



Board of Adjustment / Appeals Agenda
Civic Center 2 Park Drive South, Great Falls, MT
Commission Chambers, Civic Center
January 09, 2020
3:00 PM

OPEN MEETING

- 1 Call to Order 3:00 P.M.
- 2 Roll Call- Board Introductions

Jule Stuver- Chair
Krista Smith- Vice Chair
Joe McMillen
Aspen Northerner
Kyle Palagi

- 3 Recognition of Staff
- 4 Approval of Meeting Minutes - July 11, 2019 & October 3, 2019
- 5 Election of the 2020 Chair and Vice Chair
- 6 Recommendation to reappoint Krista Smith for another term

CONFLICT DISCLOSURE/EX PARTE COMMUNICATIONS

BOARD ACTIONS REQUIRING PUBLIC HEARING

1. Variance from Section 17.20.4.010 of the Official Code of the City of Great Falls (OCCGF) to allow reduced side yard setbacks for a project located at 213 & 215 2nd Avenue North.

BOARD ACTIONS NOT REQUIRING PUBLIC HEARING

COMMUNICATIONS

PUBLIC COMMENT

Public Comment on any matter and that is within the jurisdiction of the Board of Adjustment/Appeals. Please keep your remarks to a maximum of five (5) minutes. Speak into the microphone, and state your name and address for the record.

ADJOURNMENT

(Please exit the chambers as quickly as possible. Chamber doors will be closed 5 minutes after adjournment of the meeting.) Assistive listening devices are available for the hard of hearing, please arrive a few minutes early for set up, or contact the City Clerk's Office in advance at 455-8451. Wi-Fi is available during the meetings for viewing of the online meeting documents.

Board of Adjustment/Appeals meetings are televised on cable channel 190 and streamed live at <https://greatfallsmt.net>. Meetings are re-aired on cable channel 190 the following Friday morning at 10 a.m.

MINUTES OF THE MEETING
OF THE
GREAT FALLS BOARD OF ADJUSTMENT/APPEALS
July 11, 2019

CALL TO ORDER

The meeting of the Great Falls Board of Adjustment/Appeals was called to order by Chair Jule Stuver at 3:00 p.m. in the Commission Chambers of the Civic Center.

ROLL CALL & ATTENDANCE

Great Falls Board of Adjustment/Appeals members present:

Mr. Jule Stuver, Chair
Ms. Krista Smith, Vice Chair
Mr. Joe McMillen
Ms. Aspen Northerner
Mr. Kyle Palagi

Great Falls Board of Adjustment/Appeals members absent:

None

Planning Staff members present:

Mr. Craig Raymond, Director of P&CD
Mr. Tom Micuda, Deputy Director of P&CD
Ms. Erin Borland, Planner III
Mr. Brad Eatherly, Planner I
Ms. Connie Tryon, Sr. Administrative Assistant

Others present:

Mr. Joseph Cik, Assistant City Attorney

Mr. Raymond affirmed a quorum of the Board was present.

MINUTES

Chair Stuver asked if there was a motion to approve the meeting minutes as stated for April 4, 2019. Mr. Palagi moved to approve the minutes, seconded by Ms. Smith. All in favor, the minutes were approved.

OLD BUSINESS

There was no old business.

BOARD ACTIONS REQUIRING PUBLIC HEARING

2400 6th Street NW, Variance to 17.20.7.060 and 17.20.4.010 that would allow the total maximum garage area to be increased and the maximum height of a detached garage to be increased beyond code requirements.

Ms. Borland stated that the applicant is requesting a variance for his property at 2400 6th St NW, to allow the maximum garage area and maximum garage height to be increased. She reviewed site photos and explained that the property butts right up against the county. She explained that the applicant is proposing to demolish an existing single family dwelling with an attached garage and construct a 1,600 square foot detached garage. He is also going to install a driveway to the detached garage using an existing driveway on the southeast corner of the property and then will finally construct a new single-family dwelling with an 800 square foot attached garage.

Ms. Borland displayed an exhibit from the official Code of the City of Great Falls, under the standards for accessory structures. She reviewed that the garage area limitations are based on the lot size. The applicant's lot falls into the 10,001 to 43,559 square foot category, so it would only be allowed to have a 1,600 square foot total garage area. She explained that the intent of the code is that accessory structures will not overpower the primary structures. It is to keep the neighborhood character of our city. Ms. Borland also reviewed the code for maximum detached garage height. For an R-2 zone, the standard is 24 feet but may not be higher than the uppermost elevation of the principal building. She stated that the applicant is wanting to build the garage first, before the new house is constructed. Since the current home on the property is only 18 feet tall, that is why they are requesting a variance.

