



Town of Stevensville
BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE
 Community Development Department
 Phone (406) 777-5271 Fax (406) 777-4284

received
 5/27/2020 3:30pm
 (Signature)

- 1) APPLICATION FOR VARIANCE MUST USE THIS FORM.
- 2) AN APPLICATION FEE OF \$450.00 MUST BE PAID TO THE TOWN CLERK BEFORE THE TOWN WILL PROCESS THE APPLICATION.

TOWN STAFF RESERVE THE RIGHT TO RETURN MATERIALS THAT ARE DEEMED INCOMPLETE OR LACK SUFFICIENT SUPPORTING DOCUMENTATION. THIS MAY ALSO DELAY THE SCHEDULING TO PRESENT A VARIANCE REQUEST.

(Part A) PLEASE PROVIDE THE INFORMATION REQUESTED BELOW.

1. 1 copy of a scaled site plan and supporting data/documents. The site plan must clearly show the existing standard and the proposed variance to the standard.

2. **APPLICANT/REPRESENTATIVE:**

Name:	<u>John Fisher</u>	Cell Phone Number:	<u>(406)552-3815</u>
Address:	<u>216 College St.</u>	Other Phone Number:	<u>777-5443</u>
Email:	<u>fisher8237@gmail.com</u>		

3. **PROPERTY OWNER** (If different from applicant):

Name:	<u>Stevensville United Methodist Church</u>	Cell Phone Number:	<u></u>
Address:	<u>216 College St.</u>	Other Phone Number:	<u>777-5443</u>
Email:	<u>steviumc@gmail.com</u>		

4. **ADDRESS OF PROPERTY:**

216 College Street

5. **LEGAL DESCRIPTION OF PROPERTY** (Block & Lots, Subdivision/Addition):

Block 13 lots 6 to 15 and Block 013 lot 006 Stevensville original townsite

6. **LOT OR PARCEL SIZE** (Square feet):

50,400 sq. ft.

7. **CURRENT AND PROPOSED USE OF STRUCTURE OR PROPERTY:**

Church

8. **ZONING DISTRICT:** R-1 Residential



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(Part B) INDICATE WHICH VARIANCE(S) IS (ARE) BEING REQUESTED AND THE EXTENT OF THE VARIANCE.

EXAMPLE: [X] Reduce Front Lot Line Setback: *From the required 10 feet to 3 feet.*

Dimensional Criteria:

- Reduce front lot line setback: _____
- Front lot line setback #2 (corner lot): _____
- Reduce garage entrance setback: _____
- Reduce side lot line setback: _____
- Reduce rear lot line setback: **From 20 feet to 12 feet.**
- Exceed building height limitation: _____

Lot Coverage/Area Criteria:

- Lot coverage percentage: _____
- Front porch lot coverage percentage: _____
- Lot area per dwelling unit: _____

Landscaping Criteria:

- Reduce or eliminate landscaping area: _____
- Reduce or eliminate screening area: _____

Parking Criteria:

- Exceed the maximum parking spaces allowed: _____
- Reduce the amount of required on-site parking spaces: _____
- Reduce or eliminate loading berths: _____
- Reduce or eliminate required bicycle spaces: _____

Sign Criteria:

- Sign area (square footage): _____
- Sign height: _____
- Sign location: _____
- Number of signs: _____



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(Part C) BOARD OF ADJUSTMENTS VARIANCE REVIEW CRITERIA. To approve a requested variance for a new building or portion thereof, the Board of Adjustment shall consider the following standards in section 11-114 of the Stevensville Town Code and find as follows:

1. The variance will not create a significant risk to the public health, safety, or general welfare;
2. The variance will not significantly reduce or impair the peaceful use of existing property or improvements in the vicinity and the zoning district in which the subject property is located; and
3. Excluding monetary hardship, strict compliance with the provisions of this title would create unnecessary hardship or practical difficulty.

It is the applicant's burden of proof to show that a variance should be granted. As part of your application, you are required to provide information for each of the following factors including all alternatives considered. Failure to provide adequate responses or requested documentation may result in a returned application.

1. Are there special conditions and circumstances that are unique to the applicant's site, including the size of the property, unusual or extreme topography, or unusual shape of the property? If so, state the specific factors and provide supporting documentation. For example, if the variance request is due to an abnormal lot configuration, provide a survey of the lot that specifically demonstrates the issue.

