



City of Sidney, MT
Zoning/Board of Adjustment Meeting
April 16, 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.](#) Corey Wieland Variance Request

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: Corey Wieland

Name of Applicant: Corey Wieland

Address of Applicant: 2355 7th St NW , SIDNEY MT

Phone Number of Applicant: 406-489-2041

Legal Description of property: Anderson Subdivision, S30, T23 N, R59 E, BLOCK 001, LOT 007 ANDERSON, SUB 7 1 30 23 59

Current Zoning: RESIDENTIAL

Land Area: 1-ACRE

Variance request if for the following reasons: We are requesting a height variance of 2' sidewall from 16' to 18' for a offseason practice barn for our children to practice Volley ball, Basketball, Pole vault, Dance.

(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

We require a 18' sidewall for the interior Height to accommodate activities inside such as : Volleyball, basketball, pole vaulting, and pickle ball. we would use this for offseason training, and recreation as a family. Our building has a taller sidewall, would appear shorter due to the natural slope of the existing area.

Special Conditions Continued:

Currently I would be permitted to build a 16' sidewall accessory building unattached. I am requesting an 18' sidewall or (2' variance).

If I attached this Accessory building to my existing home, I would not need the variance and I could move forward with the project.

The new building would line up with my neighbors accessory buildings, which would look aesthetically pleasing.

And as I mentioned previously, due to the grade of the area, even though our project would technically be taller off the existing ground, it would appear shorter than one of the neighbors as we are lower on the hill.

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
We purchased an existing home, and were not part of the original planning or design

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
We are requesting the 2' taller sidewall height, to accomodate the proposed use of the building.

4. Necessary to Provide Reasonable Use
Granting the Variance is necessary to provide a reasonable use of the land or building; and
Would allow the activities inside the building. A shorter sidewall would not allow for ceiling mounted lighting, ceiling fans, and accommodate the intended use.

5. Minimum Variance
The Variance is the minimum variance necessary to allow a reasonable use of the land or building; and
help a year round training, recreating with out the weather effecting the activity.

6. Not Injurious
Granting the Variance will not be injurious to the neighborhood or detrimental to the public welfare; and
this Proposed building will not be for Public use, and will have keyed access to the property owners only. The building will be constructed on private land, following all Building codes and setback requirements.

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.

This accessory building does not exceed the covered building maximums on the lot, and because the building is set on a sloped lot, the building will appear shorter than the adjacent buildings. The neighborhood was recently annexed into the city, and the property to the north is a commercial building.

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

Applicant Signature

For Office Use Only

Date Filed:

March 19th, 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 _____

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

Chairperson Signautre: _____

Zoning - April 16th, 2025 @ 8:00 AM
Council - April 21st, 2025 @ 6:30 pm

Property owners within 300 ft of subject property lines:

Kimberly Uselman
2315 7th St NW
Sidney, MT

Cole Houchen
P.O. Box 182
Sidney, MT 59270

Edward and Linda Powers
2352 7th St NW
Sidney, MT 59270

Rose Thilimoney
651 23rd Ave NW
Sidney, MT

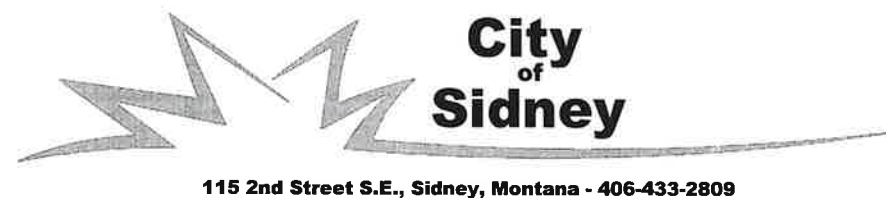
Troy Finnicum
2438 7th St NW
Sidney, MT

Hilltop Shop LLC
c/o S&S Industries LLC
850 22nd Ave NW
Sidney, MT 59270

Hilltop Shop
P.O. Box 652
Sidney, Mt 59270

Brandon Baddy *Batty*
2467 7th St NW
Sidney, MT 59270

Talbert Erikson
2450 7th St NW
Sidney MT, 59270



Re: Variance Request for 2355 7TH ST NW

Dear City of Sidney Resident,

This is notice that Corey Wieland 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 001, Anderson Subdivision. Cory Wieland would like to build a practice barn for his children.

