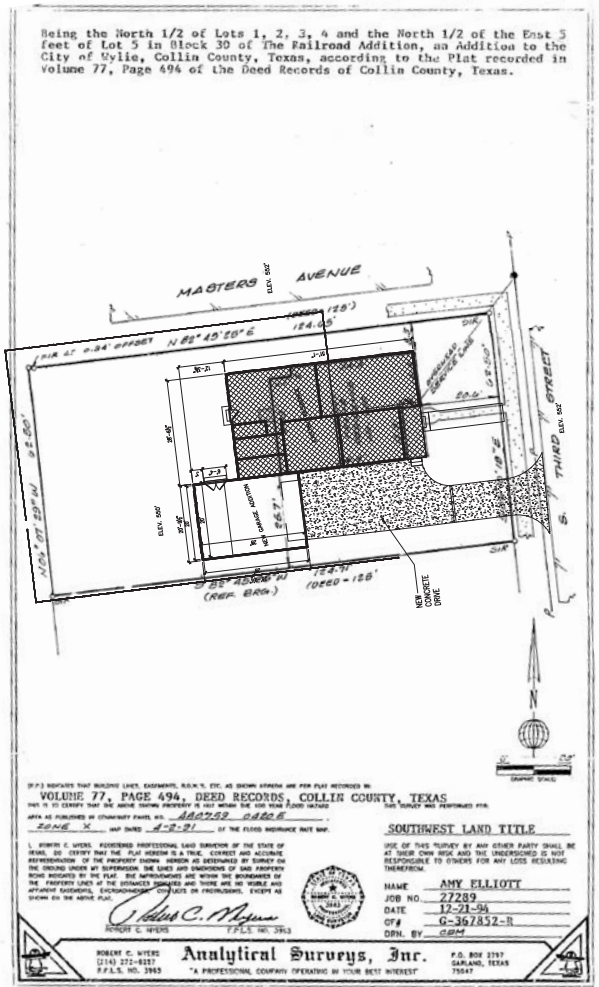


**Amy Butscher is requesting a reduction of the side yard setback on the south side of the property from 10 feet to 5 feet.**

The residence is currently classified as SF 10/24 and is in a multi-family overlay. Renovations over the years have carefully preserved the original character of the residence. Amy has previously permitted three renovations of the residence (1998, 2003, and 2004) carefully preserving the original character of the residence.

**PROPOSED PLAN**



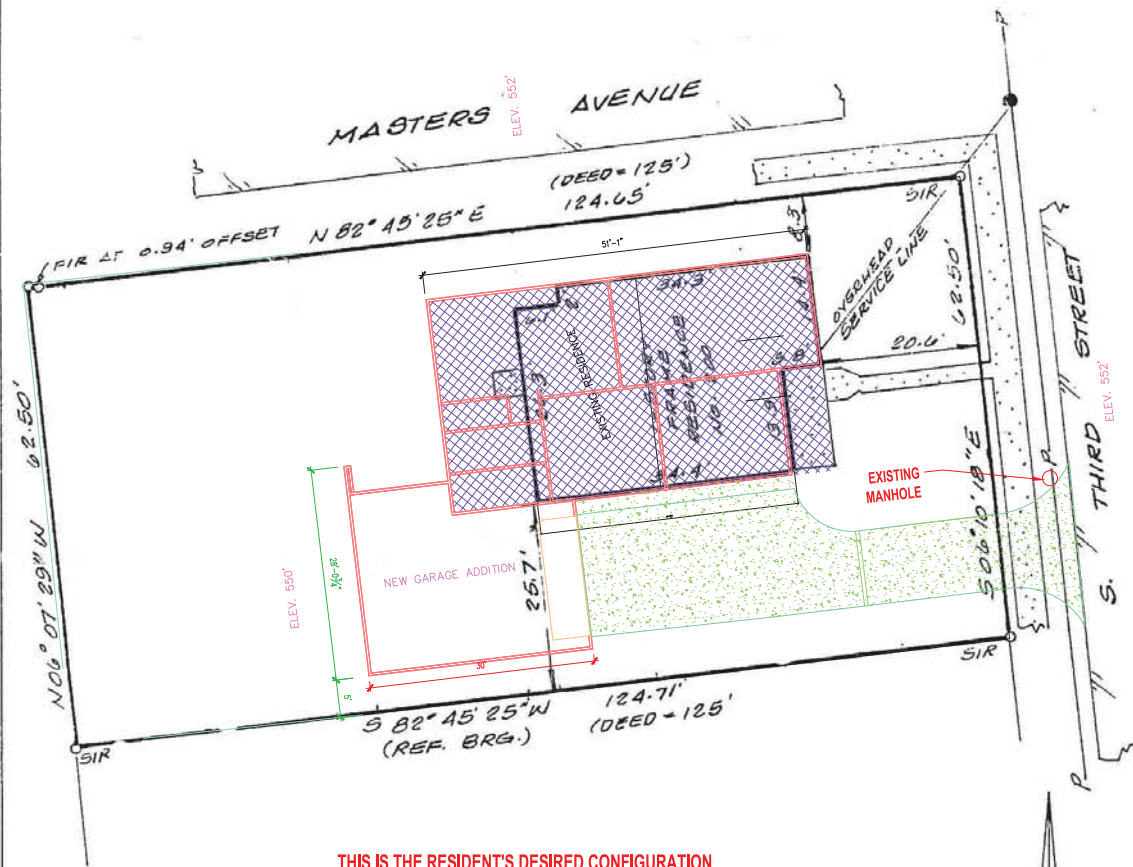
**EXISTING RESIDENCE**



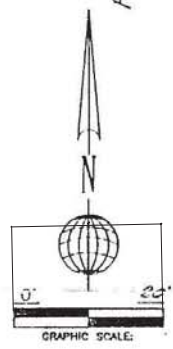
**PROPOSED ADDITION**

In support of this request the following items are presented in support of the variance approval.