In order to preserve the off street parking and allow for the most space for a protected playground

2. How is the proposed variance compatible with the other structures located on the site or in the vicinity of the site? Provide a site plan that accurately and to scale represents the height, location, and dimensions of existing structures.

On this square block of the 200 block of College St. and Pine St. there are only 5 residences and the rest of the block is taken up by the church property.

3. Describe whether there is a prevalence of nonconformities in the vicinity of the applicant's site that are similar to the variance requested. If so, what are those nonconformities and provide supporting documentation.

This area is part of the original Town site so all properties encompass more than 1 lot and the alley between 2nd St. and 3rd St. between College St. and Pine St. has been abandoned. The same situation exists one block east.

4. Is the need for a variance request a result of government action? For example, the front yard setbacks were increased after construction of the structure, there fore creating the non-conformity. Explain.

No

5. Would a literal interpretation of the provisions in this title deprive the property owner of rights commonly enjoyed by other similar properties in the same zoning district? For example, would the denial of the variance deny the property owner the right to safe placement of a garage where garages are typical. If so, explain.

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WLF

(Part C Continued...)

6. Explain the extent of the circumstances that are creating hardship or difficulty in compliance with the Town Code and list alternatives and options considered by the applicant. Provide supporting documentation.

In order to preserve the off street parking and allow for the most space for a protected playground.

7. Describe whether or not granting the variance requested will confer an unreasonable special privilege to the subject property that is not available to other similar properties located in the same zoning district and provide supporting documentation.

On this square block of the 200 block of College St. and Pine St. there are only 5 residences and the rest of the block is taken up by the church property.

8. Do you think a rebuttable presumption, should apply to your property, yes or no? For example, do you have an existing non-conforming structure that you wish to rebuild in the same location? If yes, show the original footprint of the building. Provide documentation that proves the existence of the prior nonconformity. Document that the nonconformity can be in compliance with building and fire codes.

This remodel of the Fellowship Hall of the Church will not only provide another pre-school in the county but it will also provide for an additional 18-20 full time employees for the Town.

9. Provide any additional information you would like the Board to consider.

This remodel of the Fellowship Hall of the Church will not only provide another pre-school in the county but it will also provide for an additional 18-20 full time employees for the Town.

IT IS THE POLICY OF THE TOWN OF STEVENSVILLE'S BOARD OF ADJUSTMENT TO NOT ACT ON A PROPOSAL IF THE APPLICANT/PROPERTY OWNER OR REPRESENTATIVE IS NOT PRESENT AT THE BOARD OF ADJUSTMENTS HEARING. TOWN STAFF REPRESENT THE TOWN AND CANNOT ANSWER QUESTIONS ON BEHALF OF THE APPLICANT AT THE BOARD OF ADJUSTMENT HEARINGS.

I HEREBY CERTIFY THE ABOVE STATEMENTS AND ANY ATTACHED INFORMATION ARE TRUE AND CORRECT.

