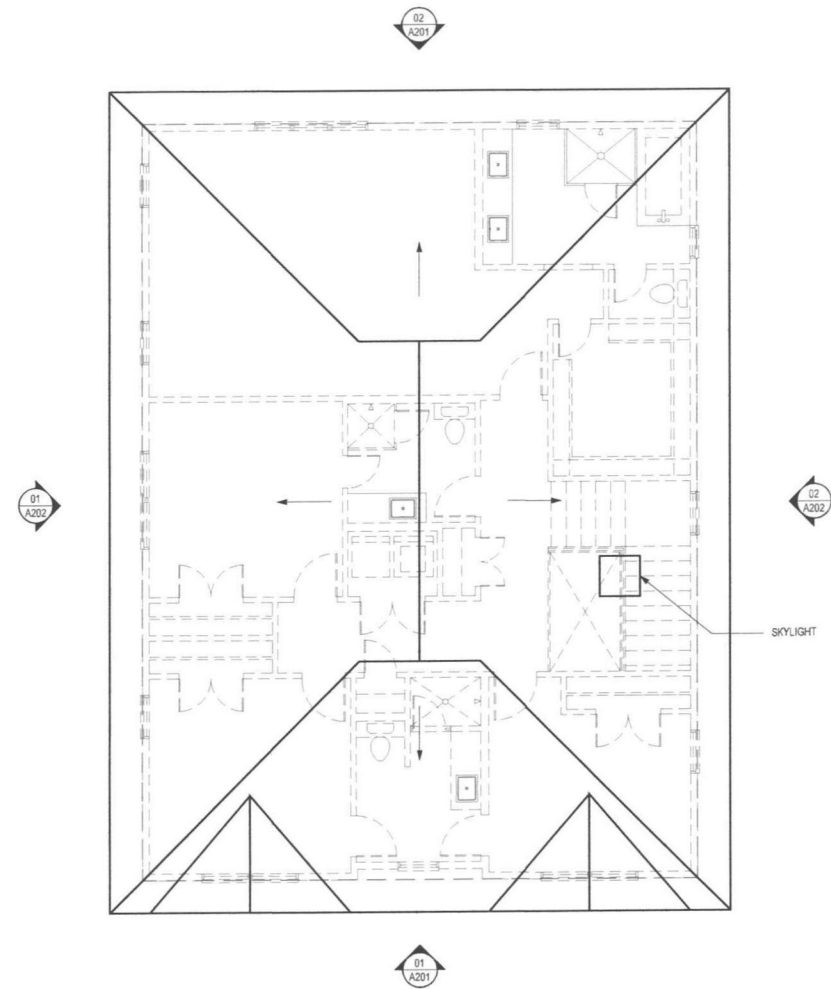
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT, THEREFORE, NO SEARCH OF RECORD DOCUMENTS WAS PERFORMED ON THE SUBJECT PROPERTY. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR ABSTRACT OF TITLE SEARCHES, RECORDS, OR RECORDS OF RECORDS, WERE USED OTHER THAN THOSE OF RECORDS THAT WOULD AFFECT THIS TRACT.

JASON L. MORGAN
TERPUS 5587



Global Land Surveying, Inc.
SERVING COLLIN, DALLAS AND DENTON COUNTIES SINCE 2002

GLOBAL LAND SURVEYING, INC.
P.O. BOX 210080
PLANO, TEXAS 75028
PHONE (972) 881-1700
JLMORGAN@GLS-INC.COM
TXPLS FIRM NO. 18013300



01 FRONT ELEVATION
1/4"=1'-0"



02 REAR ELEVATION
1/4"=1'-0"

Studio|610

david_bullock@stl.net
214.734.2716

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BRADLEY @ WHITE
708 W. WHITE AVENUE
MCKINNEY, TX 75071

DATE	DESCRIPTION

ISSUE DATE

8/3/2022

EXTERIOR
ELEVATIONS

A201









Be Published in the
McKINNEY COURIER-GAZETTE
SUNDAY, AUGUST 7TH, 2022
ONE (1) TIME

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

BOARD OF ADJUSTMENT CASE NO. BOA22-04

Conduct a Public hearing to Consider/Discuss/Act on the request by Applicant David Botello on behalf of Owner Darlene Wineburg, to Consider/Discuss/Act on the Appeal of the Building Official's decision for the consideration of a variance to the zoning ordinance front setback of 20 ft. to allow for a front setback of 18 ft., a variance to the rear setback of 20 ft. to allow for a rear setback of 10 ft., a variance to the minimum required lot depth of 90 ft. to allow a lot depth of 75 ft., and a variance to the minimum lot size of 4800 sq. ft. to allow a lot size of 3794 sq. ft., at **708 W. White Ave., which is a part of Lot 2 in Block 2 of the College 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, AUGUST 24TH, 2022 - 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 5TH DAY OF AUGUST, 2022.