Ms. Borland presented the Basis of Decision for the board. She stated that there are three findings that they look at for each variance. The first being that the variance is not contrary to the public interest. The second is that a literal enforcement would result in unnecessary hardship, owing to conditions unique to the property, and the last being the spirit of the Title would be observed and substantial justice done by granting the variance.

Ms. Borland said staff recommends the Board approve the height variance because when the primary house will be built, it will be in compliance. Staff also does recommend denial of the square footage allowance based on the findings, as true hardship cannot be proven. Ms. Borland offered to answer any questions.

PETITIONER'S PRESENTATION

Janna Reynolds, 2400 6th St NW, stated that for the lot size, with what they are proposing, they would only be at 11% lot coverage, and the allowable is 35%. They are looking to fix the neighborhood up as it is an older house and they want to get their vehicles out of the yard and in a garage.

John Reynolds, 105 30th Ave NE, stated that 6th St. is a very busy street, with no sidewalks, but they have a lot of toys [vehicles] that they need to store and keep them off the street. There are

also several people in that neighborhood that have even larger garages and shops than what they are asking for. He stated that the property tax will triple for the city.

OPPORTUNITY FOR BOARD MEMBERS TO ASK QUESTIONS

Ms. Smith asked if there was a time frame for the garage and the house to be built. Ms. Borland stated that the home owner would build the garage first and use it as storage while they build the house. Ms. Smith also asked if plans have been submitted for the house and garage. Ms. Borland said that they have seen preliminary drawings of the spec house.

Mr. Stuver asked if the Planning Department has seen a lot of these variance requests and if we have, have we looked at changing the code. Ms. Borland stated that the staff has only received one variance in the past few years that they are aware of. Mr. Micuda also added that staff has received a lot of inquiries about this subject several times a year.

Mr. Palagi asked what the hardship was on the variance from 2013 that was approved. Mr. Micuda replied that the code has changed since then, but they had a larger lot size and they also did make a building coverage argument.

Ms. Northerner asked if there is any kind of limitation on the house that will be built on the property. Ms. Borland said that this is where the lot coverage from the code comes into play; you can only have a certain amount of the lot covered. She also said that in the R-2 zone that the maximum height for the house is 35 feet.

PROponents OPPORTUNITY TO SPEAK

Michael Wadsworth, 2216 6th St NW, a neighbor, feels that it is the property owner's lot and he should be able to do with it what he wants.

OPponents OPPORTUNITY TO SPEAK

There were no opponents.

BOARD DISCUSSION AND ACTION

MOTION: The Board of Adjustment take a ten minute recess at 3:41pm

Made by: Ms. Smith
Second: Mr. Mcmillen

VOTE: All in favor, the motion passed.

The board was called back to order at 3:47pm.

MOTION: That the Board of Adjustment, based on the findings for the Basis of Decision, approve the variance request from OCCGF Title 17, Chapter 20, Article 7, Section 060, Total Maximum Garage area, to allow an additional 800 square feet.

Made by: Ms. Smith
Second: Mr. McMillen

Ms. Smith stated that she feels that this is not in excess for the size of the lot and there is no access to the back property.

Chair Stuver asked the applicant what was keeping them from building the allowed sizes by code.

Josh Frank, 2400 6th St NW [also the applicant], stated that they would like to be able to have the back garage for their projects, and the garage attached to their house, to be able to park in the winter.

There was some discussion between the board members.

VOTE: Two in favor, three opposed - the motion fails.

MOTION: That the Board of Adjustment, based on the findings for the Basis of Decision, deny the variance request from OCCGF Title 17, Chapter 20, Article 7, Section 060, Total Maximum Garage Area, to allow an additional 800 square feet.

Made by: Mr. Palagi
Second: Mr. McMillen

VOTE: Three in favor, two opposed, the motion passed. The garage area variance is denied.

MOTION: That the Board of Adjustment, based on the findings for the Basis of Decision, deny the variance request from OCCGF Title 17, Chapter 20, Article 4, Section 010, Exhibit 20-4, to allow the detached garage to be built at the maximum height.

Made by: Mr. Palagi
Second: Mr. McMillen

VOTE: All in favor, the motion passed. The height variance is also denied.