A Board of Adjustments Meeting/Zoning Board will be called for Wednesday April 16th, 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 Clerk/Treasurer Jessica Chamberlin, 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

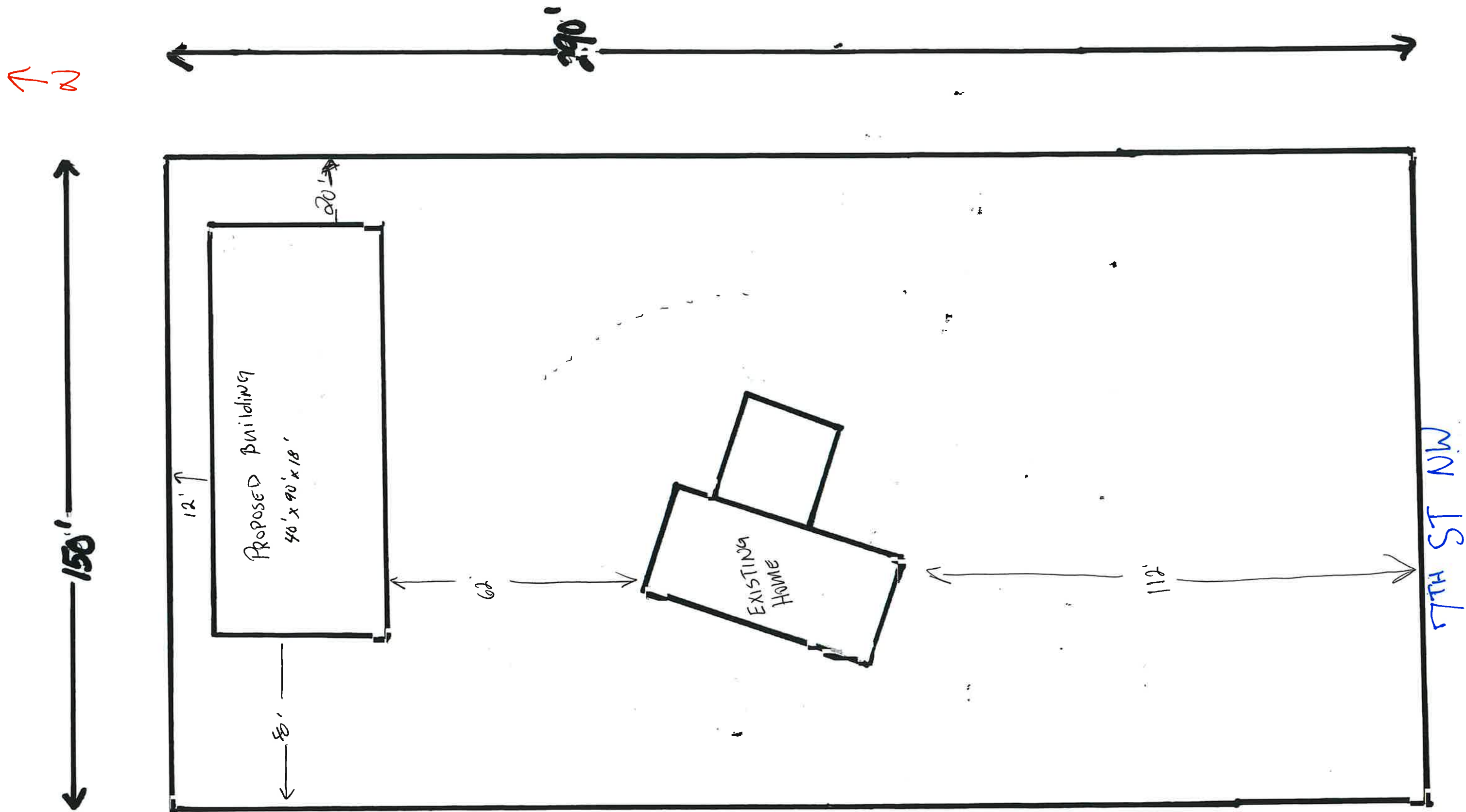
NOTICE

There will be a Public Hearing on Wednesday April 16th, 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 Cory Wieland to have accessory structure should not exceed the building height per City Code 11-4-35. This property is located at 2355 7th ST NW, Lot 7, Block 1, Anderson Subdivision.