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



NOTICE OF REQUEST FOR VARIANCE THE BOARD OF ADJUSTMENT

Conduct a Public hearing to Consider/Discuss/Act on the request by Applicant David Botello on behalf of Owner Darlene Wineburg, to Consider/Discuss/Act on the Appeal of the Building Official's decision for the consideration of a variance to the zoning ordinance front setback of 20 ft. to allow for a front setback of 18 ft., a variance to the rear setback of 20 ft. to allow for a rear setback of 10 ft., a variance to the minimum required lot depth of 90 ft. to allow a lot depth of 75 ft., and a variance to the minimum lot size of 4800 sq. ft. to allow a lot size of 3794 sq. ft., at **708 W. White Ave., which is a part of Lot 2 in Block 2 of the College 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 LOCATED AT CITY HALL, 222 N. TENNESSEE STREET ON:

WEDNESDAY, AUGUST 24TH, 2022 AT 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.

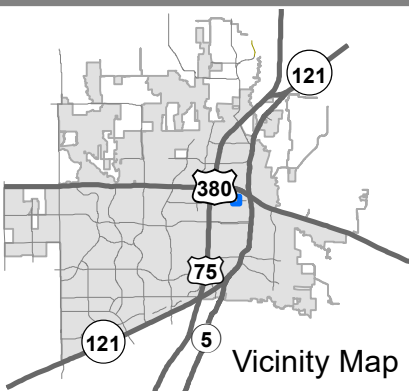
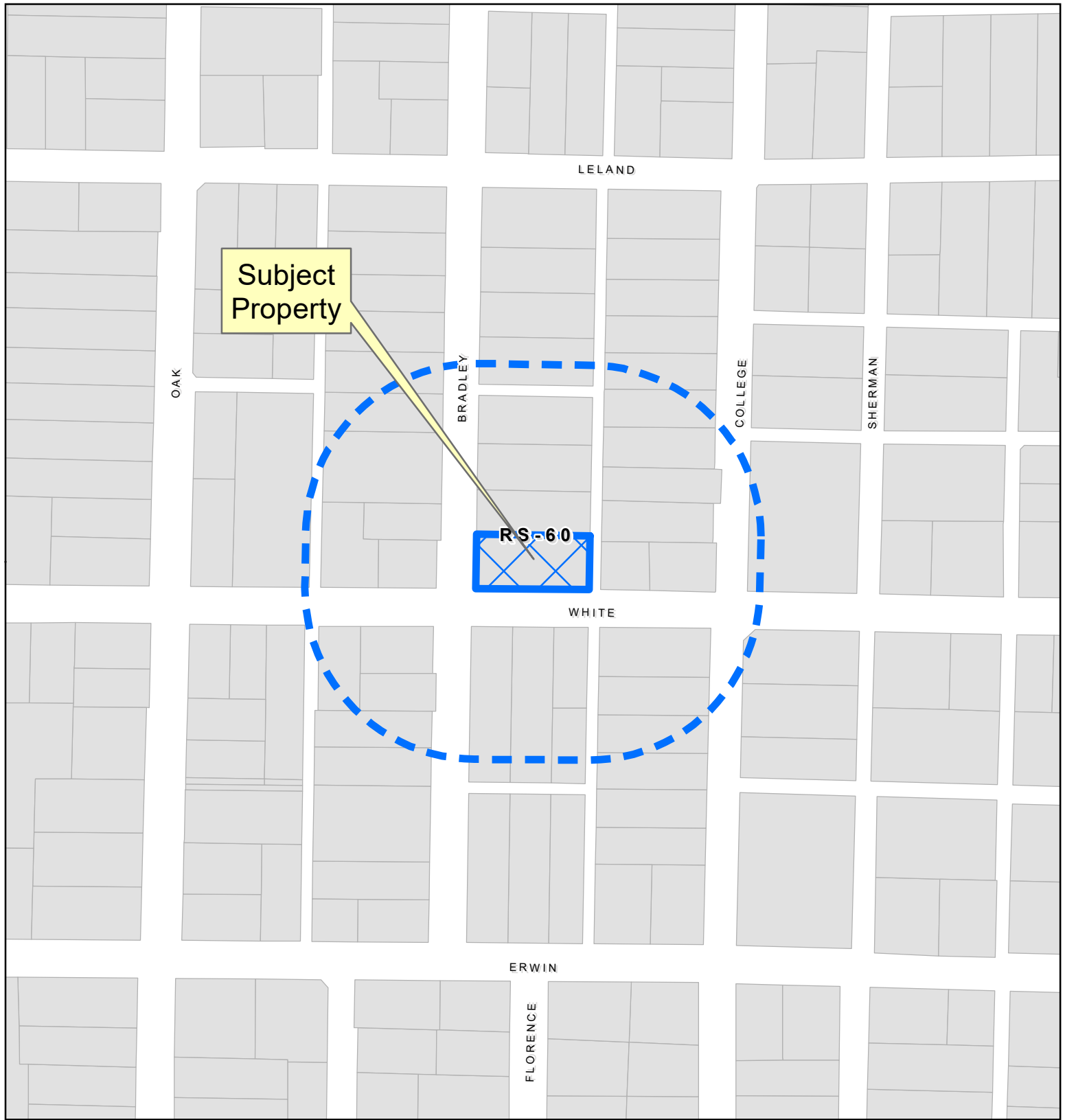
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Return to: City of McKinney
Building Inspections
Robin Tramell
P.O. Box 517
McKinney, TX 75070
rtramell@mckinneytexas.org