BOARD ACTIONS NOT REQUIRING PUBLIC HEARING

Ordinance 3205, "An Ordinance Amending Title 17 of the Official Code of the City of Great Falls (OCCGF): Reserving Chapters 9 Through 11; and, Repealing and Replacing Chapter 12 Pertaining to Administrative and Enforcement Bodies."

Mr. Cik gave an overview on what is changing. There are three substantive changes that are being proposed. The first one is taking all the zoning approval provisions out of the Planning Advisory Board and moving them to the Zoning Commission provisions. It was moved to be consistent with the state law. The second proposed change is eliminating the appointment membership and Officers sections of the Zoning Commission and simply cross-referencing to the Planning Advisory Board provisions. The last substantive change is removing the Airport Zoning and Hazard Board designation from the Board of Adjustment.

MOTION: I move that the Board of Adjustment recommend the City Commission adopt Ordinance 3205.

Made by: Ms. Smith
Second: Ms. Northerner

VOTE: All in favor, the motion passed.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business, Chair Stuver adjourned the meeting at 4:23 p.m.

MINUTES OF THE MEETING
OF THE
GREAT FALLS BOARD OF ADJUSTMENT/APPEALS
October 3, 2019

CALL TO ORDER

The meeting of the Great Falls Board of Adjustment/Appeals was called to order by Chair Jule Stuver at 3:00 p.m. in the Commission Chamber of the Civic Center.

ROLL CALL & ATTENDANCE

Great Falls Board of Adjustment/Appeals members present:

Mr. Jule Stuver, Chair
Ms. Krista Smith, Vice Chair
Mr. Joe McMillen
Ms. Aspen Northerner
Mr. Kyle Palagi

Great Falls Board of Adjustment/Appeals members absent:

None

Planning Staff members present:

Mr. Craig Raymond, Director of P&CD
Mr. Tom Micuda, Deputy Director of P&CD
Mr. Brad Eatherly, Planner I
Ms. Jamie Nygard, Sr. Administrative Assistant

Others present:

Mr. Joseph Cik, Assistant City Attorney
Ms. Lisa Kunz, City Clerk

Mr. Raymond affirmed a quorum of the Board was present.

MINUTES

Chair Stuver asked if there was a motion to approve the meeting minutes for the July 11th, 2019 meeting. Mr. Micuda stated that they would be on the next Agenda.

OLD BUSINESS

There was no old business.

NEW BUSINESS

4100 10th Avenue South- Variance from § 17.60.4.050B of the Official Code of the City of Great Falls (OCCGF) regarding the allowed separation distance between freestanding signs and the number of signs allowed on Premises exceeding 50,000 square feet.

CONFLICT DISCLOSURE/EX PARTE COMMUNICATIONS

Chair Stuver asked if there was any Conflict Disclosure/Ex Parte Communications and Ms. Northerner stated that the law firm that she works for has represented Taylor's AutoMax and Taylor's Transportation in the past. It had nothing to do with the variance that they are requesting at this meeting. Mr. Cik asked if it would in any way influence her decision and if she had any personal benefit from the outcome of the meeting. Ms. Northerner stated no to both questions. Mr. Cik stated that the disclosure should be good enough and that there should be no conflict of interest. Mr. Cik did also ask if her employer would have any kind of financial benefit and Ms. Northerner stated no.

Mr. Eatherly said Taylor's AutoMax is requesting a variance for the number of allowed signs and perimeter separation of free-standing signs. He reviewed site photos of the property and where the current signs are and the location for the new proposed sign.

Mr. Eatherly reviewed code provisions for freestanding-signs. It states that one freestanding sign of no more than two hundred square feet is allowed per street frontage and that a perimeter separation of two hundred fifty feet is required between any two freestanding signs on any premise. The variance that is being requested is to allow more than one freestanding sign per street frontage. They are requesting three, which exceeds the allowable number of two. Also, the applicant is requesting to allow the third sign to deviate from the required perimeter separation of 250 feet. The proposed sign is approximately 230 feet from the existing Taylor's AutoMax sign and 140 feet from the Nissan sign.

Mr. Eatherly stated the findings for the basis of decision. The first is the variance is not contrary to the public interest. 17.60.1.020 (B) contains an Intent and Purpose Statement to "Improve Great Falls' community image by eliminating sign clutter." The placement of a third sign along 10th Avenue South would not be consistent with the code's intent to reduce the number and spacing of freestanding signs over time. The second criterion is that a literal enforcement of the code would result in unnecessary hardship, owing to conditions unique to the property. The applicant asserts that hardship is present due to three conditions. The first being the unique demands placed upon the business by its dealer requirements regarding signs. Second is the large nine acre property size which creates the need to accommodate multiple dealers and multiple individual signs and third is the relatively limited 10th Avenue frontage (394 feet) in comparison to the overall lot depth of 1,026 feet.

