



Variance Request Application

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

Upon completion return application to dmccorquodale@ci.montgomery.tx.us

Contact Information

Property Owner(s): Merrily Thompson
 Address: 25637 W FM 1097 Rd., Montgomery TX Zip Code: 77356
 Email Address: merrily.thompson@gmail.com Phone: 936-672-3853
 Applicants: same as above
 Address: _____
 Email Address: _____ Phone: _____

Parcel Information

Property Identification Number (MCAD R#): R352075 (0072800700111)
 Legal Description: Montgomery Townsite 07, Tract 1-A, Area G, Lot 2 (College St. Add 01)
 Street Address or Location: 914 College Street
 Acreage: .30 Present Zoning: residential Present Land Use: residential

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 98-122 Section(s): A2

Ordinance wording as stated in Section (A-2):
SIDE YARD ON MAIN THOROUGHFARE. THERE SHALL BE A SIDE YARD ON EACH SIDE OF THE LOT HAVING A WIDTH OF NOT LESS THAN 10'.

ORDER# 2014-03 § 1, 5-20-2014 (SEE ATTACHED)

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

Applicant is requesting ability to go to 5' building line on west property line to build a garage.

Signatures

Owner(s) of record for the above described parcel:

Signature: Merrilyn Thompson Date: 1-20-2025

Signature: _____ Date: _____

Signature: _____ Date: _____

Note: Signatures are required for all owners of record for the property proposed for variance. Attach additional signatures on a separate sheet of paper.

Additional Information

The following information must also be submitted:

Cover letter on company letterhead stating what is being asked.

A site plan.

All applicable fees and payments. **All fees paid by credit card are subject to a 5% merchant fee.**

The application from must be signed by the owner/applicant. If the applicant is not the owner, written authorization from the owner authorizing the applicant to submit the variance request shall be submitted.

<p>Date Received <i>Office Use</i></p>	
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Public Hearings

Parties in interest and citizens shall have an opportunity to be heard at public hearings conducted by the Planning and Zoning Commission and the City Council before any variance to a district regulation, restriction, or boundary shall become effective. Regularly scheduled meetings are as follows and will be held accordingly unless public notice has been given of a change of dates:

Planning and Zoning Commission: 1st Tuesday of every month at 6:00 p.m.

City Council: 2nd and 4th Tuesday of every month at 6:00 p.m.

Finding of Undue Hardship

In order to grant a variance, the Board must make the following findings to determine that an undue hardship exists:

1. That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property; and
2. That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district; and
3. That the relief sought will not injure the permitted use of adjacent conforming property; and
4. That the granting of a variance will be in harmony with the spirit and purpose of these regulations.
5. Financial hardship alone is not an "undue hardship" if the property can be used, meeting the requirements of the zoning district it is located in.

Factors not Considered

A variance shall not:

1. Be granted to relieve a self-created or personal hardship,
2. Be based solely upon economic gain or loss,
3. Permit or allow any person a privilege or advantage in developing a parcel of land not permitted or allowed by these Regulations to other parcels of land in the same particular zoning district,
4. Result in undue hardship upon another parcel of land.

Sec. 98-122. - Area regulations.

(a) *Size of yards.* Size of yards in District R-1 shall be as follows:

(1) *Front yard.* There shall be a front yard having a depth of not less than 25 feet from the property line, except that, where lots face on a major street, the front building line shall be 35 feet from the property line.

* (2) *Side yard on main thoroughfare.* There shall be a side yard on each side of the lot having a width of not less than ten feet. A side yard adjacent to a side street shall not be less than 15 feet from the property line to the building line, except, where the lots side on a major street, the building line shall be not less than 25 feet from the side street property line.

(3) *Rear yard.* There shall be a rear yard having a depth of not less than ten feet from the property line.

(b) *Size of lots.* Size of lots shall be approved by the city council on the basis of the district in which they live.

(1) *Lot area.* No building shall be constructed on or moved onto any lot of less than 9,000 square feet.

(2) *Lot width.* The width of the lot shall not be less than 75 feet. Radial lots shall have a minimum width of 75 feet at and for a distance of 30 feet behind the building line.

(3) *Lot depth.* The average depth of the lot shall not be less than 120 feet.

(4) *Corner lots.* Corner lots with a width of less than 90 feet are to be at least five feet wider than average of the interior lots in the block. Corner lots with a width of less than 90 feet adjacent to a major thoroughfare are to be at least 15 feet wider than the average of interior lots in the block.

