



City of Sidney, MT
Zoning/Board of Adjustment Meeting
May 14, 2025 8:00 AM
115 2nd Street SE | Sidney, MT 59270

The City Council meetings are open to the public attending in person, with masks encouraged when social distancing cannot be accomplished. If the public does not wish to participate in person, they are also invited to participate via a Zoom meeting. You can participate via phone:

Meeting ID: 713 080 5898 Passcode: 4332809 Call: 1-346-248-7799

1. New Business

[a.](#) Chris Schoepp- Variance Application

City of Sidney

Item a.



Montana's Sunrise City

APPLICATION FOR A VARIANCE WITHIN THE CITY OF SIDNEY

The undersigned hereby makes application for a variance pursuant to Chapter 11.22.48 of the Sidney Zoning Ordinance

Name of Property Owner: Gary Schoepp

Name of Applicant: Chris Schoepp

Address of Applicant: 920 11th St SW

Phone Number of Applicant: 406-489-0066

Legal Description of property: peterson second add Block 002 Lot 007

Current Zoning: R1

Land Area: 12740

Variance request if for the following reasons: Building within 10 feet of property line

(use additional pages if necessary)

In addition to the above, submit a plot plan drawn to scale on paper not larger than 11" x 17" which includes all existing and proposed structures and proposed variance measurements, a list of names, mailing addresses, and labels of all property owners within 300ft of the subject property and a \$500 filing fee. The application will not be considered complete until all information is submitted.

Procedure

The Board of Adjustment is assigned authority to hear, consider and make recommendations to the Mayor and City Council on whether to approve, approve with conditions or disapprove applications on Variance application. These applications are reviewed and decided pursuant to procedures in Section 11.21.48 Procedures for Decisions by Planning Board/Zoning Commission of Board of Adjustment.

Standards

Approval of a Variance shall require the Board Of Adjustment making each of the following Finding of Fact. Please write a short explanation why you feel your project meets these requirements. **All seven must be met**

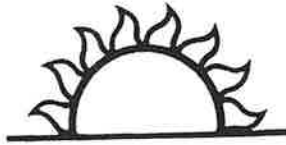
1. Special Conditions

There are special circumstances or conditions that are peculiar to the land or building for which the Variance is sought that do not apply generally to land or buildings in the neighborhood; and

this a green house
not garage no garage doors on it
wanted close to property line to not take as much yard away from house

City of Sidney

Item a.



Montana's Sunrise City

2. Not Result of Applicant

The special circumstances or conditions have not resulted from an act of the applicant or been established to circumvent this Ordinance; and

applying for variance prior to construction - to meet the requirement of the city

3. Strict Application Unreasonable

Due to the special circumstances or conditions, the strict application of the Ordinance would deprive the applicant of reasonable use of the land or building or create an undue hardship on the landowner; and

moving to 4 feet rather than 10 ft would provide my yard to be more usable

4. Necessary to Provide Reasonable Use

Granting the Variance is necessary to provide a reasonable use of the land or building; and

allow me to garden year Round - Due to cost @ the store

5. Minimum Variance

The Variance is the minimum variance necessary to allow a reasonable use of the land or building; and

this the size I need to provide the proper garden space

6. Not Injurious

Granting the Variance will not be injurious to the neighborhood or detrimental to the public welfare; and

this will not be used as a garage

this will not cause a sight issue as I'm within property

It will never be used as a garage or auto storage

City of Sidney

Item a.



Montana's Sunrise City

7. Consistent with Ordinance

Granting the Variance is consistent with the purposes and intent of this Ordinance. Code States:

"11.1.30 PURPOSES AND INTENT

The purposes and intent of this Zoning Ordinance are to:

11.1.31 PURPOSE

Promote the health, safety and general welfare for the citizens of Sidney; and

11.1.32 INTENT

Implement the policies, goals and strategies of Sidney Growth Policy."

A variance to Allowed Uses of zoning district is prohibited.

meets other shed set Back
Its Bigger than 200 sq

I hereby certify that the above information is true and correct for the above described property.

Chris Schopp
Applicant Signature

For Office Use Only

Date Filed: *4/10/2025*

Filing Fee: *\$500.00*

Vote (3 yes votes are required to grant a variance)

