

# Variance Letter

**Property Address:** 1820 Meadow Ranch Rd, McKinney, TX 75071

**Applicant:** Allen Helton

**Request:** Variance to reduce AG side yard setback from 35 ft to 5 ft

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To the Members of the McKinney Board of Adjustment:

I am requesting a Variance to reduce the AG side yard setback from 35 feet to 5 feet in order to construct an attached garage addition that aligns with the existing built conditions on my property. My lot contains a legally constructed detached workshop located approximately 5 feet from the shared side property line. This pre-existing condition creates a unique constraint that I did not cause, and strict enforcement of the current AG setback standard would make it impractical to develop an attached garage in a functional and consistent manner.

The neighboring residence is located approximately 55 feet from the same property line, which results in over 60 feet of building separation between our structures. This exceeds typical residential separation standards and ensures that the proposed garage will not negatively impact the adjacent property with respect to privacy, light, air, or property value.

The requested 5-foot setback is the minimum variance necessary to allow the addition to integrate properly with the home's existing layout and driveway geometry. Relocating the new garage addition 30 feet inward would disrupt the functional use of the property and conflict with the established pattern of development on the lot. Granting this variance supports reasonable use of the property, respects the spirit and intent of the zoning ordinance, and protects surrounding properties.

Thank you for your consideration of this request.

Sincerely,

Allen Helton

[allen.helton.utd@gmail.com](mailto:allen.helton.utd@gmail.com)

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