(5) *Lots on cul-de-sacs.* Lots on cul-de-sacs shall be 9,000 square feet, with the width and depth to be determined by the development of the cul-de-sac.

(6) *Existing substandard lots.* Where a lot having less area, width or depth than required in this section existed upon the effective date of the ordinance from which this chapter is derived, the regulations in this section shall not prohibit the lot owner from erecting a single-family dwelling thereon or moving a single-family dwelling onto the property.

(Ord. No. 2014-03, § 1, 5-20-2014)

Merrily Thompson
25637 West FM 1097, Montgomery, Texas 77356
936/672-3853
merrily.thompson@gmail.com

January 21, 2025

City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77316

To Whom it May Concern:

I am respectfully requesting a variance be considered for the property I own at 914 College Street. I am planning to do some repairs and remodeling of the subject property which I have owned for 25+ years, and will then be moving into the property, claiming it as my primary residence. I would like to erect a 2-car garage on my property and will need a few extra feet on the west side building line to construct this property improvement. Please see the attached survey with the proposed placement of the garage.

It is my opinion, granting permission of the variance would not create any ill affect to adjacent properties, and that if granted, the variance will keep in harmony the spirit and purpose of regulations imposed by the City. Many properties within the city limits and within the historic district have smaller than 10' side building line set backs than the current ordinance requires. Some of these properties were developed long before the current ordinances came into effect, others appear to be very recent builds. When I purchased this property, there were no side building lines (as noted on the survey at the time of purchase) and there was no "Historic District".

I believe this improvement (the garage addition) will be an overall enhancement to the neighborhood and will allow me the opportunity to properly garage my vehicles and provide additional storage area so accumulated personal articles will not be visible to the neighbors (as some properties within the historic district have).

