



CONSULTING ENGINEERS

January 3, 2023

The Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Re: Variance Request
704 Caroline
City of Montgomery

Dear Commission:

Jordan Selleck ("the Developer") plans to proceed with demolition of the existing structure and construction of a new single-family residence at 704 Caroline. The Developer is requesting permission to encroach upon the 10' side lot setback required by section 98-122(a) of the City's code of ordinances with two (2) proposed structures.

Enclosed you will find the request for encroachment as submitted by the Developer.

The property is not currently platted, and a development plat will need to be prepared for the property. We recommend the side yard setback lines be maintained at 10' and an encroachment be granted for the two proposed structures shown in the provided site plan. All future structures must adhere to a 10' side yard setback.

Approval of the encroachment as recommended above does not constitute plan approval and only allows the Developer to further refine the proposed site plans, which will require the full review and approval of the City, including Planning and Zoning Commission approval for all work in the Historic District.

If you have any questions or comments, please do not hesitate to contact me or Katherine Vu.

Sincerely,

Chris Roznovsky, PE
Engineer for the City

CVR/rmc

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2023.01.03 MEMO to P&Z RE 704 Caroline Variance Request

Enclosures: Variance Request

Cc (via email): Mr. Dave McCorquodale– City of Montgomery, Interim City Administrator & Director of Planning and Development
Ms. Nicola Browe – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



McCorquodale, Dave <dmccorquodale@ci.montgomery.tx.us>

704 Caroline St Encroachment Request

Liz Selleck <lizzyselleck@gmail.com>

Fri, Dec 30, 2022 at 11:16 AM

To: "McCorquodale, Dave" <dmccorquodale@ci.montgomery.tx.us>

Dear Sirs and Ladies,

My name is Jordan Selleck and I recently purchased the property at [704 Caroline Street](#) in Montgomery. After a detailed investigation of the interior of the existing home, it was apparent that the renovations needed due to years of deferred maintenance and DIY projects was not an option. Additionally, we realized it was not financially feasible to bring the home up to modern building and safety codes. In designing the new home, we have used a similar location to the existing home and an existing shed on the property. We do not believe the location of the proposed home and garage will have any adverse effects on the neighboring properties since the existing structures have not negatively affected the neighbors or the neighborhood. We request to be allowed to encroach into the required 10-foot side yards as shown on the proposed site plan. Thank you for your consideration.

Jordan Selleck

STUD PACK BUILDERS

704 Carlin's Sq
Montgomery, TX 77356

HERRIDGE
A RESOURCES, INC.
1815 W. KENNEDY BLVD
SUITE 300
DALLAS, TX 75201
TEL: 972.980.0800
WWW.HERRIDGE.COM

SITE PLAN

DATE	02/14/18
SCALE	AS SHOWN
PROJECT NO.	180101
CLIENT	STUD PACK BUILDERS
CONTRACT	GENERAL CONTRACT
DESIGNER	HERRIDGE
DATE	02/14/18
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NOT FOR CONSTRUCTION

