



BOARD OF ADJUSTMENT APPLICATION

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

☐ APPEAL

☐ SPECIAL EXCEPTION

☒ VARIANCE

TODAY'S DATE: 10-10-25

CONTACT INFORMATION

PROPERTY LOCATION (Street Address):

408 W White Ave McKinney TX 75069

Subdivision:

Lot: 1

Block: 9

Property Owner:

Kathleen Nash

408 W White Ave McKinney, TX 75069

(Name)

(Address)

(City, State, & Zip Code)

(Email)

katisheal@gmail.com

(918) 873-0443

(Phone)

Property Owner is giving

Tracy Nash

authority to represent him/her at meeting.

(Applicant Name)

Property Owner Printed Name:

Kathleen Nash

Property Owner Signature:

K Nash

Applicant:

Tracy Nash

408 W White Ave McKinney TX 75069

(Name)

(Address)

(City, State, & Zip Code)

tracy@paragon-services-inc.com

214-395-5270

(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	20' from lot line	4' from lot line	16' adjustment

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 - Due to the excessive amount of Hail each year
And the Rising cost of Insurance, we wanted to add
the cover for Protection to the cars And house.

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.

Kenash

Property Owner Signature (If different from Applicant)

STATE OF TEXAS

COUNTY OF Collin

Perri Monico

Applicant's Signature

Subscribed and sworn to before me this 20 day of October, 2025



(seal)

Perri Monico

Notary Public

My Commission expires: 01/08/2029

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:

To the City Variance Committee,

I am respectfully requesting permission to keep the trellis currently on my property. This structure has provided much-needed protection for my car and home area from severe weather. Before the trellis was in place, my vehicle suffered hail damage during a storm, and on several occasions, heavy branches from nearby trees fell where I park. Each time, I worried not only about damage but also about personal safety.

These repeated incidents have also caused my insurance premiums to rise, adding another financial burden on top of the repair expenses. The trellis has been the only effective measure to prevent further damage and help stabilize these ongoing costs.

Since putting up the trellis, I've finally had some peace of mind during bad weather. It shields my car from hail and falling debris, and it has prevented further damage that I simply cannot afford to repair again. Losing this protection would bring back the same hardship and constant anxiety that led me to build it in the first place.

I want to assure the committee that the trellis was not built out of convenience or preference—it was a practical and necessary measure to protect my property and ensure safety. I kindly ask for your understanding and consideration in allowing me to keep it.

Thank you very much for your time and compassion in reviewing my request.

Sincerely,
Kathleen and Tracy Nash
408 W white Ave McKinney TX
10/20/25

Mail body: Fw: Photos

From: STUART ENGLISH <estimateparagon@aol.com>
Sent: Tuesday, September 2, 2025 11:04 AM
To: Tracy Nash <tracy@paragonservices-inc.com>
Subject: Photos













[Sent from the all new AOL app for iOS](#)

This email has been scanned by Inbound Shield and released according to admin's rule.

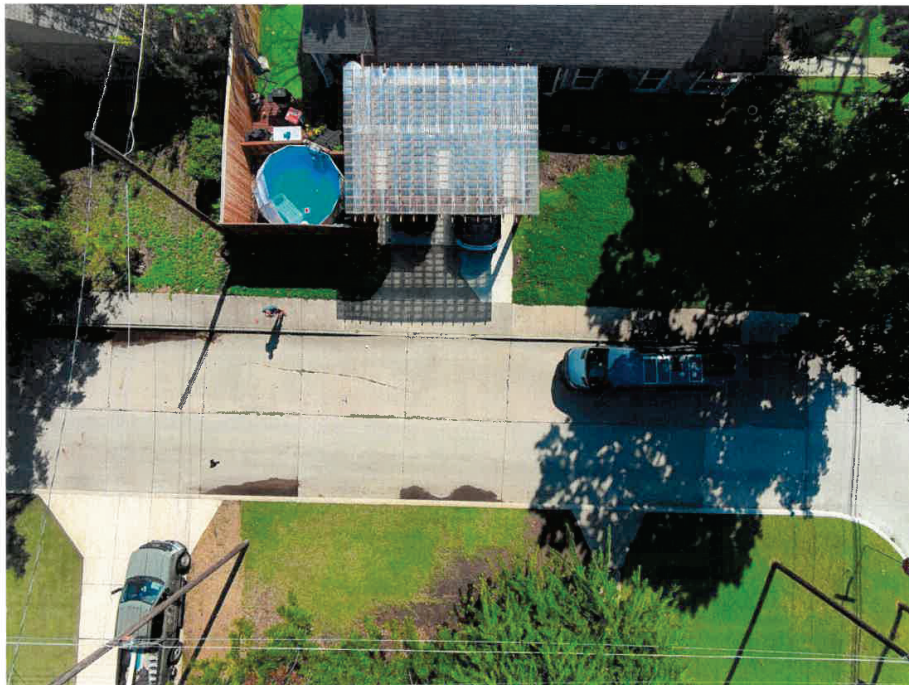
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mail body: Fw: Photos

