



City of Sidney, MT
Zoning/Board of Adjustment Meeting
July 13, 2022 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: 810 6367 8008 Passcode: 4332809 Call: 1-346-248-7799

1. New Business

[a.](#) Solberg Variance

1.

RODIER LYNDA L SOLBERG & PETER HENRI

403 3RD AVE SE

SIDNEY, MT 59270-5001

Subdivision:SIDNEY ORIGINAL TOWNSITE

Legal Description:

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 028, Lot 001, LOT 1 BLK-28
SID O

2.

BAST KEVIN W

407 3RD AVE SE

SIDNEY, MT 59270-5001

Certificate of Survey:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Legal Description:

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 028, Lot 002

3.

HANSON LINDA L TRUST

SIDNEY, MT 59270

402 7TH ST SE

COS Parcel:

SIDNEY, MT 59270-5039

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Legal Description:

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 028, Lot 003

4.

MCMULLIN DON F SIDNEY, MT 59270

413 3RD AVE SE COS Parcel:

SIDNEY, MT 59270-5001

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Legal Description:

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 028, Lot 004

5.

HAMLIN MATTHEW SIDNEY, MT 59270

417 3RD AVE SE COS Parcel:

SIDNEY, MT 59270-5001

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Legal Description:

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 028, Lot 005, LOT 5 BLK 28

6.

KRINGEN KEVIN SIDNEY, MT 59270

423 3RD AVE SE COS Parcel:

SIDNEY, MT 59270-5001

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Legal Description:

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 028, Lot 006, LOT 6 BLK 28
SIDNEY ORIGINAL

7.

DANIELS DAVY M & JACKELYN

SIDNEY, MT 59270

420 2ND AVE SE

COS Parcel:

SIDNEY, MT 59270-4910

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Legal Description:

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 028, Lot 007 - 008, LT 7 & S
20' LT 8

8.

TROUDT JARED EVAN

SIDNEY, MT 59270

416 2ND AVE SE

COS Parcel:

SIDNEY, MT 59270-4910

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Legal Description:

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 028, Lot 008, N 30' LT-8 & S
29' LT9

9.

UNRUH CHERYL

SIDNEY, MT 59270

33378 TERRACE LAKE RD

COS Parcel:

Legal Description:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Certificate of Survey:

NOTE: See the Owner tab for all owner information

SIDNEY, MT 59270-5009

203 4TH ST SE
COS Parcel:

LAMBERT ERIN M
SIDNEY, MT 59270

11.

LTS 11 & 12

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 028, Lot 011 - 012, E 55'

Legal Description:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Certificate of Survey:

NOTE: See the Owner tab for all owner information

SIDNEY, MT 59270-5009

209 4TH ST SE
COS Parcel:

BARBOSA STEVE & CHRISTY
SIDNEY, MT 59270

10.

OF LT 9, E 70' OF LT 10, S 40' OF W 70' OF LT 10 LESS 10X15

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 028, Lot 009 - 010, N 21'

Legal Description:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Certificate of Survey:

NOTE: See the Owner tab for all owner information

RONAN, MT 59864-9877

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 028, Lot 010 - 012, THE E 35' OF THE W2 AND THE W 15' OF THE E2 OF LOTS 11& 12, THE N 10' OF THE W 85' OF LT 10

12.

SEVERSON RANDALL G

SIDNEY, MT 59270

PO BOX 813

COS Parcel:

SIDNEY, MT 59270-0813

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Legal Description:

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 028, Lot 011 - 012, W 35' LTS 11 & 12

13.

BURGER TIAAN & KELLY

303 4TH ST SE

COS Parcel:

SIDNEY, MT 59270-5011

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Legal Description:

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 029, Lot 010 - 012, W 50' LTS 10-11-12

14.

HARRIS JUSTIN T

SIDNEY, MT 59270

309 4TH ST SE

COS Parcel:

SIDNEY, MT 59270-5011

Last Modified:6/4/2022 9:15:05 AM

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 029, Lot 001 - 002

Legal Description:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Certificate of Survey:

NOTE: See the Owner tab for all owner information

SIDNEY, MT 59270-5011

319 4TH ST SE

COS Parcel:

KESSLER JEROME A & SHELLEY L

16.

AL EXEMPT

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 029, BLK 29 SIDNEY ORIGIN

Legal Description:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Certificate of Survey:

NOTE: See the Owner tab for all owner information

SIDNEY, MT 59270-4101

115 2ND ST NE

COS Parcel:

CITY OF SIDNEY

15.

LTS 10,11,& 12

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 029, Lot 010 - 012, E 90'

Legal Description:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Certificate of Survey:

NOTE: See the Owner tab for all owner information

17.

