

# fk + architect, llc

April 3, 2023

To:  
Jake Bennett  
Planner  
City of McKinney  
972-547-7473.

**Subject: Request for Variance of Dock for Subzi Mandi at 1801 South Coit Road, McKinney, Tx**

Dear Jake,

We are presenting our client Mr. Hardeep Singh, Subzi Mandi located at 1801 South Coit Road, McKinney. Mr. Singh has several other businesses in Irving, Garland and in Plano locations. In all those facilities, there are docks for loading and unloading. Dock operations are from 9am to 5pm during weekdays only. There will be no delivery after 5pm and at the weekend. In our building, we have designed a dock for loading and unloading purposes also.

Moreover, the operation and delivery of the area is very quiet. We understand that you require a minimum distance of 200 ft from any adjacent residential use or zoning district. Due to the configuration of the site and location of the adjacent residential use, we are facing hardship to fulfill the requirement. Now we have 42'-6" on the south side and 114'-11" on the east side.

Please note that without this dock Mr. Singh cannot run his business. So, we are requesting you to consider our request for variance and allow us to have that dock in this location. Please call or email us if you have any questions.

Sincerely,  
Kohinoor Rahman



FK+ Architect, LLC  
Phno-214-434-7903