Respectfully submitted,


Merrily Thompson

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED GARAGE

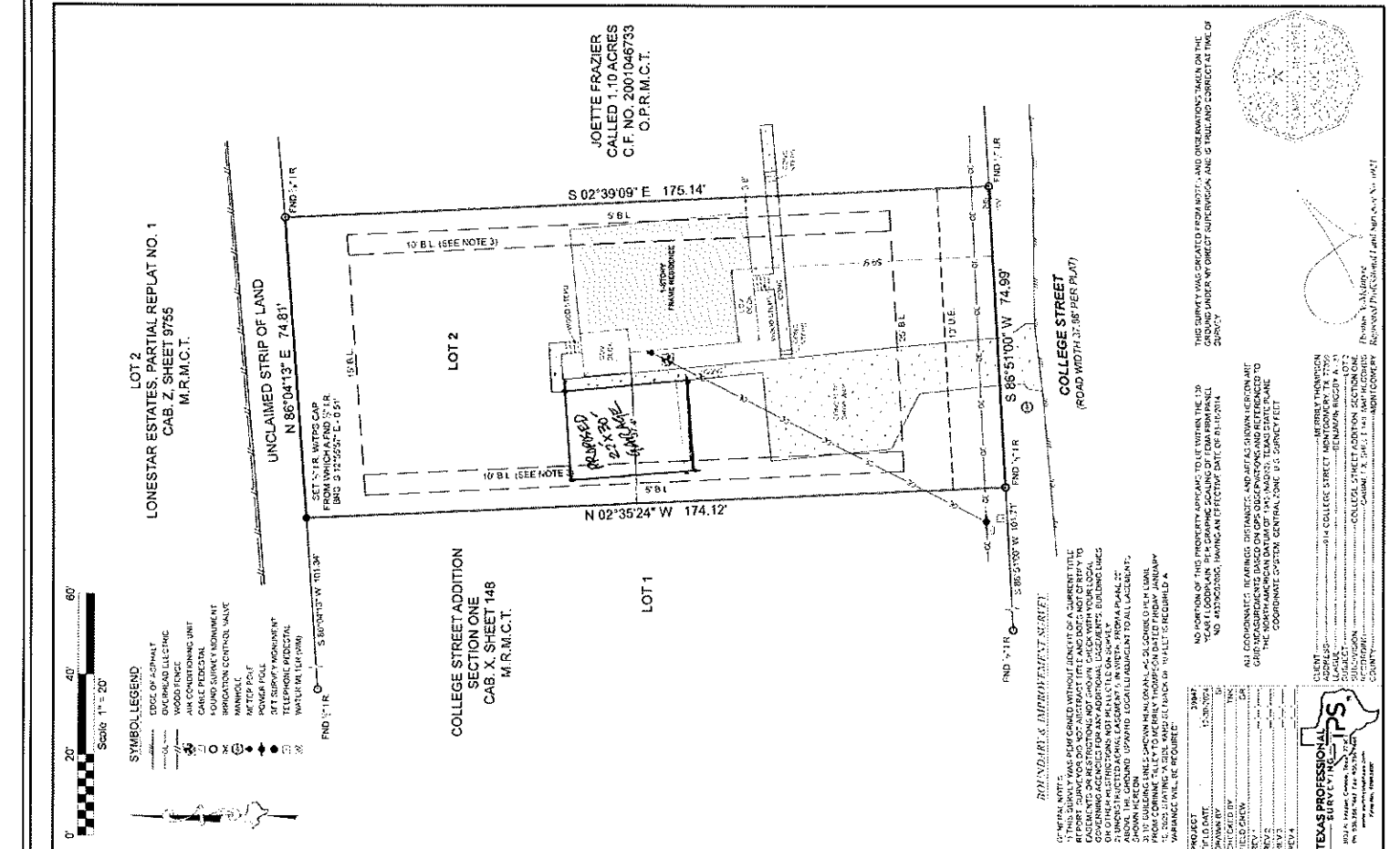
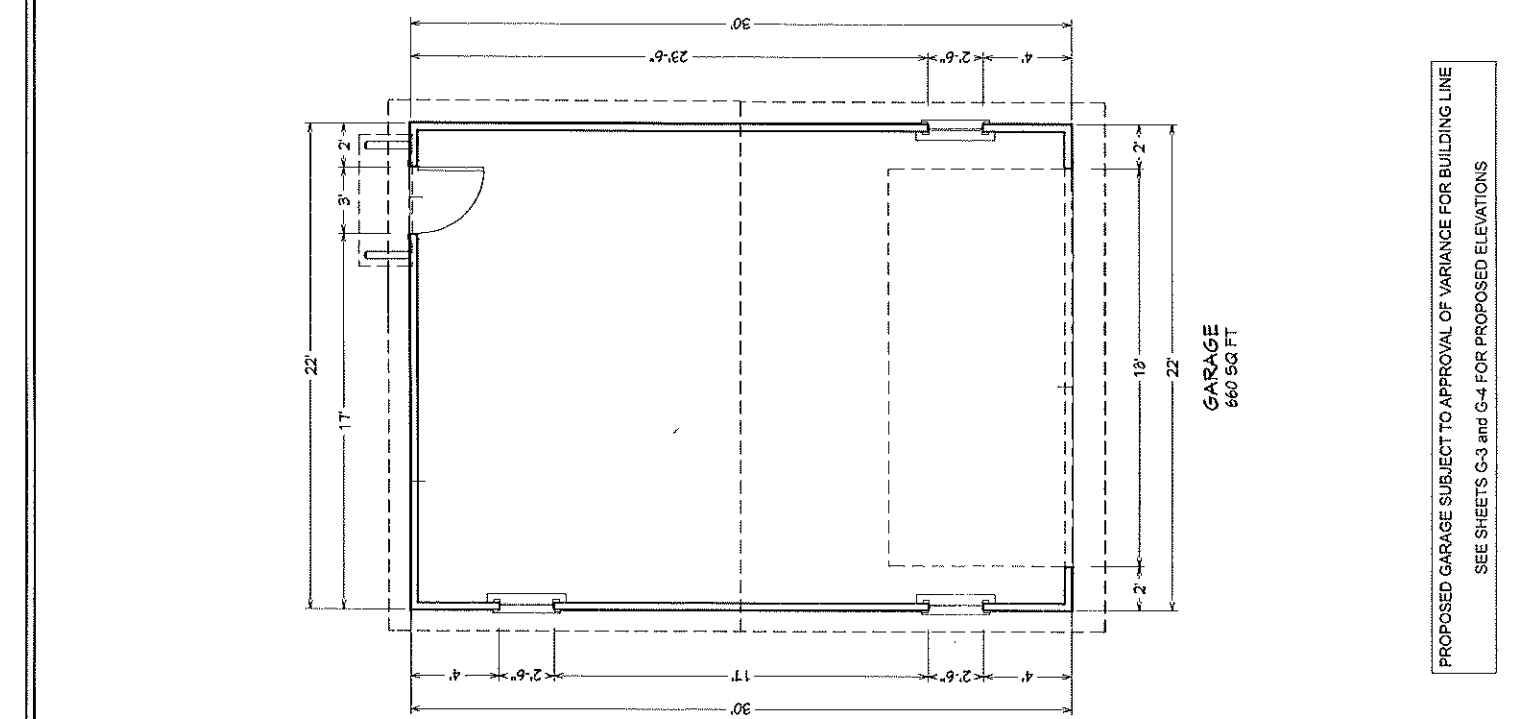
PROJECT DESCRIPTION:
**THOMPSON -
COLLEGE STREET**

