

Town of Stevensville BOARD OF ADJUSTMENT APPLICATION FOR VARIANCE



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Community Development Department
Phone (406) 777-5271 Fax (406) 777-4284

- 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	BFI	OW
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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: Address: Email:	Dan Metully 3792 Eastside Hwy Sterdan@flatfreight.com	Cell Phone Number: Other Phone Number:	406-240-1492	
3.	. PROPERTY OWNER (If different from applicant):				
	Name: Address: Email:		Cell Phone Number: Other Phone Number:		
4.	ADDRESS OF PROPERTY: 3792 Eastside Hwy Stevensville Mt 59870				
5.	. LEGAL DESCRIPTION OF PROPERTY (Block & Lots, Subdivision/Addition):				

6. LOT OR PARCEL SIZE (Square feet):

72745.20 feet Parcel A / 27007.20 feet Parcel B

7. CURRENT AND PROPOSED USE OF STRUCTURE OR PROPERTY:

Mixed use as of this time. Ultimately all Self Storage with existing house used

S34, T09 N, R20 W, ACRES 1.67, IN NENE INDEX 44 CS#701060-TR PAR

8. ZONING DISTRICT: C3 Highway Commercial



(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.

Dime	ensional Criteria:
	Reduce front lot line setback:
x	Front lot line setback #2 (corner lot): From the required 25 feet to 0 feet
	Reduce garage entrance setback:
X	Reduce side lot line setback: Reduce setback on South lot from 7.5 feet to 0 fe
x	Reduce rear lot line setback: From the required 25 feet to 0 feet
	Exceed building height limitation:
Lot (Coverage/Area Criteria:
×	Lot coverage percentage: Increase coverage from 70% to 90%
	Front porch lot coverage percentage:
×	Lot area per dwelling unit: Reduce from one acre to 10,000 feet
Land	dscaping Criteria:
	Reduce or eliminate landscaping area:
	Reduce or eliminate screening area:
Park	cing 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.

Evolving security needs for self storage facilities make the use the buildings themselves as perimeter fencing a viable consideration

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.

Plan provided for existing and proposed structures

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.

None known. Property owner realizes that his Storage Business is unique in the vicinity, and would state that his business has unique needs

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.

Does not apply

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.

Likely does not apply, however, once again, Property owner realizes that his Storage Business is unique in the vicinity, and would state that his business has unique needs. Security is the largest concern for this business.

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(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.

Property owner believes that current zoning limitations, as written, were likely not intended to apply to potential businesses that might be created in the future, but to guide residential growth

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.

Property owner believes that other facilities in the vicinity do not have similar security concerns

8. Do you think a rebuttable presumption, should apply to your property have an existing non-conforming structure that you wish to rebuild in the original footprint of the building. Provide documentation that proves the nonconformity. Document that the nonconformity can be in compliance.	ne same location? If yes, show the
DEES NOT APPLY	
9. Provide any additional information you would like the Board to consider the sold of the	der.
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IT IS THE POLICY OF THE TOWN OF STEVENSVILLE'S BOARD OF ADJUST PROPOSAL IF THE APPLICANT/PROPERTY OWNER OR REPRESENTATIVE OF ADJUSTMENTS HEARING. TOWN STAFF REPRESENT THE TOWN AND BEHALF OF THE APPLICANT AT THE BOARD OF ADJUSTMENT HEARINGS	IS NOT PRESENT AT THE BOARD CANNOT ANSWER QUESTIONS ON
I HEREBY CERTIFY THE ABOVE STATEMENTS AND ANY ATTACHED INFOI	RMATION ARE TRUE AND
APPLICANT'S SIGNATURE:	DATE: 10-25-21
PROPERTY OWNER'S SIGNATURE:	DATE:
(Property owner must sign application if different than the applicant)	

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