GENERAL NOTES

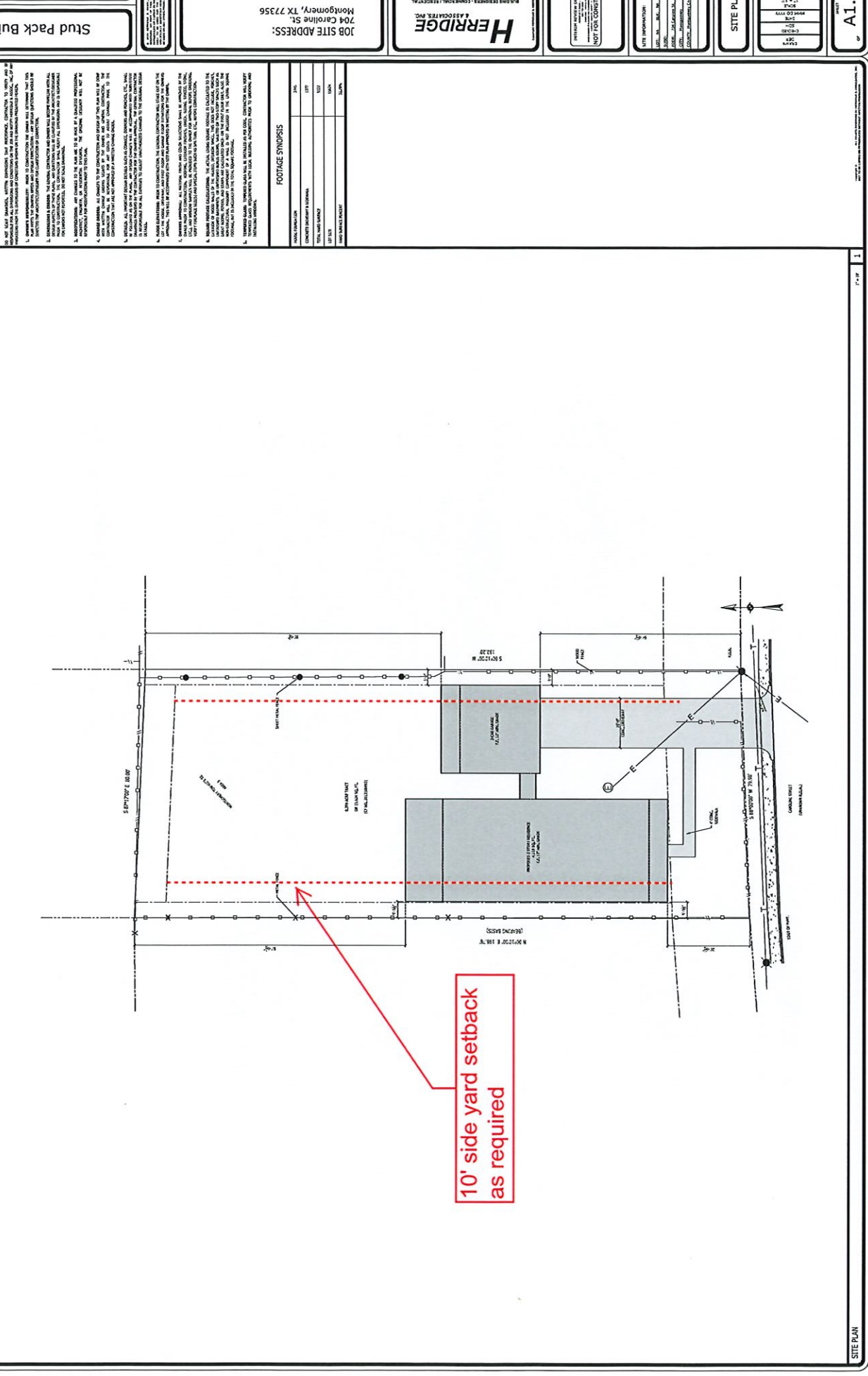
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FINISH SURFACE.
- ALL EXTERIOR WALLS SHALL BE CONSTRUCTED TO WITHSTAND THE DESIGN WIND SPEEDS AND PRESSURES AS SHOWN ON THE WIND LOAD MAP.
- DOOR AND WINDOW THRESHOLS SHALL BE INSTALLED TO ALLOW WATER TO DRAIN AWAY FROM THE BUILDING.
- ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- ALL ROOFING SHALL BE INSTALLED TO WITHSTAND THE DESIGN WIND SPEEDS AND PRESSURES AS SHOWN ON THE WIND LOAD MAP.
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IMPORTANT GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
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FOOTAGE SYNOPSIS

FOOTAGE	2495
CONCRETE	1277
STEEL	1027
WOOD	1800
GLASS	100
MECHANICAL	100
ELECTRICAL	100
PLUMBING	100
PAINT	100
OTHER	100



10' side yard setback
as required

180101
02/14/18
AS SHOWN
STUD PACK BUILDERS
GENERAL CONTRACT
HERRIDGE
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