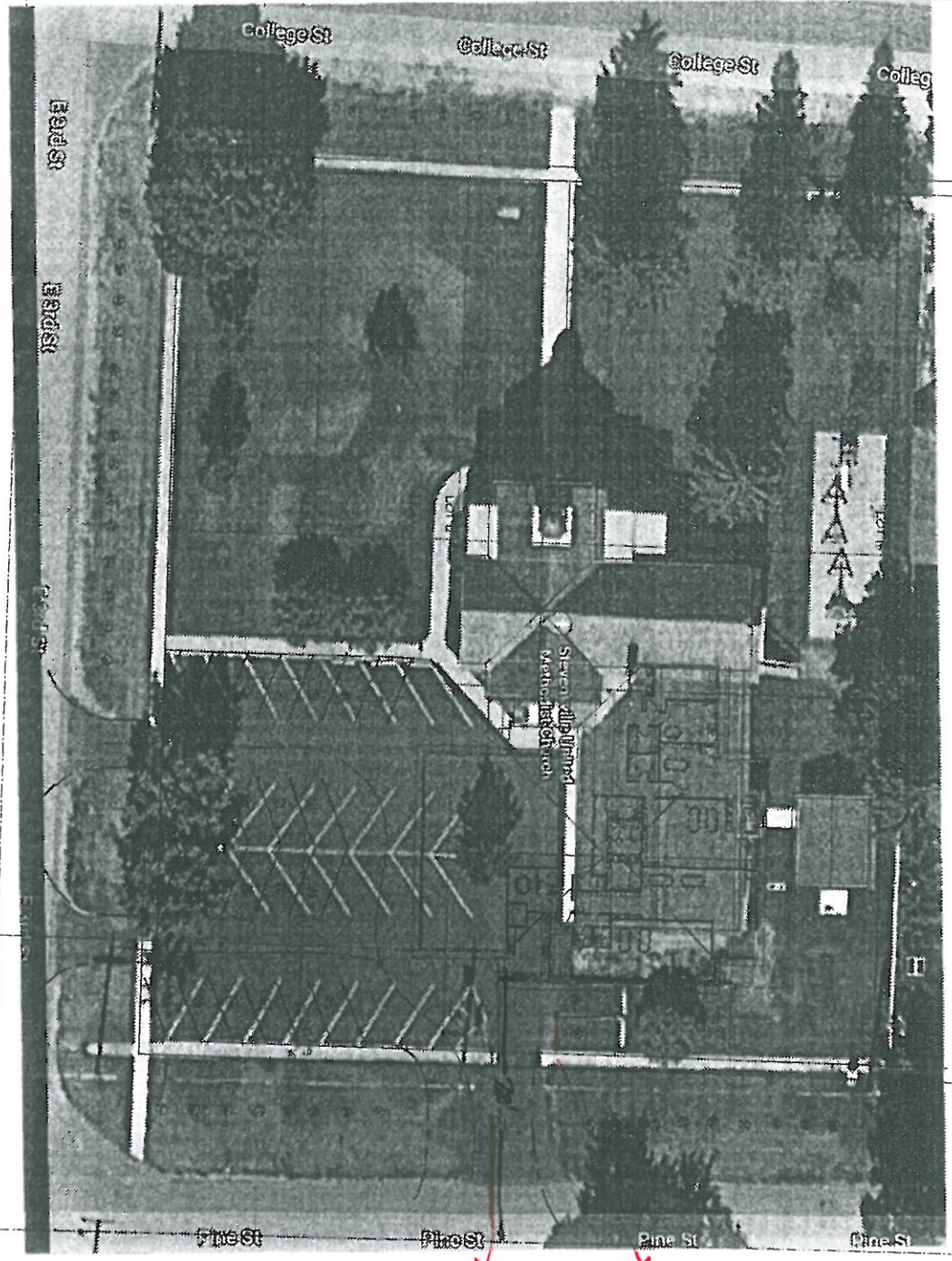
APPLICANT'S SIGNATURE: John Fisher DATE: 5/22/2020

PROPERTY OWNER'S SIGNATURE: Paul Fisher DATE: 5/27/2020
(Property owner must sign application if different than the applicant)

received
5/27/2020



SITE PLAN Scale: 1" = 20'
 GEO CODE: 13-1164-21-4-21-0000
 STEVENSVILLE ORIGINAL TOWNSHIP
 571 709 N R20 & BLOCK 03 LOT 006
 LOTS 6 TO 5 BLOCK 13 STEVENSVILLE



15'7"
 12'2"
 CENTER OF STREET

AN ADDITION/REMODEL FOR
 STEVENSVILLE UNITED
 METHODIST CHURCH
 216 COLLEGE STREET
 STEVENSVILLE, MT 59870

Sheet Name: **SITE PLAN**

REVISIONS

StringLine De
 Phone: (406) 529-405
 PO Box 1953
 Hamilton, MT 59840
 StringLineDesign@Yahoo.com