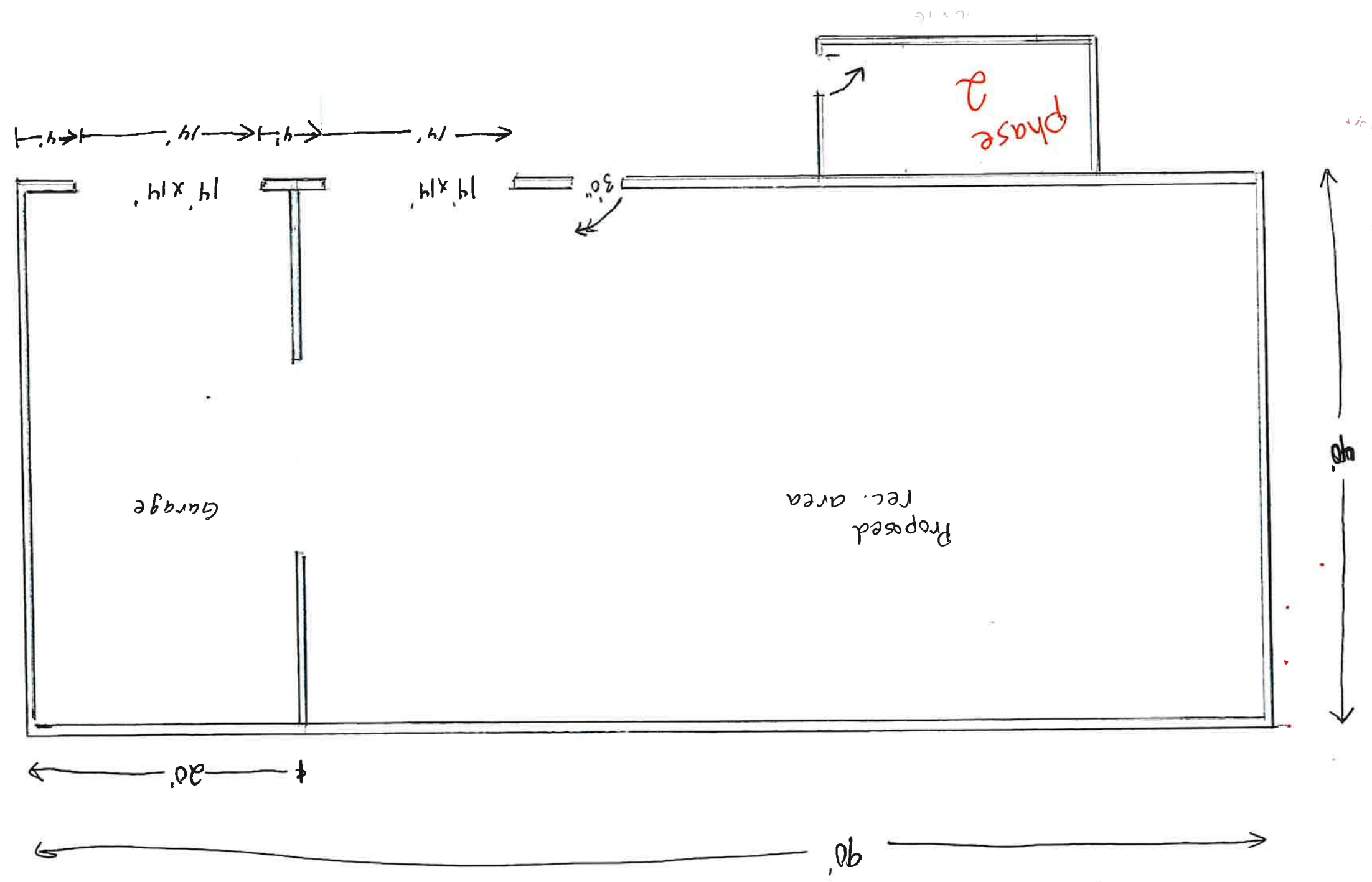
For further information regarding this matter or call-in information, you may contact the City Clerk for the City of Sidney at 115 2nd St SE, Sidney, Montana, Tel: 406-433-2809.

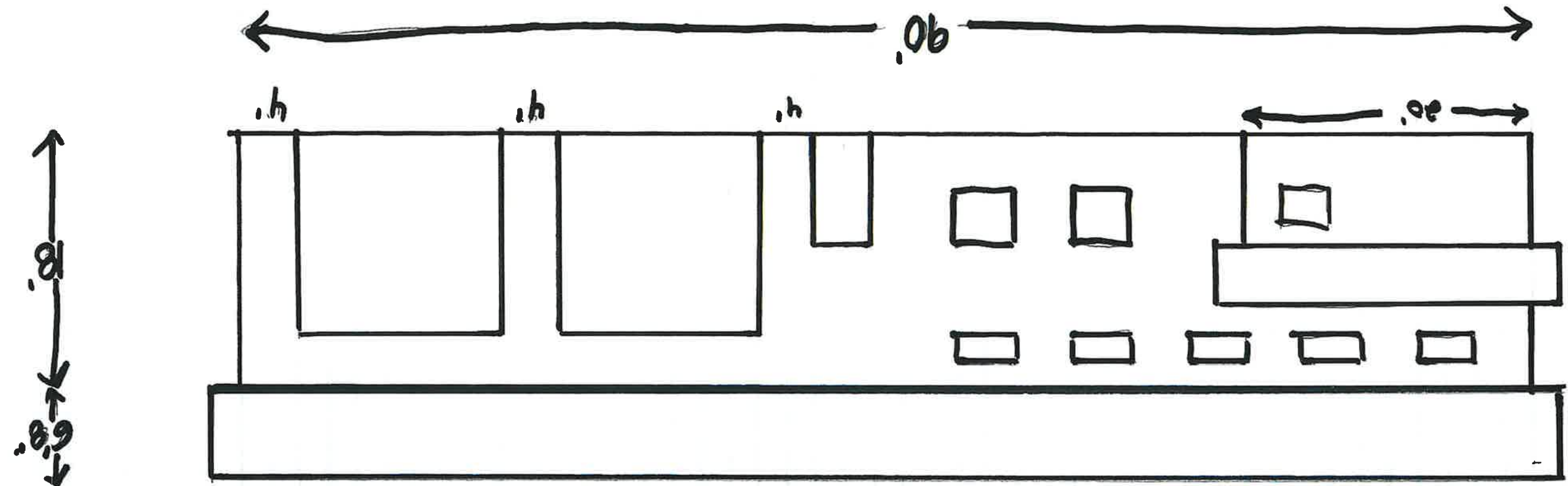
BreeAnn Shanks
Deputy City Clerk/Treasurer

