



**NOTICE OF
PUBLIC HEARING**
Monday, November 22, 2021
6:00 p.m.

NOTICE IS HEREBY GIVEN that the Town of Stevensville Board of Adjustments will hold a public hearing on Monday, November 22, 2021, at 6:00 p.m. at the North Valley Public Library Community Room, 208 Main Street, for the purpose of considering a Petition for Variance from Dan Metully, owner of 3792 Eastside Hwy. The parcel(s) is unannexed and within the Town's extra-territorial zoning jurisdiction.

The Petition for Variance requests the Board to approve a variance of the following local zoning regulations:

Developmental Code, Section 10-224- Dimensional Requirements Chart

- a. The minimum front lot line setback in a C-3 Highway Commercial zone is 25 feet. The applicant is requesting a variance adjusting the front lot line setback to 0 feet for this parcel.
- b. The minimum side lot line setback in a C-3 Highway Commercial zone is 7.5 feet. The applicant is requesting a variance adjusting the side lot line setback to 0 feet for this parcel.
- c. The minimum rear lot line setback in a C-3 Highway Commercial zone is 25 feet. The applicant is requesting a variance adjusting the rear lot line setback to 0 feet for this parcel.
- d. Then maximum lot coverage percentage in a C-3 Highway Commercial zone is 70%. The applicant is requesting a variance adjusting the lot coverage to 90% for this parcel.
- e. The minimum lot area in square feet in a C-3 Highway Commercial zone is 0. Outside the town limits, the minimum lot size is one acre until such time as the land is annexed, or when annexation is approved prior to a final plat approval. The applicant is requesting a variance adjusting the lot area to be reduced from one acre to 10,000 feet.

Additional information, including the application for variance, can be found on the Town's website: <https://www.townofstevensville.com/comm-development/page/projects-proposals>

The public hearing will be held at the North Valley Public Library Community Room, 208 Main Street. Written comments may be mailed to the Clerk of the Town of Stevensville, 206 Buck Street, PO Box 30, Stevensville, MT 59870, on or before 5:00 p.m. November 22, 2021, or may be emailed to clerk@townofstevensville.com. Questions may be asked or more information may be obtained by contacting Town Hall at 406-777-5271.