Cascade County Zoning Board of Adjustment

Application for Variance/Appeal

Cascade County Public Works Department
Planning Division
121 4th St No, STE 2H/I, Great Falls MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

$250.00 Non Refundable Application Fee — Payment: Check (#) 1060 Cash ____

SW

OFFICE USE ONLY

Variance: X Appeal: ____ Date Application Received: ____

Date of Zoning Board Decision: ____ Zoning Board Decision: ____

Applicant/Agent: Clayton Parsons Mailing Address: 300 24th ST NW Great Falls MT 59404

Home Phone: ____ Work Phone: ____ Cell Phone: (406) 750 1866

Owner(s) if different from applicant: Amy Parsons addl. legal owner Mailing Address: ____

Home Phone: ____ Work Phone: ____ Cell Phone: (406) 750 1434

Property Address: 300 24th ST NW, Great Falls Sec 04 T 20N R 03E

Lot(s) 21C Blk ____ Geo Code: 02-3015-04-4-06-08-0000 Parcel # ____

Please take notice that the undersigned was denied a permit and seeks a variance or an appeal of the Zoning Administrator's decision related to the following activity: ____

FOR VARIANCE REQUEST ONLY (may attach documentation)

Indicate below or attach separate pages showing how your application meets the legal criteria for a variance. (A variance is authorized only for height, area, and size of structure, size of yards and open spaces, signage, landscaping, or as otherwise specifically provided for in the Cascade County Zoning Regulations. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of non-conformities in the zoning district or adjoining zoning districts.)

*Requesting variance to side yard width from 6' to approximately 3' in order to rebuild crumbling 1954 garage/carport in current location

1) Explain how this variance request from the Cascade County Zoning Regulations will not be contrary to the public interest.

Garage slab and carport slab have deteriorated to the point that they've compromised the structure and rendered it hazardous and unusable. Replacing the structure will not negatively affect neighbors structures ~~only allow rebuilding on~~ which do conform to zoning setback requirements

2) Describe where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the regulations would result in unnecessary and undue hardship.

Setback cannot conform to current zoning regulations because 10' setback from property line is not available. Relocating garage in back yard is not possible because of location of septic tank & drainfield, cistern, and well pumphouse.

3) The spirit of this Section would be observed and substantial justice done by granting this variance.

We'd like to rebuild the garage not only so that it's usable but so that it's in line with neighboring properties' 2-car garages and maintains current property improvements. Strictly adhering to current regulations would not allow us to do those things.

FOR APPEAL REQUEST ONLY (may attach documentation)

Describe the alleged error in any order, requirement, decision, or determination made by the Zoning Administrator in the enforcement of these regulations.

Owner/Applicant's Signature: Clayton & Jana Parsons, Contract buyers Date: 2/14/18