



SPOTTED DOG
ARCHITECTURE

August 11, 2025

Board of Adjustment
City of McKinney
401 E. Virginia St.
McKinney, TX 75069

Re: Variance Request
1006 S. Tennessee Street

To Whom it may concern:

We are requesting the side yard setback on the south side of 1006 S. Tennessee Street be reduced to 0'-0". Per zoning regulation 204.G.2.[1], the setback may be reduced to zero feet, so long as, a minimum building separation of ten feet be maintained between buildings.

We are aware that the City requires a 5'-0" setback from any alley. However, the existing alley appears to be abandoned by the City. No curb cut exists on S. Kentucky Street. The alley has become overgrown with vegetation. We have included photos of the existing alley condition. The owner was also informed when purchasing the property that the curb cut at S. Tennessee was to provide shared access for the owners along the alley.

We discussed with Taylor Schauwecker, P.E., Development Engineering Manager, asking the city for a formal abandonment. However, the City does not want to abandon the alley due to an existing water line.

Please find attached photos of the existing conditions, including the aerial map of the area showing the curb cut at S. Tennessee but not at S. Kentucky.

Thanks you for your consideration. If you have additional questions or need additional information, please feel free to reach me at 214-450-1031.

Sincerely,

Lawrence Paschall, AIA
CEO/Top Dog
Spotted Dog Architecture



AERIAL MAP OF PROPERTIES ADJACENT TO 1006 S. TENNESSEE STREET – NOTE NO ALLEY OUTLET AT S. KENTUCKY STREET



EXISTING ALLEY CONDITION BETWEEN S. TENNESSEE STREET AND S. KENTUCKY STREET



EXISTING EXTERIORS AT 1006 S. TENNESSEE STREET