DATE:
1-15-2025

SCALE:
1/4"

SHEET:
A-3

SEE SHEETS G-3 and G-4 FOR PROPOSED ELEVATIONS



SYMBOL LEGEND
 EDGE OF ASPHALT
 OVERHEAD ELECTRIC
 WOOD FENCE
 CONCRETE CURB
 CABLE PERIODIC
 FOUND SURVEY MONUMENT
 IRRIGATION CONTROL VALVE
 MANHOLE
 UTILITY POLE
 SET SURVEY MONUMENT
 TELEPHONE MEDICAL
 WATER IN (LIVE PUMP)

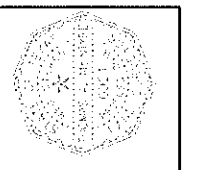
LOT 2
 LONESTAR ESTATES, PARTIAL REPLAT NO. 1
 CAB. Z. SHEET 9755
 M.R.M.C.T.
 UNCLAIMED STRIP OF LAND
 N 86°04'13" E 74.81'
 SET 1/4" IR WTRG CAP
 FROM WHICH END 5' IR
 BNC S 72°25'21" E 10.51'

LOT 1
 COLLEGE STREET ADDITION
 SECTION ONE
 CAB. X. SHEET 148
 M.R.M.C.T.
 JOLETTE FRAZIER
 CALLED 1.10 ACRES
 C.F. NO. 2007046733
 O.P.R. M.C.T.

BOUNDARY IMPROVEMENT SURVEY
 COLLEGE STREET
 (ROAD WIDTH 37.85' PER PLAN)
 S 02°39'09" E 175.14'
 S 66°51'00" W 74.99'
 N 02°35'24" W 174.12'
 S 38°51'00" W 10.23'

GENERAL NOTES:
 1. THIS SURVEY WAS CONDUCTED WITHOUT BENEFIT OF A CURRENT TITLE INSURANCE POLICY. THE SURVEYOR HAS CONDUCTED A REASONABLE INQUIRY INTO THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO RECORDS THAT WOULD AFFECT THIS SURVEY.
 2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR OTHER INTERESTS THAT WOULD AFFECT THIS SURVEY.
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TEXAS PROFESSIONAL SURVEYORS
 SURVEYOR'S CERTIFICATE
 I, the undersigned, being a duly licensed and qualified Surveyor under the laws of the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that the same is in accordance with the provisions of the laws of the State of Texas.
 DATE: 1-15-2025
 SURVEYOR: [Signature]
 ADDRESS: [Address]
 CITY: [City]
 COUNTY: [County]
 STATE: [State]



PROPOSED GARAGE SUBJECT TO APPROVAL OF VARIANCE FOR BUILDING LINE
 SEE SHEETS G-3 and G-4 FOR PROPOSED ELEVATIONS

WATER METER (WM)
 FND 1/2" I.R. S 86°04'13" W 101.34'

