



City of Sidney, MT
Zoning/Board of Adjustment Meeting 10-8-25
October 08, 2025 8:00 AM
115 2nd Street SE | Sidney, MT 59270

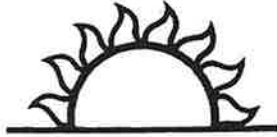
The City Council meetings are open to the public attending in person, with masks encouraged when social distancing cannot be accomplished. If the public does not wish to participate in person, they are also invited to participate via a Zoom meeting. You can participate via phone:

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

1. New Business

[a.](#) Robertson- Variance

City of Sidney



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: THOMAS ROBERTSON / R. LA OAKLAND

Name of Applicant: Thomas Robertson

Address of Applicant: 823 6th Ave S.E

Phone Number of Applicant: 763-334-2886

Legal Description of property: Lot 3 in Block A of Nelson & Helvorsen Addition

Current Zoning: R-1

Land Area: 7280 sq ft.

Variance request if for the following reasons: 7' VARIANCE TO ALLEY ON WEST SIDE

GARAGE DOORS WILL FACE SOUTH PLUS A 5' VARIANCE ON SOUTH SIDE
FOR EXISTING GARAGE PLUS THE NEW GARAGE

(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

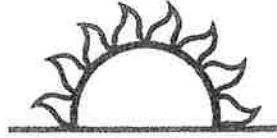
Approval of a Variance shall require the Board Of Adjustment making each of the following Finding of Fact. Please write a short explanation why you feel your project meets these requirements. **All seven must be met**

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

THE GARAGE ADDITION WILL FACE SOUTH, NO DOORS ON WEST SIDE
TOWARDS ALLEY, WITH AN 8'5" TO ALLEY WHICH REQUIRES A 6'3" VARIANCE
THE EXISTING GARAGE IS 5' IN FROM PROPERTY LINE YET HAS
10' WIDE TO A 5' SIDEWALK

City of Sidney



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

see Attachment

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

see Attached

4. Necessary to Provide Reasonable Use

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

See Attached

5. Minimum Variance

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

see Attached

6. Not Injurious

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

see Attached

Total lot size 7280^{sq}ft

House 1266

Garage 294

Garage New 774

> 2329^{sq}ft.

total = Less than 40% of lot

City of Sidney



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.

See Attached

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

[Signature]
Applicant Signature

For Office Use Only

Date Filed:

Filing Fee:

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

Yes _____	No _____
Yes _____	No _____
Yes _____	No _____
Yes _____	No _____
Yes _____	No _____