Yes	No
Yes	No
Yes	No
Yes	No
Yes	No

CK# 027132
Rec # 25-358

Board decision to approve/deny request/and or conditions of approval: _____

Chairperson Signautre: _____

Zoning - May 14th, 2025 @ 8:00 AM

Council - May 19th, 2025 @ 6:30 PM

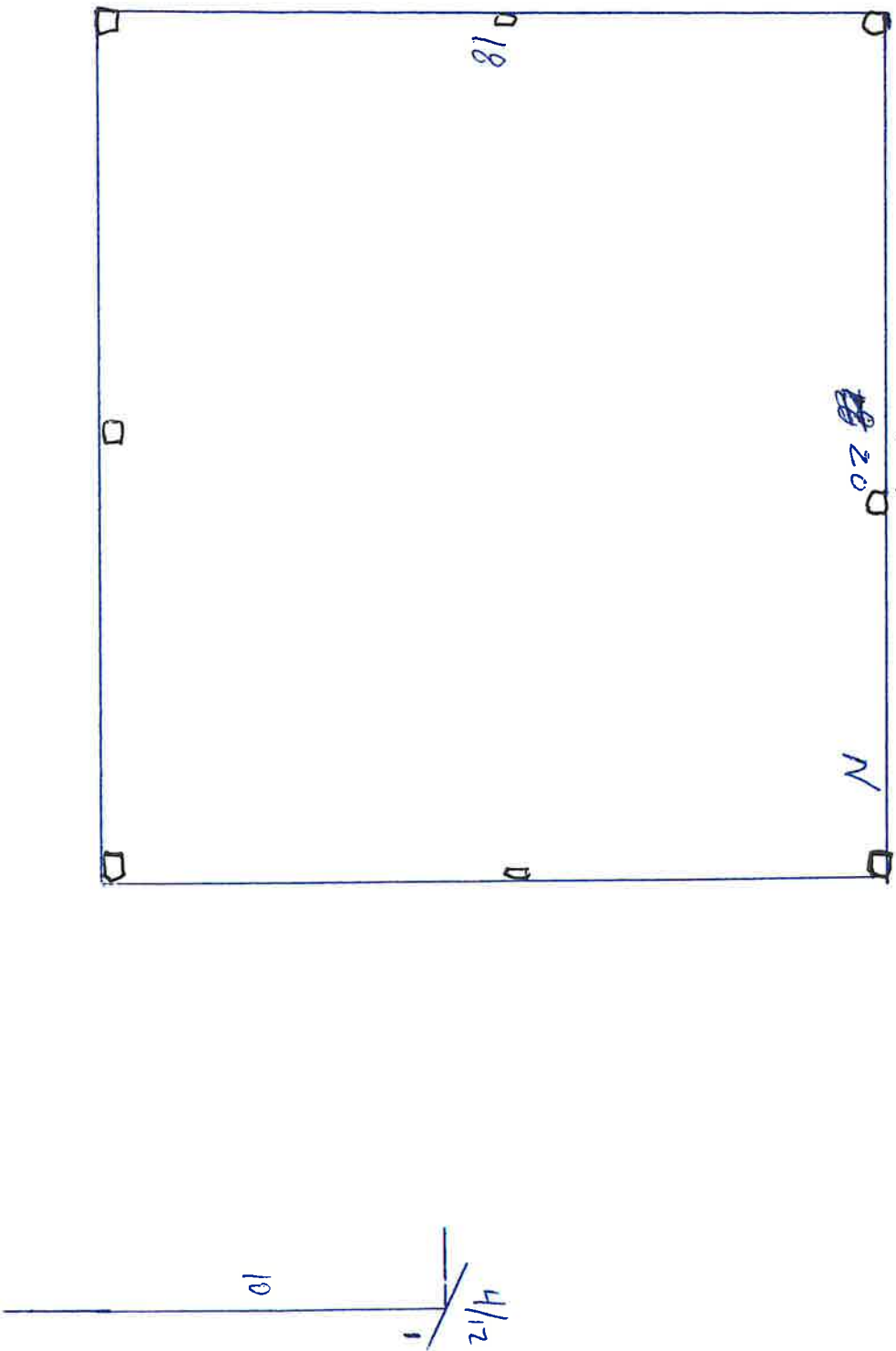
Roundup - April 23rd & April 30th, 2025

04/10/25
09:39:01

CITY OF SIDNEY
Revenue Voucher Detail
For the Accounting Period: 4/25

Page: 1 of 1
Report ID: L110

Doc #	Per	Line #	Fund Account	Object	Org	Proj	Receipt #	Description	Type	Rec Date/ Amount Cash Offset User ID
25-358	4/25									500.00 04/10/25 bree
								CHRIS SCHOEPP - VARIANCE APPLICATION FEE		
								ACTUAL BANK DEPOSIT- \$500.00		
		1	1000 322020					CHECK# 027132- EAGLE COUNTY FO		500.00 101000
								Total:		500.00



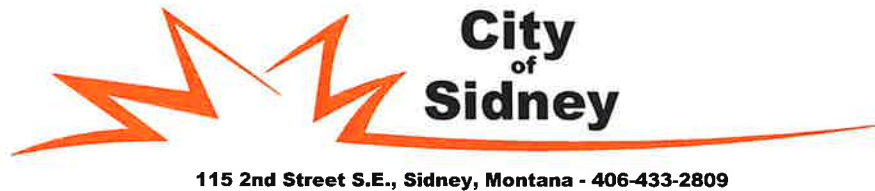


Alternate foundations may be acceptable - provide proposed design (ie. a weather wood cassons, either concrete or wood or other design).