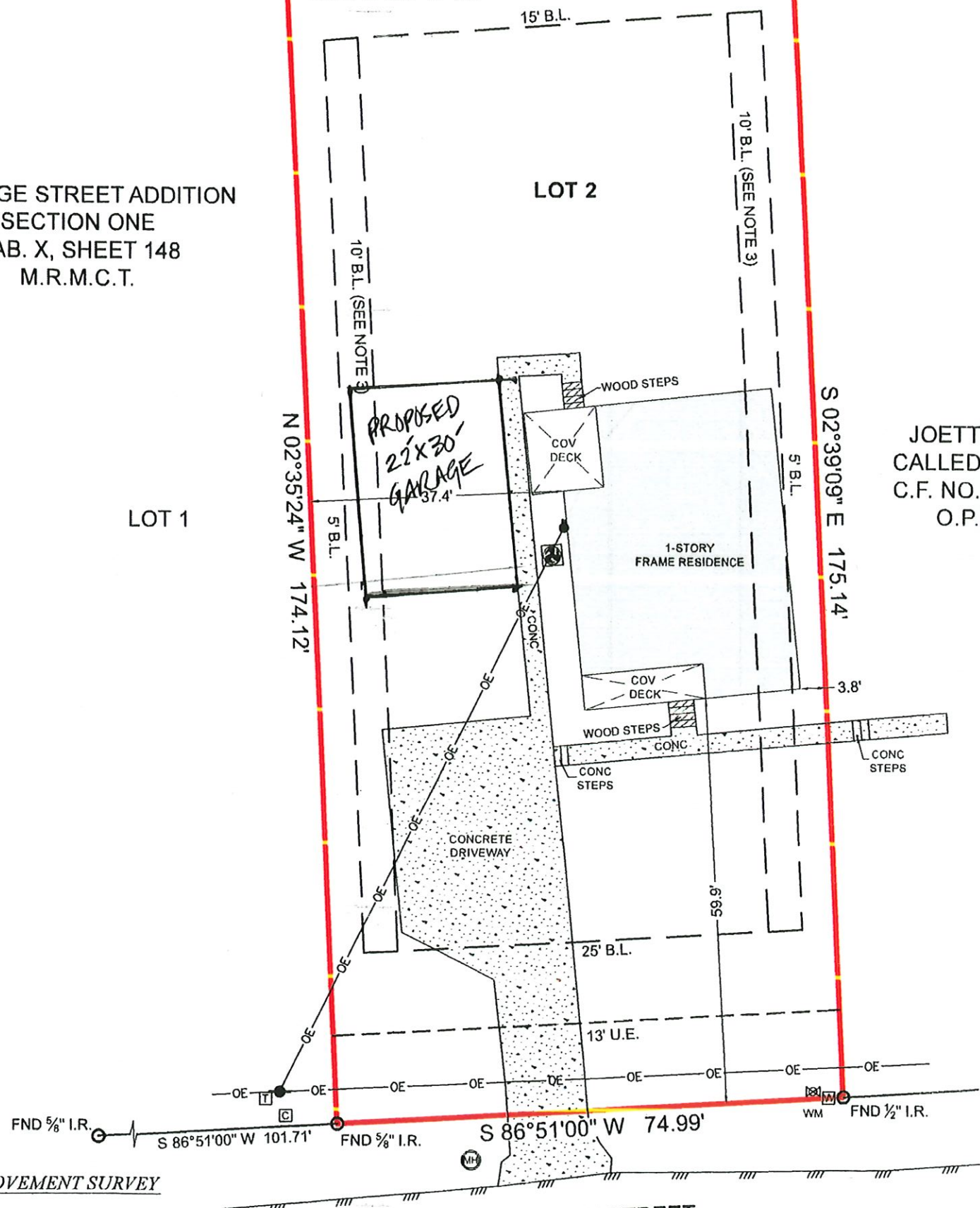
SET 1/2" I.R. W/T/PS CAP
 FROM WHICH A FND 1/2" I.R.
 BRS: S 12°55'57" E - 0.51'

COLLEGE STREET ADDITION
 SECTION ONE
 CAB. X, SHEET 148
 M.R.M.C.T.

LOT 1

LOT 2

JOETTE
 CALLED
 C.F. NO. :
 O.P.F



FND 5/8" I.R. S 86°51'00" W 101.71' FND 5/8" I.R. S 86°51'00" W 74.99' WM FND 1/2" I.R.