Publish: March 26th & April 2nd, 2025

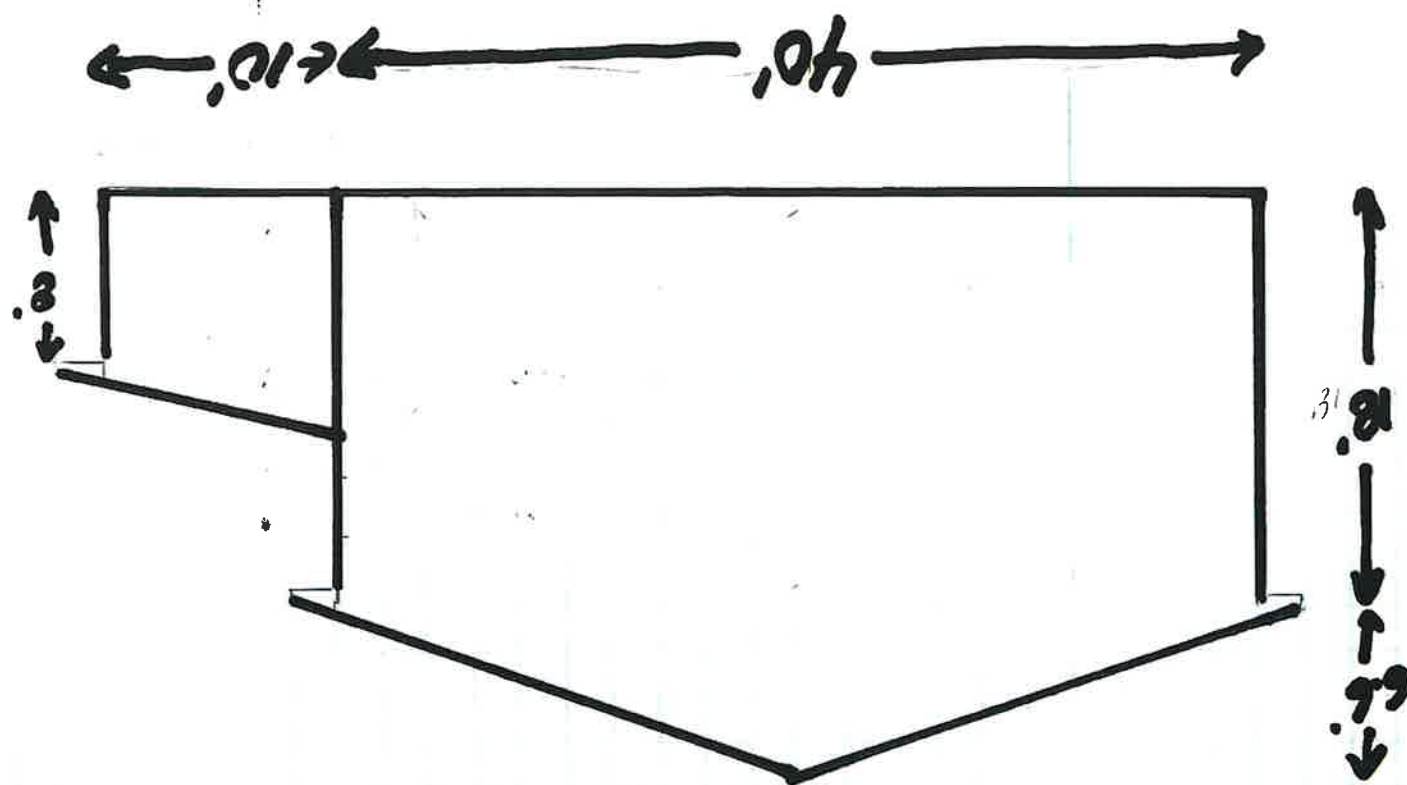


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