Neighbor hood list

Gloria fisher 1105 9 th Ave sw Sidney, Mt 59270	Bill Zimmerman 903 11 th St sw Sidney Mt 59270
David kwasney 1106 9 th Ave sw Sidney Mt 59270	Darrel Brown Po box 278 sidney MT 59270
Ryan Demarais 823 12 th st sw Sidney Mt 59270	Joel Dykstra 924 11 th st sw Sidney Mt 59270
Kevin Johnson Po Box 351 Sidney Mt 59270	Kevin Mayer 930 11 th St sw Sidney Mt 59270
Leonard Ehret 913 12 th St sw Sidney Mt 59270	Daryl Vaira 13349 Cty RD 324 Lambert Mt 59243
Joyce Dey 919 12 th St sw Sidney Mt 59270	Wayne Amber Elenberger 1205 9 th Ave sw Sidney Mt 59270
Ruth Reidle 923 12 th St sw Sidney Mt 59270	Gordon Torgerson 914 12 th St sw Sidney Mt 59270
Tim Wagner 927 12 th St sw Sidney Mt 59270	Russel Huotori 920 12 th st sw Sidney Mt 59270
Barry Carpenter 931 12 th St sw Sidney Mt 59270	Rod Torgerson Po box 481 Sidney MT 59270
Curtis Jensen 935 12 th St sw Sidney Mt 59270	Rodney Prewitt 756 10 th Ave se Sidney Mt 59270
Patty Petrick 939 11 th St sw Sidney Mt 59270	Sietz Family Trust Po box 326 Sidney MT 59270
Steven Messer 935 11 th St sw Sidney mt 59270	Terry Averett 1905 14 th St sw Sidney Mt 59270
Traci Demary 931 11 th St sw Sidney Mt 59270	Samantha Fellman 934 12 th st sw Sidney Mt 59270
Mike Folstad 927 11 th st sw Sidney Mt 59270	Chad Nelson 936 12 th St sw Sidney Mt 59270
Susan Cox 923 11 th st sw Sidney Mt 59270	Blaine Gifford 1010 9 th Ave sw Sidney Mt 59270
Leif Anderson 919 11 th st sw Sidney MT 59270	
James Johnson 915 11 th St sw Sidney Mt 59270	

Robert Hanson
 835 Amethyst Dr
 Saintamairie CA, 93454
 93455



Re: Variance Request for 920 11th ST SW

Dear City of Sidney Resident,

This is notice that Chris Schoepp is requesting a variance per City Code 11-4-35. The current zoning for this location is R-1: Single Family Residential. The legal description is: Lot 007 Block 002, Peterson Second Addition. Chris Schoepp would like to build a garden shed that would be within 10 feet of the property line.

A Board of Adjustments Meeting/Zoning Board will be called for Wednesday May 14th, 2025, at 8:00 am at City Hall to decide on this matter. If you have any comment for or against this variance request, please either attend the Board of Adjustments meeting or contact City Deputy Clerk/Treasurer BreeAnn Shanks, who will present to the Board. You can also participate with the following zoom information:

Meeting ID: 713 808 5898 Passcode: 4332809 Or by calling: 1-346-248-7799

If you have any questions, please do not hesitate to contact City Hall at the above contact information.

Thank you,

BreeAnn Shanks
Deputy City Clerk/Treasurer
City of Sidney

CITY OF SIDNEY

NOTICE

There will be a Public Hearing on Wednesday May 14th, 2025 at 8:00 A.M., at the City Council Chambers at City Hall in front of the Zoning/Board of Adjustments, for the purpose of considering a lot coverage variance request of Chris Schoepp to have accessory structure should not exceed the building height per City Code 11-4-35. This property is located at 920 11th ST SW, Lot 7, Block 2, Peterson Second Addition.

For further information regarding this matter or call-in information, you may contact the City Clerk for the City of Sidney at 115 2nd St SE, Sidney, Montana, Tel: 406-433-2809.

BreeAnn Shanks
Deputy City Clerk/Treasurer

Publish: April 23rd & 30th, 2025



Outlook

Chris Scheopp- Variance Request

From BreeAnn Shanks <deputyclerktreasurer@cityofsidneymt.com>

Date Thu 4/10/2025 1:38 PM

To Receptionist <classads@esidney.com>

 1 attachment (39 KB)

Schoepp- Variance Reugest- Roundup Notice.pdf;

Good Afternoon,

Attached is a noticed for Chris Schoepp for his variance, please run this on April 23rd and April 30th, 2025.

Thank you!

If you have any questions, please feel free to reach out to me.

BreeAnn Shanks
Deputy Clerk/Treasurer
City of Sidney
115 2nd ST SE
Sidney, MT 59270
(406)-433-2809