Being the North 1/2 of Lots 1, 2, 3, 4 and the North 1/2 of the East 5 feet of Lot 5 in Block 30 of The Railroad Addition, an Addition to the City of Wylie, Collin County, Texas, according to the Plat recorded in Volume 77, Page 494 of the Deed Records of Collin County, Texas.



THIS IS THE RESIDENT'S DESIRED CONFIGURATION



(P.P.) INDICATES THAT BUILDING LINES, EASEMENTS, R.O.W.'S, ETC. AS SHOWN HEREON ARE PER PLAT RECORDED IN:  
**VOLUME 77, PAGE 494, DEED RECORDS, COLLIN COUNTY, TEXAS**  
 THIS IS TO CERTIFY THAT THE ABOVE SHOWN PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD HAZARD ZONE X, MAP DATED 4-2-91 OF THE FLOOD INSURANCE RATE MAP.  
 ARPA AS PUBLISHED IN COMMUNITY PANEL NO. AB0759 0420 E  
 THIS SURVEY WAS PERFORMED FOR:

**SOUTHWEST LAND TITLE**

USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

I, ROBERT C. MYERS, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY SHOWN HEREON AS DETERMINED BY SURVEY ON THE GROUND UNDER MY SUPERVISION. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT. THE IMPROVEMENTS ARE WITHIN THE BOUNDARIES OF THE PROPERTY LINES AT THE DISTANCES INDICATED AND THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN ON THE ABOVE PLAT.

*Robert C. Myers*  
 ROBERT C. MYERS F.P.L.S. NO. 3963



NAME AMY ELLIOTT  
 JOB NO. 27289  
 DATE 12-21-94  
 CF# G-367852-R  
 DRN. BY CEM

ROBERT C. MYERS  
 (214) 272-8297  
 R.P.L.S. NO. 3963

**Analytical Surveys, Inc.**  
 "A PROFESSIONAL COMPANY OPERATING IN YOUR BEST INTEREST"

P.O. BOX 2797  
 GARLAND, TEXAS  
 75047

## TEN ITEMS IN SUPPORT OF VARIANCE APPROVAL

**1.** The residence was constructed prior to 1921 and has historical significance in so much as it may have been one of the original 1886 residences.



**2.** The residence is the only residence between 2nd street and 3rd street and has the north facing side yard facing Masters Ave. The balance of the area is a community playground known as Kirby Park. Kirby Park is well developed neighborhood playground and park area.



**3.** The residence backyard contains significant old growth trees which provides a most beneficial natural backdrop for Kirby Park.



4. The existing sidewalk along the south side of Masters Ave. between 2nd and 3rd street is continuous and provides safe walking path without driveway intrusions.
5. The residents and guests of 200 S 3rd street are required to park on the street (with no curbs or gutters) which creates visual degradation, especially at the corner, resulting in potential hazardous driving and turning conditions.



6. The resident is also unable to provide safe storage of their vehicles leaving them exposed to theft, vandalism, and potentially damaging traffic and weather conditions.
7. To place a two-car garage in the location required by current zoning guidelines would require the removal of several trees on her property. These trees bordering the community playground, Kirby Park, and provide a pleasing natural background element to the playground. Note photo in item 3 above. It would be a shame to lose these trees that create such a beneficial visual element.
8. While approval of the preferred plan reduces the side yard setback to 5ft, it has the benefit of preserving the buffering benefits of item 3, the pedestrian safety of item 4, reducing or eliminating the hazards described in item 5, gives the residents peace of mind provided by item 6. and preserves the community the benefits of item 7.
9. Additionally, in support of this request, the resident at 202 S 3rd Street, which is adjacent to 200 S 3rd Street supports this request and has provided a letter of support which is, also, attached.
10. The current building code, 2021 Edition of the International Residential Code, requires a one-hour separation wall between the requested attached garage addition and the residence whereas a detached garage requires no fire safety construction. Approval of request enhances the overall safety of the residence and the neighborhood as well.

Respectfully submitted,

*Amy E. Butscher*

Amy Butscher  
200 S Third Street, Wylie, Texas 75098

Linda Darlene Gray  
202 S Third Street  
Wylie, Texas 75098

March 15, 2025

Jason Potts, Chairman  
Zoning Board of Adjustment  
300 Country Club Road, Building 100  
Wylie, TX 75098

Members of the Board,

I am writing to express my support for my neighbor, Amy Butscher, and the request for a setback variance regarding Amy's property located at 200 S Third Street, which is next door to my property.

As a resident of the City of Wylie, I believe that granting the variance of the side yard setback from 10 feet to 5 feet is in the best interest of our community. Amy has demonstrated a commitment to maintaining the aesthetic and safety standards of our neighborhood, and Amy's proposed project will enhance the overall appearance and functionality of their property and the safety of vehicular traffic. Additionally, this variance will allow Amy to improve her home while respecting the surrounding environment and community values.

I understand the importance of adhering to zoning regulations; however, it is also essential to recognize the unique circumstances that sometimes warrant consideration for a variance in this particular case. Moreover, I have spoken with several other neighbors who echo my sentiments and support Amy in this endeavor. We believe that the proposed changes will not only benefit Amy but will also contribute positively to the overall character of our community.

Thank you for considering my letter of support. I encourage you to grant this variance request and hope that the city will recognize the value such an approval will bring to our neighborhood. Please feel free to contact me if you require any further information or perspective on this matter.

Respectfully,

A handwritten signature in blue ink that reads "Linda Darlene Gray". The signature is written in a cursive style with a large initial "L".

Linda Darlene Gray  
972-533-1433