Mr. Eatherly said staff understands these arguments, but notes that the dealer requirements regarding the need for individual signs are a business-related hardship rather than something

unique to the configuration or location of the property itself. The applicant has the option of combining the Taylor sign and the GMC sign or moving the Taylor signage to the building. The third finding for the Basis of Decision is the spirit of this Title would be observed and substantial justice done by granting the variance. Staff concludes that the spirit of this Title would not be observed by granting the requested variance. As noted in Variance Criterion #1, § 17.60.1.020(B) of the Sign Code contains an intent statement to "Improve Great Falls' community image by eliminating sign clutter." The requested sign variance would increase sign clutter by allowing three signs on a property that by code should only have two. Additionally, there is not enough street frontage to allow three signs along 10th Avenue South while maintaining the required perimeter separation distance of 250 feet between any two signs. Despite the applicant's large property size and dealership sign requirements, the code's requirements are reasonable and can be met with some compromise from the applicant. Staff recommends denial of the variance based on the findings of the staff report, which cannot find adequate justification of the variance request.

PETITIONER'S PRESENTATION

Mr. Steve Taylor, Taylor's AutoMax, 3443 7th Ave S, said they are required by the manufacturer to have a sign up for GMC/Buick. They used to have one up for Volkswagen and want to know if they could just put the one for GMC/Buick up where they took the Volkswagen one down.

OPPORTUNITY FOR BOARD MEMBERS TO ASK QUESTIONS

Mr. McMillen asked if there was any consequences to not have the sign out on 10th Avenue South.

Mr. Jim Taylor, 3911 Huckleberry Drive, stated the manufacturer is requiring them to have the sign. Mr. McMillen also asked what the dimension difference is between the old sign and the new sign. Mr. Taylor did not know the measurements. Mr. Eatherly stated that even if the third sign was granted, they would be under their allotted square footage.

Ms. Smith asked if they could make the Taylor's AutoMax sign a monument sign. Mr. Micuda responded that this is what the City suggested but that wasn't feasible for Taylor's AutoMax. The current Taylor's AutoMax sign is their brand that they have been building since 1996.

Mr. Stuver asked if they would still need to get a variance, even with the monument sign, because of the spacing. Mr. Micuda responded that yes, they would still need a variance.

Ms. Northerner asked the staff that in 2014 when the decision was made to grant the Volkswagen sign, who made that decision. Mr. Raymond stated that back in 2014 when the decision was made, the zoning code had different verbiage in it than it does now and it allowed him to be able to make the decision. Ms. Northerner also asked that if they had left the sign up for Volkswagen and left it blank, would they have been able to switch it out. Mr. Micuda responded that yes, they would have been able to just switch them out.

PROponents OPPORTUNITY TO SPEAK

There were no proponents.

OPPONENTS OPPORTUNITY TO SPEAK

There were no opponents.

BOARD DISCUSSION AND ACTION

Mr. Micuda noted that if the Board wished to make a different decision than recommended by staff, they would need to develop alternative findings of fact. Mr. McMillen indicated that he wished to make a motion to approve the variance and this motion was seconded by Ms. Smith. Mr. Micuda and Mr. Cik advised the Board to take a short recess so alternative findings could be reviewed with Mr. McMillen.

Chair Stuver, called for a recess at 3:38pm.

Chair Stuver, called the meeting back to order at 4:43pm. Mr. McMillen indicated that he was ready to make a motion to approve the project and enter alternative findings into the record.

MOTION: That the Board of Adjustment, based on the findings for the Basis of Decision, approve the application of Taylor's AutoMax for the requested variance from City Code Title 17, Chapter 60, Sign Code, based on the following findings.

1. The variance is not contrary to the public interest according to OCCGF § 17.60.1.020 A intent and purpose. The intent of the sign code is to promote a positive economic and business climate through distinctive and effective signage. Allowing the proposed GMC/Buick sign will allow a long standing business to effectively promote its new dealer brand and remain competitive with other vehicle dealerships.
2. A literal enforcement would result in unnecessary hardship owing to conditions unique to the property. Hardship is present due to three conditions. Unique demands placed upon the business by its dealer requirements regarding signs, large 9 acre property size which creates the need to accommodate multiple dealers and multiple individual signs, and relatively limited 10th Avenue South frontage (394') to meet ordinance requirements for spacing and number of signs. The spirit of this title would be observed and substantial justice done by granting the variance. Substantial justice would be achieved by granting the requested variance because it would assure the dealer brand that its sign requirements can be accomplished. This will allow the applicant's business to remain stable and complete.
3. Substantial justice would be achieved by granting the requested variance because it would assure the dealer brand that its sign requirements can be accomplished. This will allow the applicant's business to remain stable and complete.