HALVORSON MARILYN H

SIDNEY, MT 59270

303 3RD ST SE

COS Parcel:

SIDNEY, MT 59270-4318

*NOTE: See the Owner tab for all owner information***Certificate of Survey:****Subdivision:**SIDNEY ORIGINAL TOWNSITE**Legal Description:**SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 030, Lot 010 - 012, W 1/2
LTS 10-12

18.0

VILLEGAS ALEJANDRO

304 4TH ST SE

COS Parcel:

SIDNEY, MT 59270-5012

*NOTE: See the Owner tab for all owner information***Certificate of Survey:****Subdivision:**SIDNEY ORIGINAL TOWNSITE**Legal Description:**SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 030, Lot 007 - 009, W2 LTS
7, 8, & 9

19

EBERLING EDWARD & ANTONETTE F

SIDNEY, MT 59270

310 4TH ST SE

COS Parcel:

SIDNEY, MT 59270-5012

*NOTE: See the Owner tab for all owner information***Certificate of Survey:**

4, ALL LTS 5 & 6
SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 030, Lot 004 - 006, S1/2 LT

Legal Description:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Certificate of Survey:

NOTE: See the Owner tab for all owner information

SIDNEY, MT 59270-4616

COS Parcel:

321 4TH AVE SE

SIDNEY, MT 59270

WITT BRUCE V & MARILYN

21

LOTS
SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 030, Lot 010 - 012, E2 OF

Legal Description:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Certificate of Survey:

NOTE: See the Owner tab for all owner information

SIDNEY, MT 59270-4318

COS Parcel:

309 3RD ST SE

SIDNEY, MT 59270

ELLIS RACHELLE A

20

LTS 7-9
SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 030, Lot 007 - 009, E 1/2

Legal Description:

Subdivision:SIDNEY ORIGINAL TOWNSITE

22

PAINTER RYAN SIDNEY, MT 59270

311 4TH AVE SE COS Parcel:

SIDNEY, MT 59270-4618

*NOTE: See the Owner tab for all owner information***Certificate of Survey:****Subdivision:**SIDNEY ORIGINAL TOWNSITE**Legal Description:**

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 030, Lot 003 - 004, LT-3 & N1/2 LT-4

23

LARSEN ERIK L & BLINDA Z SIDNEY, MT 59270

303 4TH AVE SE COS Parcel:

SIDNEY, MT 59270-4618

*NOTE: See the Owner tab for all owner information***Certificate of Survey:****Subdivision:**SIDNEY ORIGINAL TOWNSITE**Legal Description:**

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 030, Lot 001 - 002

24

WORTMAN NATHAN K ETAL SIDNEY, MT 59270

319 3RD AVE SE COS Parcel:

SIDNEY, MT 59270-4337

*NOTE: See the Owner tab for all owner information***Certificate of Survey:****Subdivision:**SIDNEY ORIGINAL TOWNSITE

305 3RD AVE SE
 PETERSON MARGIE
 27
 SIDNEY ORIGINAL
 SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 021, Lot 003, LOT 3 BLK 21
Legal Description:

Subdivision:SIDNEY ORIGINAL TOWNSITE
Certificate of Survey:

NOTE: See the Owner tab for all owner information

SIDNEY, MT 59270-4337

311 3RD AVE SE
 TOBIASON RICKY ALLEN
 26
 SIDNEY ORIGINAL
 SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 021, Lot 004, LOT 4 BLK 21
Legal Description:

Subdivision:SIDNEY ORIGINAL TOWNSITE
Certificate of Survey:

NOTE: See the Owner tab for all owner information

SIDNEY, MT 59270-4337

315 3RD AVE SE
 MCGAHAN JOSHUA J
 25
 21 SID ORIG
 SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 021, Lot 005, LOT 5-6 BLK
Legal Description:

COS Parcel:

SIDNEY, MT 59270

COS Parcel:

SIDNEY, MT 59270

SIDNEY, MT 59270-4337

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Legal Description:

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 021, Lot 001 - 002

28

MCGAHAN ALBERT T

SIDNEY, MT 59270

209 3RD ST SE

COS Parcel:

SIDNEY, MT 59270-4335

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Legal Description:

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 021, Lot 011 - 012, E 1/2 LT 11 & 12

29

MONSEN KIM L & MICHELLE A

SIDNEY, MT 59270

302 2ND AVE SE

COS Parcel:

SIDNEY, MT 59270-4334

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Legal Description:

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 021, Lot 011 - 012, W1/2 LTS 11 & 12

30

TRIPLE C ASSOCIATION LLC
SIDNEY, MT 59270

115 2ND ST NE
COS Parcel:

SIDNEY, MT 59270-4101

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Legal Description:

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 021, LOT 010, LOT 10 BLK-
21 SID O

31

MOORE JENNIFER

SIDNEY, MT 59270

314 2ND AVE SE
COS Parcel:

SIDNEY, MT 59270-4334

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Legal Description:

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 021, Lot 009, LOT 9 BLK-21
SIDNEY ORIG

32

BRUNNER SHARRON B

SIDNEY, MT 59270

318 2ND AVE SE

COS Parcel:

SIDNEY, MT 59270-4334

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Legal Description:

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 021, Lot 008, W 90' LT 8
BLK 21 SID.ORIG.

