



**ROOM A | 130 6TH STREET WEST
COLUMBIA FALLS, MT 59912**

**PHONE (406) 892-4391
FAX (406) 892-4413**

**COLUMBIA FALLS BOARD OF ADJUSTMENT
AGENDA
TUESDAY, NOVEMBER 17, 2020
COUNCIL CHAMBERS CITY HALL**

NOTE: This meeting will be held in the Council Chambers as well as by virtual meeting to provide for social distancing and public health and safety. Contact City Clerk Barb Staalnd to register for ZOOM meeting access information. Email: staalandb@cityofcolumbiafalls.com

REGULAR MEETING – 6:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS/PUBLIC COMMENT (Items not on agenda)

NEW BUSINESS:

1. Variance Request – Minimum Lot Width.

This variance would allow the owner, Clara Croft, of 949 Tamarack Lane to divide her nine-acre parcel into two tracts, one being a one-acre tract of land to give to her daughter, applicant Hanna and Nick Miller, through the Family Transfer survey process. The property is zoned CR-1 which has a one acre minimum lot size as well as a minimum lot width of 150 feet. The applicant's stated reason for the variance request is that the drainfield for the existing house and an existing fence create an obstacle and hardship to comply with the required 150 foot lot width, providing only a 135 foot width for the one-acre parcel. The property is described as Assessor's Tract 2Q (Tract 1 of COS 18119) in Section 5, Township 30 North, Range 20 West, P.M.M., Flathead County.

- a. Adopt Staff Report CV-20-01 as findings of fact.
- b. Approve, amend or deny the Variance Request

2. Variance Request – Reconstruction of a Damaged Non-Conforming Building.

This variance would allow the owners, CNS Property, LLC, to rebuild the nine-unit apartments lost to a fire at 1711 4th Avenue West. The property is zoned CR-3 (One-family residential) which only allows single family structures on the property. The apartments were constructed predating the zoning and as such were a legal non-conforming use. Section 18.211.050 of the Columbia Falls Zoning Regulations state that a non-conforming use damaged by more than 50% excluding foundation must be rebuilt in conformation with current zoning regulations; meaning that the applicants cannot replace the apartments without a variance. The property is described as Lot 15, Block 1, Lenonville Subdivision in Section 17, Township 30 North, Range 20 West, P.M.M. Flathead County.

a. Adopt Staff Report CV-20-02 as findings of fact.

b. Approve, amend or deny the Variance Request

ADJOURN