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

Chairperson Signautre: _____

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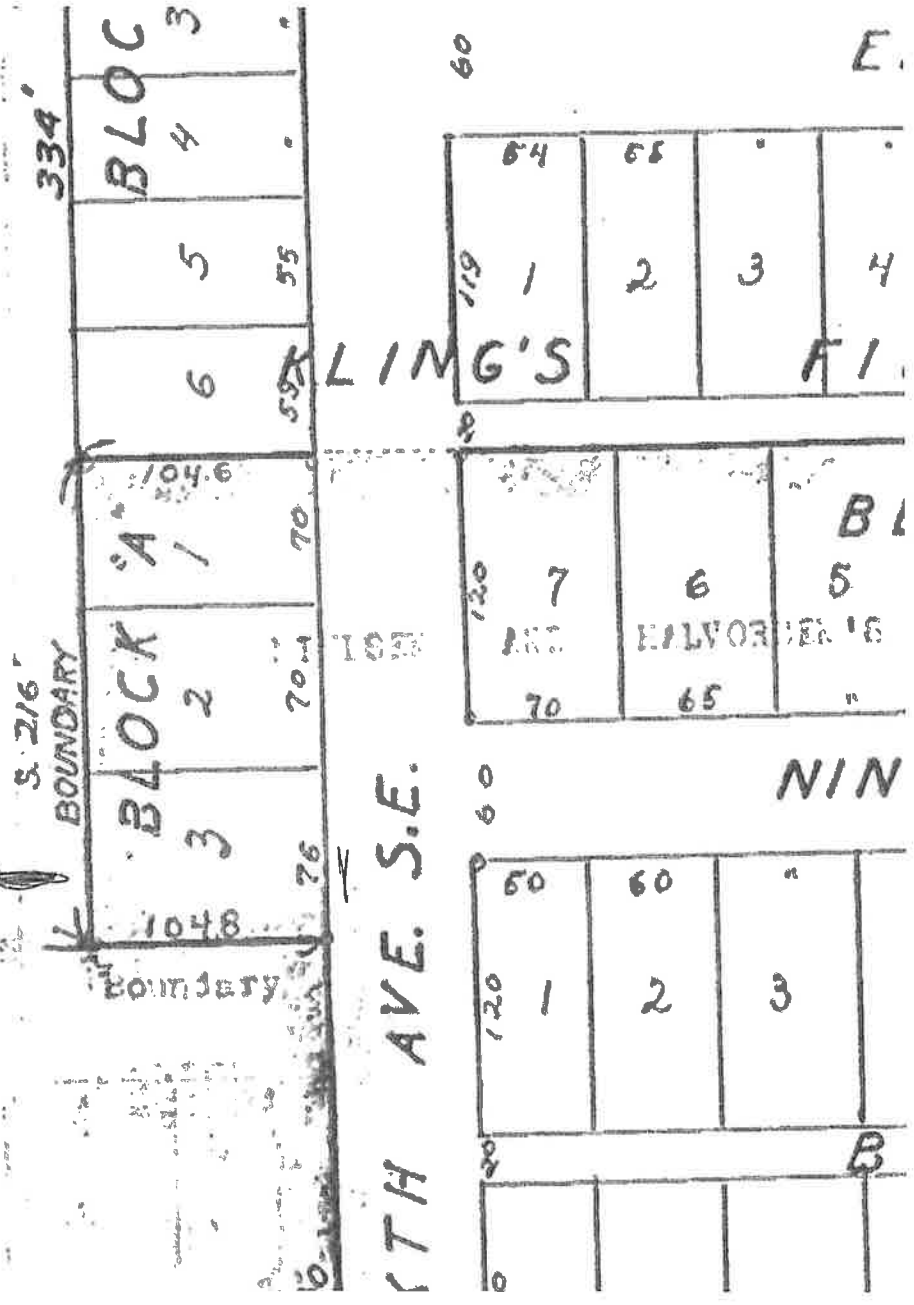
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- #2 This Addition will not Cause any Visual Obstruction From Alley way or street, well have plenty of Room to See when Backing out of GARAGE
- #3 We plan to Add a two Car Garage with Storage room to Keep our Property Secure and out of Sight for Security and Visual Appearance
- #4 This Variance will give us Reasonable Garage Storage for vehicles, bikes, and Storage to Keep a well maintained yard that is well cared for. This Addition will be in Compliance with 1076 feet.
- #5 This 6'3" variance will make the Addition worth While and Create a nice looking Addition to the Property, if this Addition was not Attached to the existing Garage it would only Require a 10' variance Set Back
- #6 This Variance will make the Property Appealing and will be well cared for and Allow us to Keep our Property Secure, clean and well taken care of.
- #7 Purpose of Variance is to Add a two Car Garage Addition to Make Property Appealing, secure and Well maintained, siding to match existing House and Garage, This variance will not in anyway have visual obstruction to see for Pedestrians, vehicles of any kind, Allows us to Keep a Secure and Well maintained Property

- | | |
|---|--|
| ☐ Chief Environmental | ☐ Chief Grain Probe |
| ☐ Chief Catwalks and Towers | ☐ Chief Material Handling Equipment |
| ☐ Chief Commercial Grain Bins | ☐ Caldwell Grain Conditioning Equipment |
| ☐ Lemanco Bulk Storage | ☐ Caldwell Continuous Mix-Flow Dryers |
| ☐ Chief Stiffened & Un-Stiffened Farm Bins | ☐ Chief Commercial Hopper Tanks |
| ☐ Chief Commercial Dryers | |