33

JOLLEY GARY L

SIDNEY, MT 59270

PO BOX 1350

COS Parcel:

SIDNEY, MT 59270-1350

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Legal Description:

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 021, Lot 007, W 90 FT

34

BRUNNER SHARRON B

SIDNEY, MT 59270

318 2ND AVE SE

COS Parcel:

SIDNEY, MT 59270-4334

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Legal Description:

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 021, Lot 007 - 008, E 50'
LTS-7 & 8

35

BOUTIQUE 33 LLC

315 14TH AVE SW

COS Parcel:

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 022, Lot 004

Legal Description:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Certificate of Survey:

NOTE: See the Owner tab for all owner information

SIDNEY, MT 59270-6352

COS Parcel:

12267 COUNTY ROAD 348

SIDNEY, MT 59270

RAMUS PROPERTIES LLC

37

SID O

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 022, Lot 005, LT 5 BLK 22

Legal Description:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Certificate of Survey:

NOTE: See the Owner tab for all owner information

SIDNEY, MT 59270-4101

COS Parcel:

115 2ND ST NE

SIDNEY, MT 59270

TRIPLE C ASSOCIATION

36

SID O

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 022, Lot 006, LOT 6 BLK 22

Legal Description:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Certificate of Survey:

NOTE: See the Owner tab for all owner information

SIDNEY, MT 59270-3520

38

RICHLAND OPPORTUNITIES INC

1100 SILURIAN LN

COS Parcel:

SIDNEY, MT 59270-3523

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Legal Description:

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 027, Lot 001 - 003

39

LEE GARY A

SIDNEY, MT 59270

C/O FRICKLE REAL ESTATE LLC

COS Parcel:

WILLISTON, ND 58801

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Legal Description:

SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 027, Lot 004, LOT 4 BLK 27
SIDNEY O

40

SWENSON EUGENE

419 2ND AVE SE

COS Parcel:

SIDNEY, MT 59270-4909

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:SIDNEY ORIGINAL TOWNSITE

Legal Description:
SIDNEY ORIGINAL TOWNSITE, S33, T23 N, R59 E, BLOCK 27, Lot 005

41

RENDERS JOSEPH J & KRISTAL D
SIDNEY, MT 59270

223 5TH ST SE
COS Parcel:

SIDNEY, MT 59270-5015

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:KENOYER ADD (SIDNEY)

42

QUIROZ TOMMIE & MARY
SIDNEY, MT 59270

215 5TH ST SE
COS Parcel:

SIDNEY, MT 59270-5015

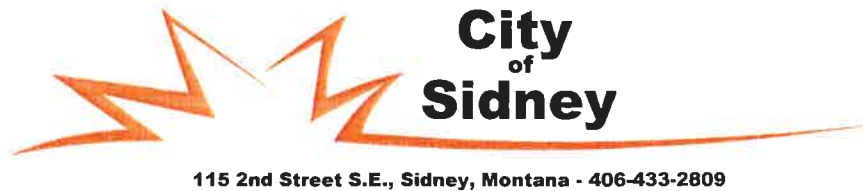
NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:KENOYER ADD (SIDNEY)

Legal Description:

KENOYER ADD (SIDNEY), S33, T23 N, R59 E, BLOCK 053, Lot 004 - 005, E 30 FT LT-4
AND ALL LT-5 BLK 53 KENOYER'S ADDN



Re: Variance Request for 403 3rd Ave SE

Dear City of Sidney Resident,

This is notice that Lynda Solberg is requesting a variance per City Code 11-6-40. The current zoning for this location is R-3: Multiple Family Residential. The legal description is: Lot 001, Block 028, Sidney Original Subdivision. Mrs. Solberg would like to add a sunroom, and because of such will need a 6-foot right side corner variance. City Code states the minimum side yard is 10 feet and Mrs. Solberg would like to have the sunroom addition corner be at 4 feet.