Made by: Mr. McMillen
Second: Ms. Smith

VOTE: All in favor, the motion passed.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business, Chair Stuver adjourned the meeting at 3:50 p.m.



Item: Variance from Section 17.20.4.010 of the Official Code of the City of Great Falls (OCCGF) to allow reduced side yard setbacks for a project located at 213 & 215 2nd Avenue North.

Applicant: Andreas Geranios

Representative: Andreas Geranios, Geranios Enterprises Inc.

Presented By: Lonnie Hill, Planner I, Planning and Community Development

Action Requested: Consideration of reduced side yard setbacks from the standard of 10 feet contained in Title 17, Chapter 20, Article 4, Exhibit 20-4 of the Official Code of the City of Great Falls (OCCGF), *Development Standards for other zoning districts, Maximum side yard setback of principal and accessory buildings.*

Public Hearing:

1. Chairperson conducts public hearing, pursuant to OCCGF 1.2.050 and Title 17, Chapter 6, Article 6.
2. Chairperson closes public hearing and asks the will of the Board.

Suggested Motion:

1. Board Member moves:
 - I. “I move that the Board of Adjustment, based on the Findings for the Basis of Decision (approve/deny) the variance request from OCCGF Title 17, Chapter 20, Article 4, Exhibit 20-4, *maximum side yard setback of principal and accessory buildings*, subject to the conditions of approval.”
 2. Chairperson calls for a second, discussion, and calls for the vote.
-

Synopsis:

Geranios Enterprises, Inc. has operated a construction, design, and management business in Great Falls for over a decade. Andreas Geranios, the applicant and son of the business owner, has moved back to Great Falls after college with the intention to begin his career as a real estate developer. He would like to provide unique residential options to serve as a catalyst to downtown growth. Andreas is under contract to acquire the three subject parcels. Two of the parcels are currently 25 feet wide and one parcel is 10 feet wide. With side yard setback requirements of 10 feet, he is left with only 5 feet of developable building footprint width on the 25 foot wide lots and no developable building footprint width on the 10 foot wide lot.

The applicant intends to aggregate the three lots into two and perform a boundary line adjustment to create two equal 30-foot wide lots. The applicant is requesting 5 feet side yard setbacks on the outside property lines and 4 feet and 3 inches for the interior property line between both lots. The requested variance would allow for a building width of 20 feet and 9 inches for each residential structure with a common garage shared between both properties. If the requested variance is granted, the applicant will build one single-family residence on each of the two newly created lots.

Background Information:

Requested Variance: Chapter 20 - Land Use §17.20.4.010 Development standards for other zoning districts, Exhibit 20-4.

The minimum side yard setback of principal and accessory buildings in the Central Business Periphery (C-5) zoning district is 10 feet. The applicant requests that the proposed residential project have 5 feet side yard setbacks on the outside property lines and 4 feet and 3 inches for the interior property line between both lots with a common garage shared between both properties.

Notice of the Board of Adjustment hearing was published in the Great Falls Tribune on Sunday, December 29, 2019. Additionally, notices were sent to adjoining property owners per code requirements. Staff received an inquiry from one adjoining property owner requesting information at the time of writing this report.

Findings for the Basis of Decision: The basis for decision for a variance request is listed in OCCGF § 17.16.32.040 of the Land Development Code. The decision of the Board of Adjustment shall consider the three Basis of Decision criteria. Staff provides the following Basis of Decision for consideration by the Board:

1. The variance is not contrary to the public interest.

The purpose of side yard setbacks in the City’s Land Development Code is to ensure that there is an adequate minimum distance between adjoining structures and uses. In the C-5 Central Business Periphery district the intention of the setbacks are to allow smaller building footprints than the intensely developed downtown area. In this case the proposed residential use, which is permitted within the C-5 district, is lower in intensity and traffic, than any other allowed land use within the district. Additionally, the proposed two-story structures are well below the maximum building height allowed in the C-5 district – 55 feet. The two-story structures match the mass of the existing structure to the east, while the adjoining property to the west is vacant. This request meets the intent of the Code and is in the public interest.