8/28/18
 5-216-7-878
 66X1848



09/16/25
14:37:09

CITY OF SIDNEY
Revenue Voucher Detail
For the Accounting Period: 9/25

Page: 1 of 1
Report ID: L110

Doc #	Per	Line #	Fund Account	Object	Org	Proj	Receipt #	Description	Type	Amount	Rec Date/ Cash Offset	User ID
26-93	9/25									500.00	09/15/25	
THOMAS ROBERTSON - VARIANCE APPLICATION FEE CHECK 1323												
ACTUAL BANK DEPOSIT- \$500.00												
		2	1000 322020					CHECK		500.00	101000	
Total:										500.00		



800-359-7600

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2014

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823 6th Ave S.E. Sidney MT 59276
27-3444-33-3-14-01-0000

North John Rogalla 817 6th Ave S.E. 27-3444-33-3-16-12-0000

BRADLEY DeFINO 813 6th Ave S.E. 27-3444-33-3-14-02-0000

Tony King 809 6th Ave S.E. 27-3444-33-3-16-06-0000

Kenn Lee Etal ADEBLUE 805 6th Ave S.E. 27-3444-33-3-16-05-0000

DARWIN FRISON 801 6th Ave S.E. 27-3444-33-3-16-04-0000

BRADLEY KALBERER 607 2nd St S.E. 27-3444-33-3-16-03-0000

South Russ Rachel Belgarde 503 9th St S.E. 27-3444-33-3-04-05-0000

Brent-Brenda Bowlds 501 9th St S.E. 27-3444-33-3-04-06-0000

Dustin Wayne Schulz 915 6th Ave S.E. 27-3444-33-3-04-04-0000

Douglas Hettich 905 5th Ave S.E. 27-3444-33-3-04-07-0000

John Jones 912 5th Ave S.E. 27-3444-33-3-04-08-0000

DAVID GARLAND 1001 6th Ave S.E. 27-3444-33-3-04-03-0000

CARPENTER Church 509 2nd St N.E. 27-3444-33-3-04-01-0000

West - Sidney Public Schools 101 S. Central Ave 27-3444-33-3-03-01-0000

- ☐ Chief Environmental
- ☐ Chief Catwalks and Towers
- ☐ Chief Commercial Grain Bins
- ☐ Lemanco Bulk Storage
- ☐ Chief Stiffened & Un-Stiffened Farm Bins
- ☐ Chief Commercial Dryers

- ☐ Chief Grain Probe
- ☐ Chief Material Handling Equipment
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- ☐ Caldwell Continuous Mix-Flow Dryers
- ☐ Chief Commercial Hopper Tanks



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2014

EAST SANDRA Kirtson 802 6th Ave SE 27-3444-33-3-12-01-0000
Edwin Charles Borg 602 8th St SE 27-3444-33-3-12-02-0000
Mickey Parent 411 8th St SE 27-3444-33-3-12-03-0000
Stacey McNulty 615 8th St SE 27-3444-33-3-12-04-0000
Travis Merrill 814 6th Ave SE 27-3444-33-3-14-04-0000
LARRY Riggs 608 9th St SE 27-3444-33-3-14-05-0000
PATRIS Mc Della L. PLOWKA 612 9th St SE 27-3444-33-3-14-06-0000
Robert Burnison 620 9th St SE 27-3444-33-3-14-07-0000
SANDRA Sullivan 904 6th Ave SE 27-3444-33-3-11-07-0000
Linda Buckley 609 9th St SE 27-3444-33-3-11-08-0000
Austin Lange 611 9th St SE 27-3444-33-3-11-09-0000
Julius ESCOBEDO 617 9th St SE 27-3444-33-3-11-10-0000
Jeremy Rachel Leininger 621 9th St SE 27-3444-33-3-11-11-0000
Wacey McMillin 602 10th St SE 27-3444-33-3-11-06-0000
Alice Hart 610 10th St SE 27-3444-33-3-11-05-0000
George Casper 614 10th St SE 27-3444-33-3-11-04-0000
Kirsty Proitt 618 10th St SE 27-3444-33-3-11-03-0000