Aerial photos

From: STUART ENGLISH <estimateparagon@aol.com>
Sent: Tuesday, September 2, 2025 11:04 AM
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408 W. White Avenue

Being Lot 1, of the REPLAT OF PART OF BLOCK 9 of the F. M. THOMPSON ADDITION, an Addition to the City of McKinney, COLLIN County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 676, Plat Records, COLLIN County, Texas.

Allegiance
TITLE COMPANY



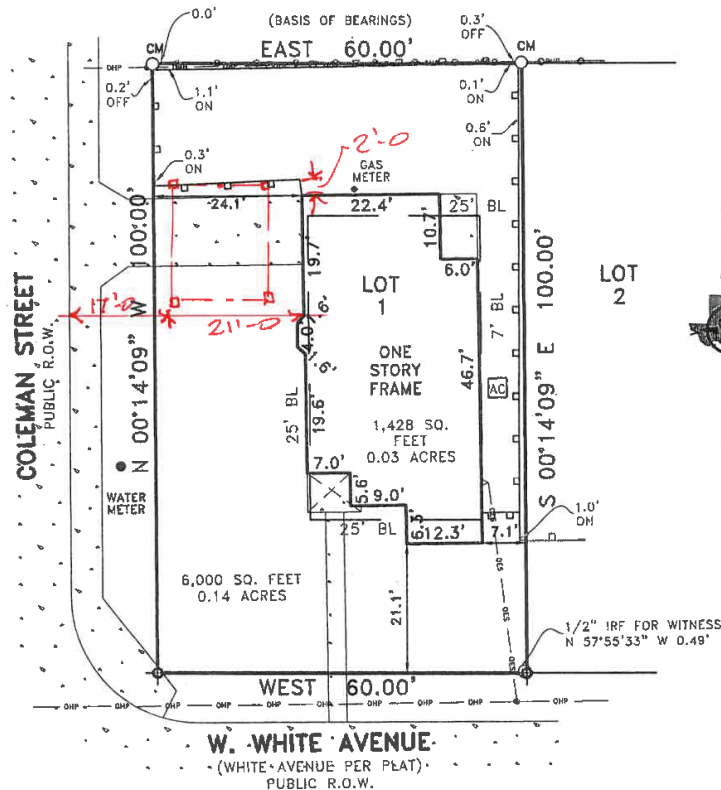
LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊠ "X" FOUND/SET
- ⊙ 5/8" ROD FOUND
- ✦ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL
- TE EQUIPMENT TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IU— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- E— EDGE OF ASPHALT
- G— EDGE OF GRAVEL
- CONCRETE
- COVERED AREA

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area of boundary lines, encroachments, protrusions, or overlapping of improvements shown.



PERRY ADDITION
VOL. C, PG. 752



EXCEPTIONS:

REVISION NOTE: SQ. FOOTAGE FOR HOUSE
ADDED
09/14/18

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48085C0280J, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Allegiance Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: SN

Scale: 1" = 20'

Date: 08/31/18

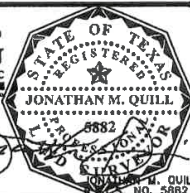
GF No.: 1883784-ALMK

Job No.: 1819107



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Accepted by:

Purchaser

Date:

Purchaser