2. A literal enforcement would result in unnecessary hardship, owing to conditions unique to the property.

A literal enforcement of the minimum side yard setbacks would restrict the properties in question to an unfeasible building footprint. The two 25 foot wide parcels only have developable width of 5 feet due to the required 10 foot side yard setbacks. On the 10 foot wide parcel there is no developable area due to required 10 foot side yard setbacks. There is simply no way to construct a building footprint to allow for feasible development for all three of the properties. The dimensions of the lots result in unnecessary

hardship for the property owner. These unique conditions justify granting a variance to reduce the side yard setbacks.

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

The spirit of this Title would be observed and substantial justice done by granting the variance. If the variance is not granted, it would not allow the applicant to feasibly develop his properties. Other than the slightly reduced setbacks, the development of the property is completely consistent with the C-5 district in terms of building height, general massing, traffic impacts, and land use.

Recommendation:

City staff has concluded that the proposed side yard setback variance is appropriate, and staff recommends approval with the following conditions:

Conditions of Approval:

1. **Building Permits.** The applicant shall submit the required building permit application to the City of Great Falls for review and approval.
2. **Code Compliance.** The applicant shall comply with all applicable building and fire codes pursuant to the project.
3. **Amended Plat.** The applicant shall provide a revised amended plat of the subject properties, showing the proposed aggregation and boundary line adjustments referenced in this report.

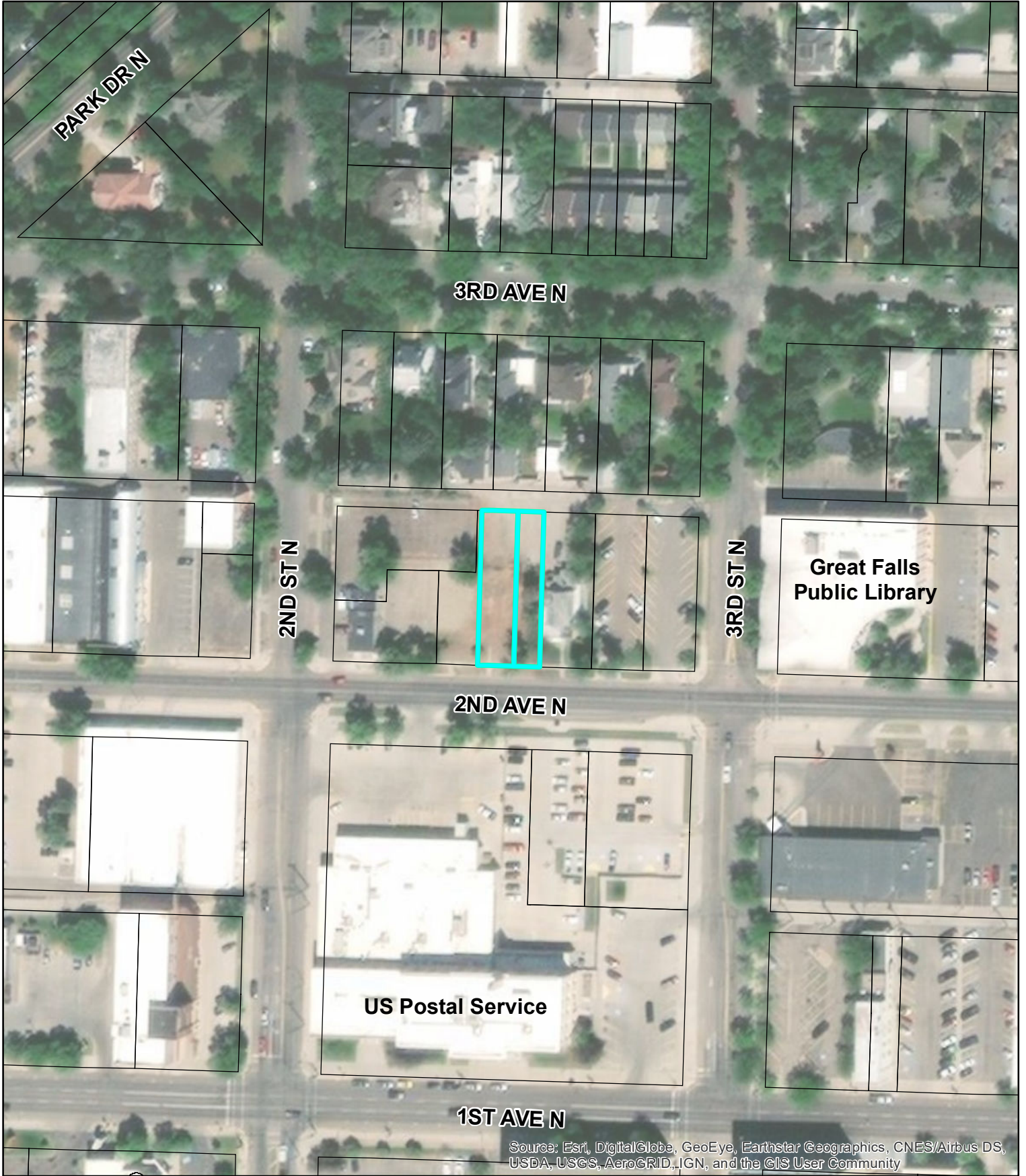
Alternative:

The Board of Adjustment could choose to deny the variance request and strictly enforce the 10 foot side yard setbacks for the C-5 district. For such action, the Board of Adjustment must provide separate Basis of Decision findings to support the denial.

Attachments:

- Location Map
- Zoning Map
- Project Narrative
- Site Plan

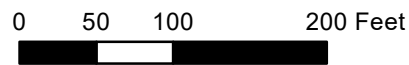
Location Map - 213 & 215 2nd Avenue North



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

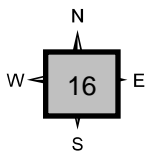


Subject Properties

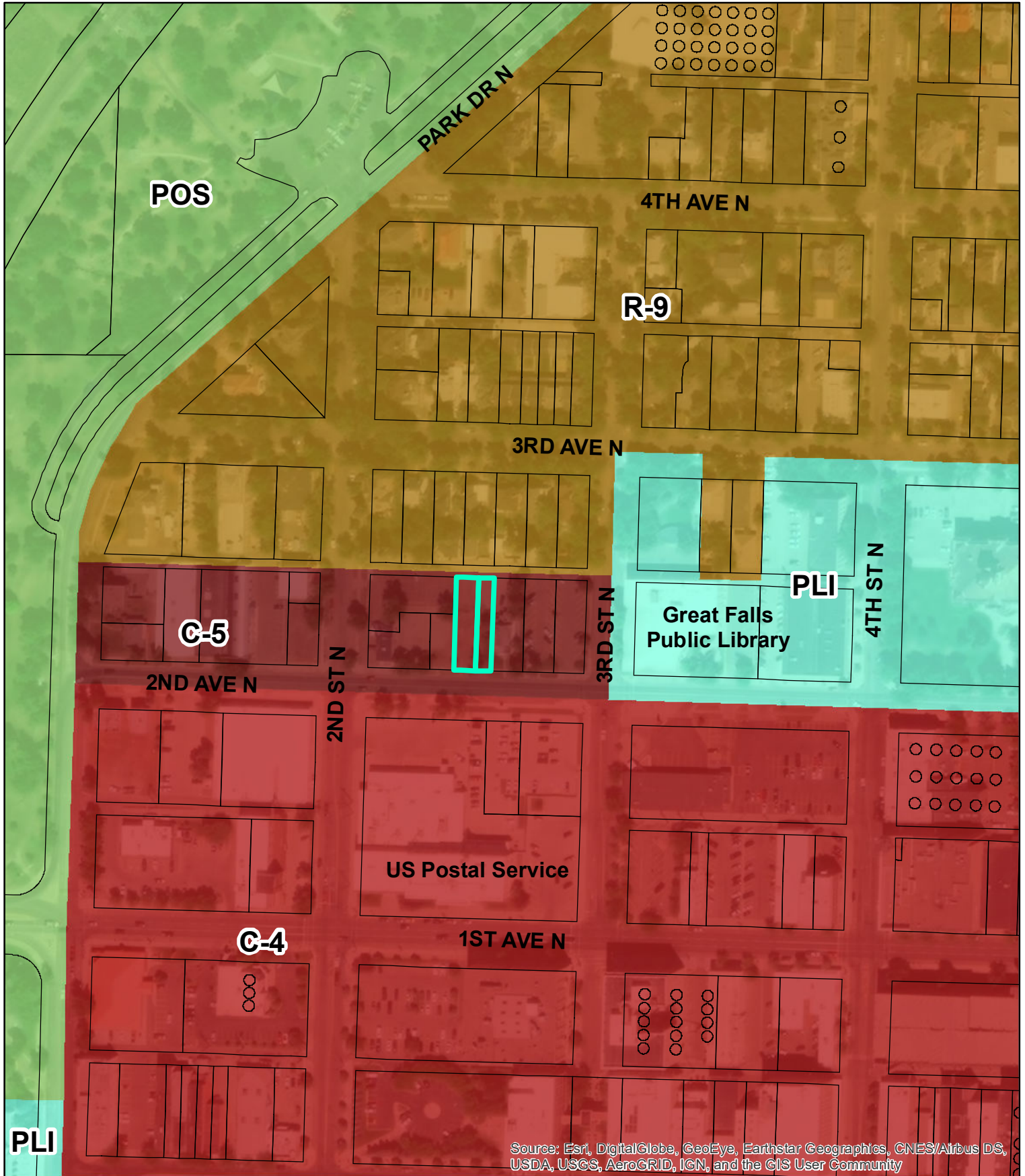


Date: 12/23/2019

City of Great Falls Planning and Community Development

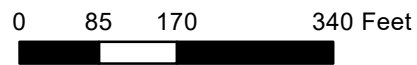


Zoning Map - 213 & 215 2nd Avenue North



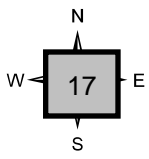
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

 Subject Properties



Date: 12/31/2019

City of Great Falls Planning and Community Development



I was born and raised in Great Falls and love my city as only a native can love all this city offers. I moved to Bozeman for college and saw what one of the fastest markets in Montana had to offer. I subsequently have moved back to live in Great Falls and I am actively trying to add to the value and beauty of the town that has held such a special place in my heart. Great Falls has the same, if not more, to offer in terms of locational desirability. We have great outdoor recreational options, we have a river running through our town, and one of Montana's first ski hills in short proximity. We also have such a beautiful downtown. My interest as a potential developer of the downtown was to create an option of new trendy living spaces for individuals in the market the first of several planned projects for the downtown corridor.

My variance proposal will help fulfil the need for newer housing in the Great Falls Original Township, which does not currently have many options in the form of undeveloped and conforming lots. With the variance, I will be able to partially improve the 200 block of 2nd Avenue North from a row of vacant undevelopable land to newer trendy housing that I hope will spur the start of a downtown migration of desired living, which can be a major catalyst to increasing downtown activity.

