



March 9, 2023

The Zoning Board of Adjustments
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Re: Request for Encroachment
Cornerstone Community Church
City of Montgomery

Dear Board Members:

Cornerstone Community Church of Montgomery ("the Developer") plans to proceed with expansion of onsite facilities, which has triggered the need for the property to be platted. The Developer is requesting permission to encroach upon the 25' rear lot setback and vegetative setback required by section 98-239(3) and section 78-162(a) of the City's Code of Ordinances with an existing awning.

The property is not currently platted, and a minor plat will need to be prepared for the property. We recommend the rear yard setback lines be maintained at 25' and an encroachment be granted for the existing structure, as shown in the provided site plan. All future structures must adhere to a 25' rear 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 on a historic landmark site..

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

Sincerely,

A handwritten signature in blue ink that reads "Chris Roznovsky". The signature is fluid and cursive.

Chris Roznovsky, PE
Engineer for the City

CVR/ajn

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2023.03.01 MEMO to P&Z RE Cornerstone Community Church
Variance Request.docx

Enclosures: N/A

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