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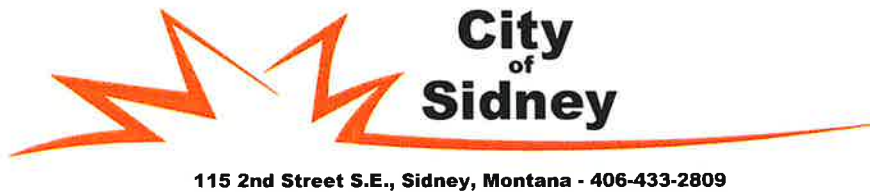
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EAST Darren Nelson 601 10th St. SE

27-3444-33-3 28-29-2000

Robert Pemberton 609 10th St. SE

27-3444-33-3 28-29-2000



Re: Variance Request for 823 6th Ave SE

Dear City of Sidney Resident,

This is notice that Thomas Robertson is requesting a variance per City Code 11-4-50. The current zoning for this location is R-1: Single Family Residential. The legal description is: Lot 3 Block A, Nielson-Halvorson Subdivision. Mr. Robertson would like to build a garage that would be within 7 feet of the west property line and 5 feet of the south property line.

A Board of Adjustments Meeting/Zoning Board will be called for Wednesday October 8th, 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 Karmen Schmierer, 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,

Karmen Schmierer

Karmen Schmierer
Deputy City Clerk/Treasurer
City of Sidney

CITY OF SIDNEY

NOTICE

There will be a Public Hearing on Wednesday October 8th, 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 setback variance request of Thomas Robertson to have a garage within 7 feet of the west property line and 5 feet of the south property line per City Code 11-4-50. This property is located at 823 6th Ave SE, Lot 3, Block A, Nieslon-Halvorson Subdivision.

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.

Karmen Schmierer
City Deputy Clerk/Treasurer

Publish: September 24th and October 1st, 2025



Outlook

Notice to Run

From Jessica Chamberlin <clerktreasurer@cityofsidneymt.com>

Date Tue 9/16/2025 1:14 PM

To Receptionist <classads@esidney.com>

Cc Karmen Schmierer <deputyclerktreasurer@cityofsidneymt.com>

 1 attachment (25 KB)

Robertson Variance-Sept 2025.doc;

Please run the attached variance on the publication dates provided.

Thank you,

Jessica Chamberlin
City Clerk/Treasurer
115 2nd St SE
Sidney, MT 59270
Work: 406-433-2809
Direct: 406-630-2516

9th Street S.E

76 x 104.9

Item a.

217' 76' 104' 9" →
↓

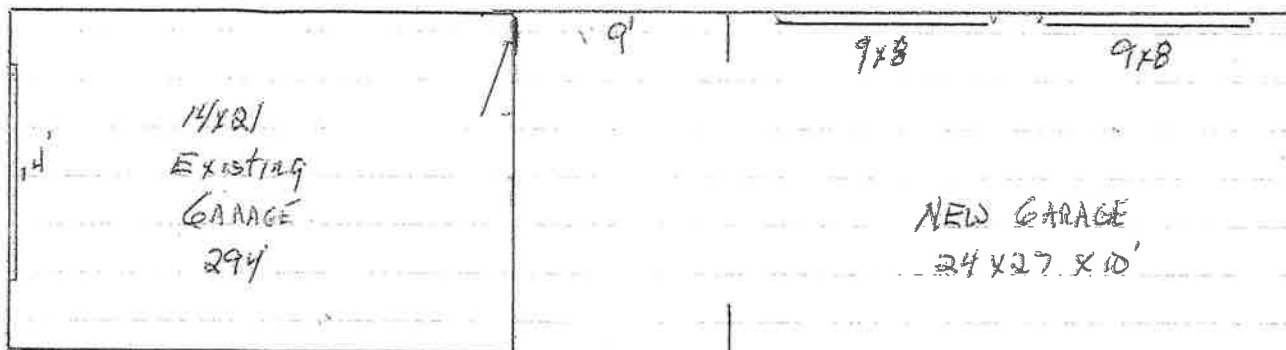
5' sidewalk



10'



Driveway



8' 8"

9' 0"

27'

Alley

6th Ave S.E.

823 6th Ave S.E.

Existing Patio

24'

Existing House
1260 sq. ft.

Sidewalk