COLLEGE STREET
 (ROAD WIDTH 37.68' PER PLAT)

ARY & IMPROVEMENT SURVEY

PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE
 DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO
 TRICATIONS NOT SHOWN. CHECK WITH YOUR LOCAL
 :S FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES
 IONS NOT REFLECTED ON SURVEY.
 ERIAL EASEMENT 5' IN WIDTH, FROM A PLANE 20'
 , UPWARD, LOCATED ADJACENT TO ALL EASEMENTS
 SHOWN HEREON ARE AS DESCRIBED PER EMAIL

NO.	DESCRIPTION	BY	DATE

OVERVIEW
SHEET TITLE:

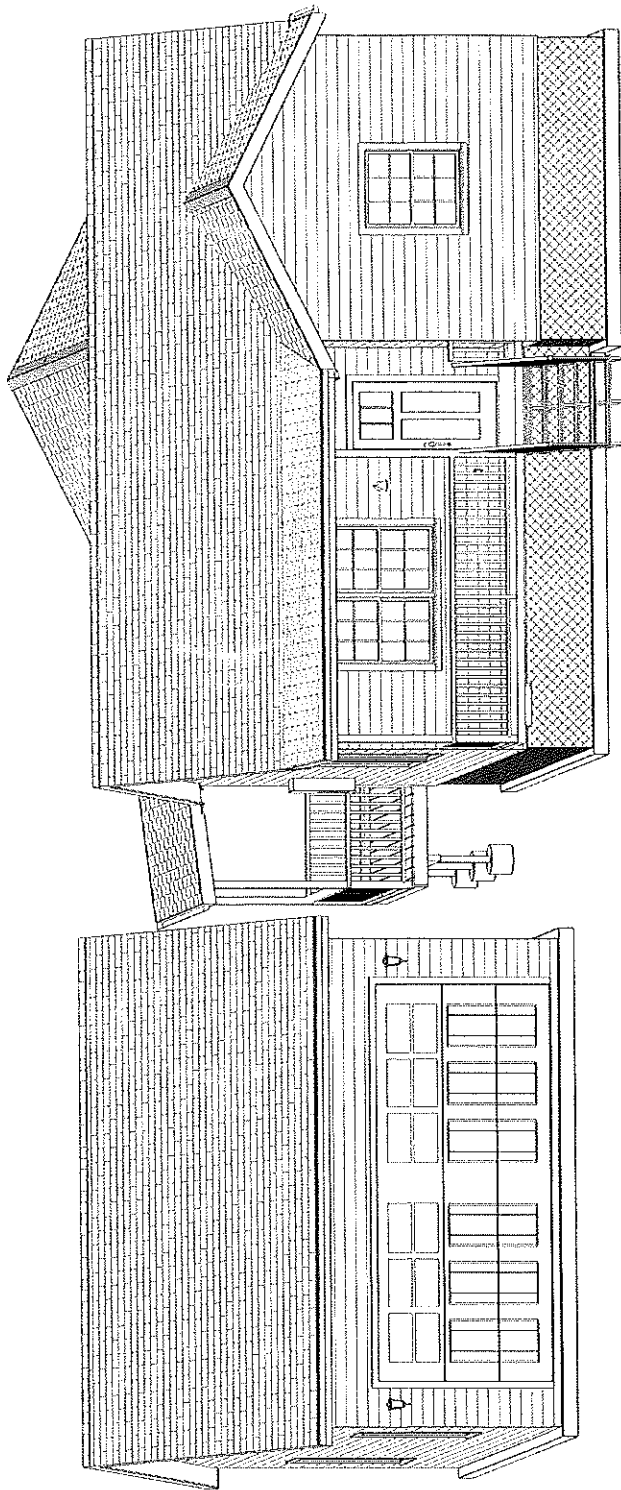
PROJECT DESCRIPTION:
THOMPSON -
COLLEGE STREET

DATE:
1-15-2025

SCALE:
1/4"

SHEET:
G-0

G-0



PROJECT DESCRIPTION:

- 1) REFIT OF MAIN RESIDENCE:
 - RE-LEVEL HOUSE FOUNDATIONS
 - ADDITION OF A NEW BATHROOM AND LAUNDRY ROOM. RECONFIGURE OF KITCHEN LAYOUT
 - INTERIOR WORK INVOLVES REMOVAL AND REPLACEMENT OF ALL WALL COVERINGS AND INSULATION, FLOORING FINISHES, ETC;
 - PROJECT ALSO INCLUDES FULL ELECTRICAL UPGRADE, REPOSITIONING OF HVAC SYSTEM AND WATER HEATER, RELOCATION OF SELECT PLUMBING FIXTURES
- 2) ADD TWO-CAR GARAGE:
 - PROPOSED NEW CONSTRUCTION OF 22x30 2-CAR GARAGE ON SLAB
 - ELECTRICAL SERVICE FOR GARAGE TO BE PROVIDED VIA BURIED CABLE FROM MAIN BREAKER PANEL AT HOUSE; NO WATER/SEWER ARE PLANNED FOR GARAGE PROJECT
 - FINAL LOCATION AND BOUNDARIES OF DRIVEWAY TBD PENDING SCHEDULED REPAIRS BY CITY OF MONTGOMERY TO RESOLVE DRAINAGE ISSUES
 - GARAGE WILL REQUIRE VARIANCE FOR BUILDING LINE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**PROPOSED
 GARAGE ELEVATION**

