



GBC exists to help people discover God and follow Jesus for God's glory and the good of his world.

1012 N. 5th St.
Sanger, TX 76266

September 13, 2023

City of Sanger
Development Services
201 Bolivar Street
Sanger, TX 76266

Re: Letter of Intent
Zoning Board of Adjustments
Variance Request

Greetings:

Grace Bible Church (GBC) is requesting a variance to Section 34 ACCESSORY BUILDING REGULATIONS, paragraph 34.2. It reads as follows:

[§ 34.2](#)

In other districts, an accessory building is a subordinate building, the use of which is incidental to and used only in conjunction with the main building and attached to or detached from the main building. Accessory buildings shall have no sleeping areas, bathroom plumbing (except for hand sinks) or kitchen facilities, shall not be accessible to the general public, and shall not be rented, leased or sublet. A permanent or portable carport is also considered an accessory building. The regulations detailed in Sections 34.4 and 34.6 below shall govern buildings and structures accessory to the main building, including both those attached to and those detached from the main building.

GBC is requesting approval to include a toilet in each bathroom along with the hand sink. We are not requesting a bathtub, shower facility or any other improvements that would render the facility suitable for residential or overnight occupation (Air BnB, Hotel Room, etc.).

The buildings are for student education purposes (Sunday School) on Sunday mornings and sometime Sunday evenings. and perhaps. The primary use will be on Sundays with supplemental uses occasionally during the week for purposes such as youth events and adult study groups and other meeting purposes. The facilities in the main building will be in full use for any meeting before the accessory buildings are used.

The existing building is intended as a future Fellowship Hall. It currently includes about 3,488 square feet of assembly, men's, women's and children's restrooms, one nursery and two student classrooms.

A full restroom (not bathroom) in each accessory building will allow children to have restroom facilities readily available and not have to leave the facility, travel outdoors and then enter the existing building to access restrooms. Leaving the building exposes the children to weather conditions, stalking and requires additional volunteers/education workers to assure their safety during the trip to and from.

The master plan calls for a parking lot addition to be constructed prior to the construction of a classroom building.

The approximately 1,600 square foot Phase II classroom building will be constructed sometime after the parking lot. It is difficult to project at this time if the accessory buildings will be maintained for a while longer or disposed of.

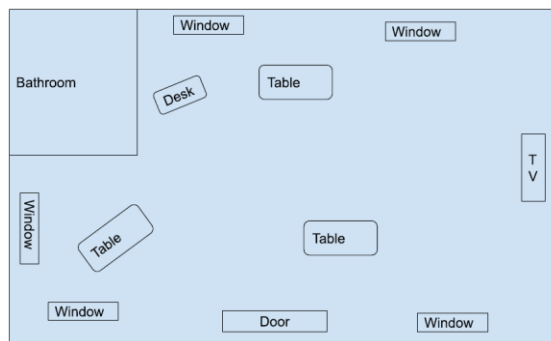
Phase III of the master plan is an approximately 6,275 square foot assembly room with foyer, adult classrooms, and men's and women's restrooms. The original building will be converted to a fellowship hall and the accessory buildings will definitely be disposed of at this time.

SITE LOCATION MAP:



FLOOR PLAN:

Approximately 16 feet by 40 feet.



SITE PLAN:

Each building is approximately 16 feet by 40 feet as measured along the roof line.



GBC greatly appreciates your consideration and looks forward to presenting our case and your determination.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Lee Allison".

Lee Allison, P.E.
Grace Bible Church
Building Committee