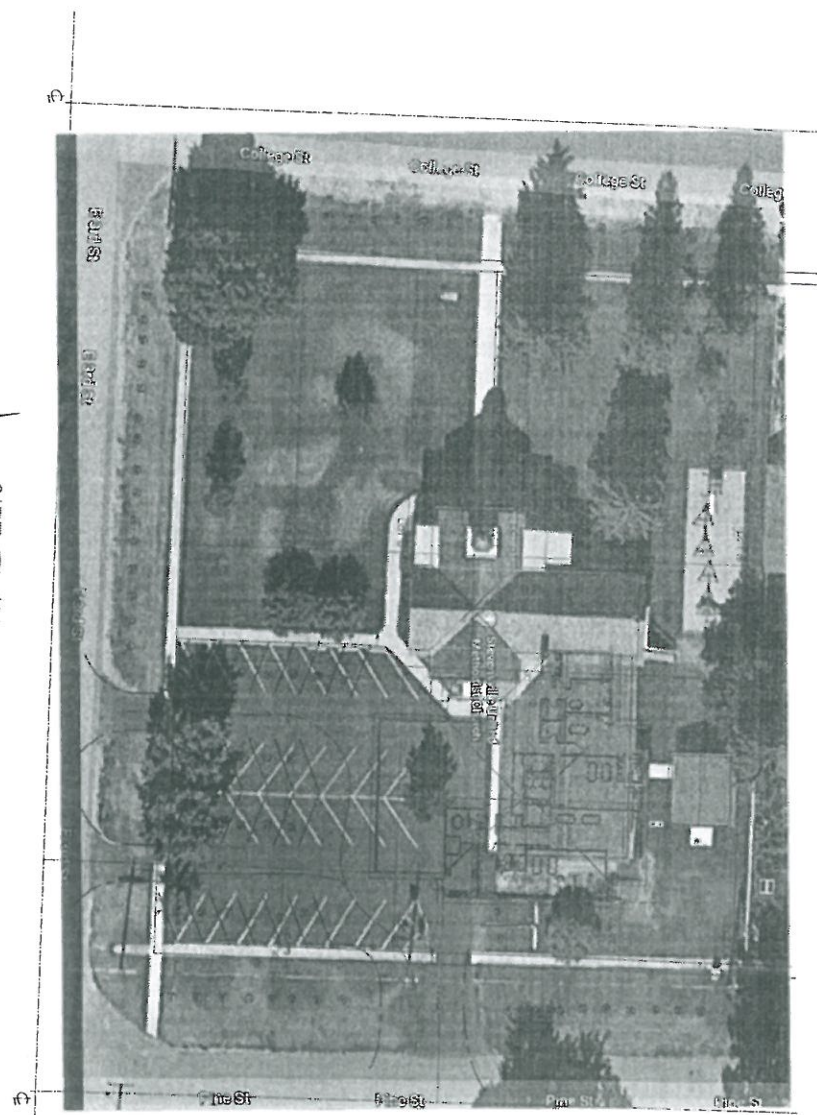
Drawn By: STRINGLINE DESIGN
 PO BOX 1953
 HAMILTON, MT 59840
 (406) 529-4053

Scale: PER PLAN

Date: 5/21/20

Sheet Number:

received
5/27/2020 JLA



SITE PLAN Scale: 1" = 20'
 GEO CODE: 13-164-37-1-4-01-0000
 STEVENSVILLE ORIGINAL TOWNSHIP
 5217 29 N 420 4 BLOCK 3 LOT 006
 LOTS 6 TO 9 BLOCK 13 STEVENSVILLE

1	Drawn By: STRINGLINE DESIGN 1400 529 4053
	Date: 5/21/20
	Scale: PER PLAN
	Sheet Number:

AN ADDITION/REMODEL FOR:
 STEVENSVILLE UNITED
 METHODIST CHURCH
 216 COLLEGE STREET
 STEVENSVILLE, MT 59870

Sheet Name: SITE PLAN

REVISIONS

StringLine Design
 Phone: (406) 529-4053
 PO Box 1953
 Hamilton, MT 59840
 StringLineDesign@Yahoo.com

TOWN OF STEVENSVILLE
CASH RECEIPT

Printed 15:30:11 - 05/27/20

Batch:10658
Transaction:14

Reference Number: APPLICATION FOR VARI
Name: MS SASRAH MERCHANT
Address: 216 COLLEGE STREET
[STEVENSVILLE]

Item(s) Description:	
MICHELLENEOUS REVENUE - GENERAL	450.00
Check # 527	450.00
Cash Paid	
Credit Paid	
Less Change Given	()
TOTAL:	450.00

Comments:
Application for Variance 216 College Street