PROJECT DESCRIPTION:
**THOMPSON -
 COLLEGE STREET**

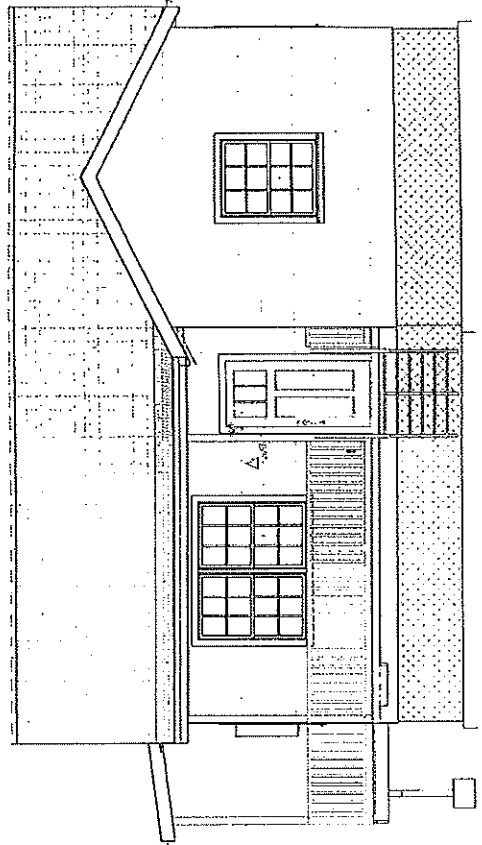
DRAWINGS PROVIDED BY:

DATE:
1-19-2025

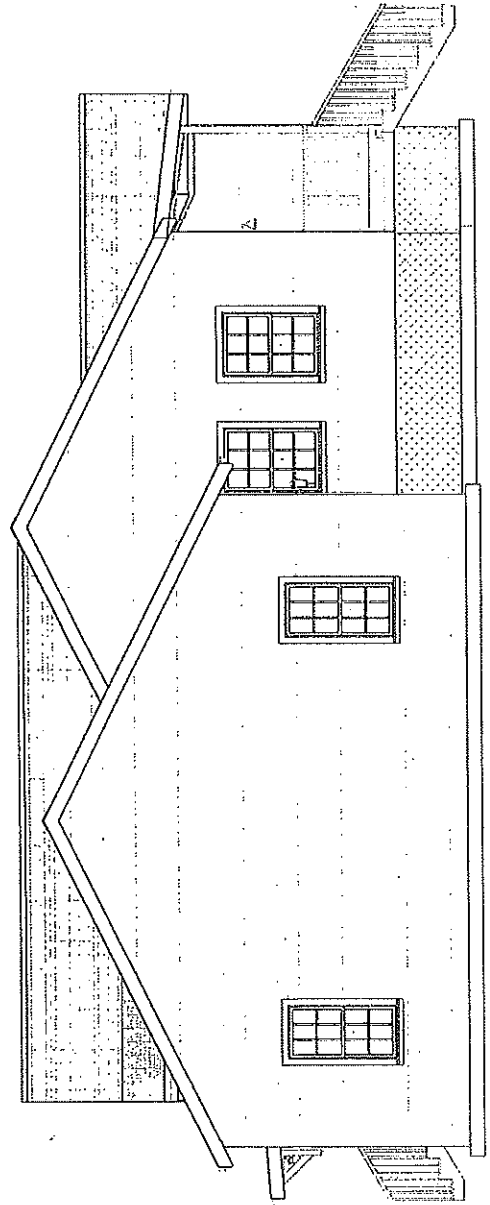
SCALE:
1/4"

SHEET:

G-3



PROPOSED GARAGE ELEVATION - FRONT



PROPOSED GARAGE ELEVATION - LEFT SIDE