The project is currently attempting to utilize 3 non-conforming lots in a C-5 zone. The zoning's literal interpretation would require me to have 10-foot side yard setbacks. Two of the lots have a width of 25 feet and one lot has a width of 10 feet, leaving me only the ability to build a 5-foot-wide structure on two of the lots and nothing on the third. Without a variance I would be unable to complete any project on those individual lots. We are planning to aggregate the west two lots and then ask for a boundary line adjustment to create two equals 30-foot lots. My ability to perform the project is very likely as I have already acquired the services of an Engineer/Architect, I have also completed Geotechnical testing requirements. I am in my later parts of financing and would be well on my way to permitting and construction if my variance proposal is approved.



Project Title: ANG TOWNHOMES
 Developer: Andreas Geranios
 Landowner: Andreas Geranios

Lot 1: Zone C5 - 1500 sq ft
 Lot 2: Zone C5 - 3750 sq ft
 Lot 3: Zone C5 - 3750 sq ft

**LACY & EBELING
 ENGINEERING INC.**
 FAX: (406) 761-4026
 TEL: (406) 761-1088
 EMAIL: LE-ENG@LE-ENG.COM
 GREAT FALLS, MONTANA

ANG TOWNHOMES
 ANDREAS GERANIOS
 GREAT FALLS, MONTANA

PRELIM SITE PLAN

ISSUE NO. 1
 DATE ISSUED FOR CLIENT REVIEW 12.04.19
 THIS DRAWING IS THE PROPERTY OF THE ENGINEER. IT HAS BEEN PREPARED SPECIFICALLY FOR THIS PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
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PLOT SCALE: AS NOTED
 DATE: 12304/19
 JOB NUMBER: XXX
 DRAWN BY: LVG
 DESIGNED BY: LVG
 CAD FILE: MASTER

EXH 1
 SHEET of



RECEIVED
 DEC 11 2019
 By _____

**DRAFTING SERVICES BY
 LACY & EBELING ENGINEERING INC.
 STRUCTURAL DESIGN BY OTHERS**

**PRELIMINARY
 NOT FOR CONSTRUCTION**