BOA No. 22-04
708 W. WHITE AVENUE

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: _____



Board of Adjustment Map

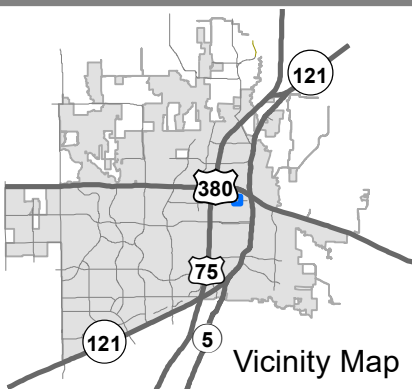
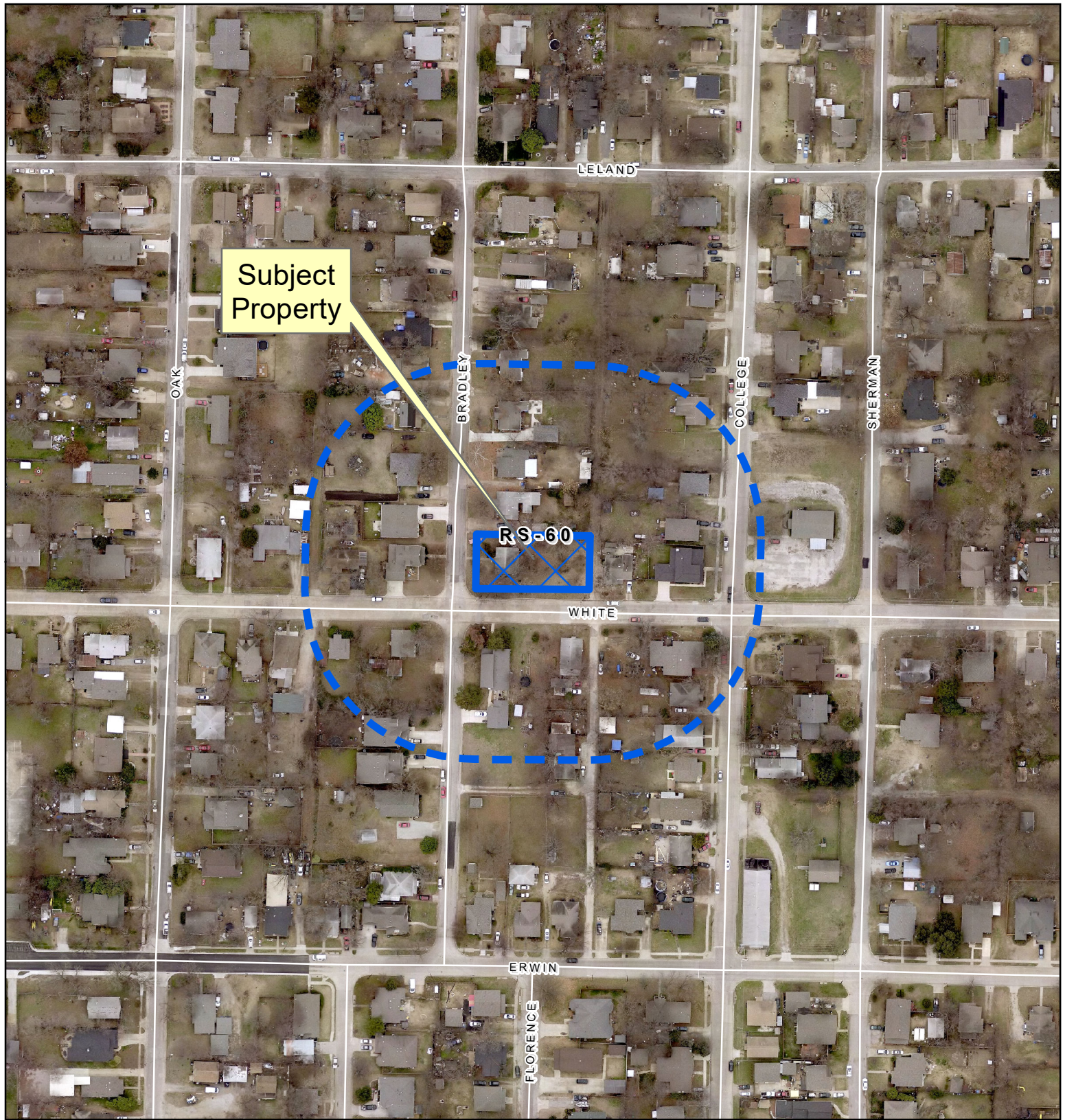
1088183

0 80 160 Feet



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.





Aerial Map

1088183

0 80 160 Feet



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