A Board of Adjustments Meeting/Zoning Board will be called for Wednesday July 13th, 2022 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: 810 6367 8008 Passcode: 4332809 Or by calling: 1-253-215-8782

The City Council will make final decision on this variance at the April 5th, 2021 regular City Council Meeting at 6:30pm. You can participate in this meeting in person at City Hall or via the following zoom information:

Meeting ID: 861 8734 0950 Passcode: 4332809 Or by calling: 1-253-215-8782

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

Thank you,

Jessica Chamberlin
City Clerk/Treasurer
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: Lynda L. Solberg-Rodier AND Peter H. Rodier

Name of Applicant: Lynda L. Solberg-Rodier AND Peter H. Rodier

Address of Applicant: 403 3rd Ave S.E Sidney, MT 59270

Phone Number of Applicant: 406-488-8229, cell. Lynda 406-480-9667

Legal Description of property: Lot 001 Block 028, original Townsite 033, T23N, R 59E,

Current Zoning: Residential - R3

Land Area: 7000 sq. foot lot

Variance request if for the following reasons: To build a sun room on the North Side of existing home. See contractor drawings. Proposed sun room would be within existing sidewalk; Total sq. ft. of addition 1426. (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

Four horizontal lines for handwritten response.

1. Special Conditions

Synda Solberg-Rodier

Variance application

Item a.

The special circumstance for our property is that a 6-foot side set-back variance is required to build a sunroom addition to allow comfortable living on a single-level for aging inhabitants, who desire to continue to live in their home.

2. Not a result of applicant.

The conditions of the property have not resulted from an act of the applicant but are a result of the original size of the property purchased in 2000.

3. Strict application unreasonable:

The strict application of the ordinance would prevent the applicant from living comfortably in present home with undo exposure and risk of serious injury by utilization of steep stairs to access space utilized in the basement as a guest room and hobby center.

4. Necessary to provide reasonable use:

It is reasonable to expect to utilize all land available to build adequate living quarters for extended living in one's own home and pursuing hobbies and living space on one level, to accommodate the aging process.

5. Minimum Variance:

The 6 foot side set-back variance would allow the designed structure to be completed and not be beyond or obstruct the existing sidewalk on the North side of the property.

6. Not injurious:

Granting this 6 foot side set-back variance would not be injurious to the neighbors in anyway. The public would not be affected except by the added aesthetics of the addition to the existing structure.

7. Consistent with Ordinances

Item a.

Granting the variance is consistent with purposes and intention of codes stated in the application; and meets the residential planning land use and does not exceed the 40% lot coverage.

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

- 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

- 4. Necessary to Provide Reasonable Use
Granting the Variance is necessary to provide a reasonable use of the land or building; and

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

- 6. Not Injurious
Granting the Variance will not be injurious to the neighborhood or detrimental to the public welfare; and

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.

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

Lynda Solberg Rodier *Phil A Rodier*
Applicant Signature

For Office Use Only

Date Filed: 6/22/22 Filing Fee: \$500-

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

____ Yes _____ No _____
____ Yes _____ No _____
____ Yes _____ No _____
____ Yes _____ No _____
____ Yes _____ No _____

Zoning - 7/13/22
Council - 8/1/22

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

Chairperson Signautre: _____

Sidney/Richland

Application/Building Plan Proposal

The following are the minimum construction documents needed to review your proposed building project. Additional information or changes may be required during the plan review process to ensure the project meets the minimum construction standards as adopted by Sidney /Richland. Please note: complex projects or commercial projects may require a design professional(s).

Site/Plot Plan. This drawing is a bird's eye view of the building site showing the size of the lot, location of the proposed new building(s) or additions, sidewalks, landscaping and any existing structures. Indicate North on this plan along with any abutting streets or alleys.

Foundation Plan/Details. Show footing, isolated footing, piers, foundation wall and slab dimensions. Indicate reinforcing steel (rebar) size and location; anchor bolt size and location; hold down size and location.

Floor Plan. An overhead view of the building envelope indicating interior/exterior walls; interior/exterior stairways; interior/exterior door and glazing (window) openings; interior/ exterior stairways; exit lights and exit illumination; location and size of portable fire extinguishers; and the use of each room. Header or beam sizes for openings can be included on this drawing.

Reflected Ceiling Plan. Locate ceiling light fixtures and openings for mechanical penetrations.

Wall Section/Details. A cutaway view of the interior/exterior walls showing floor, wall and roof framing member size and spacing including any interior/exterior beam size and location. Floor, wall and roof sheathing thickness; insulating materials and R-values; interior and exterior finish materials; roofing materials. An engineered drawing will be required for pre-manufactured floor or roof trusses.

Prefabricated Steel Buildings. Engineered drawings will be required for prefabricated steel buildings.

Fire Suppression Systems. Any building in which an automatic fire suppression system is installed must have construction drawings and specifications prepared by a licensed engineer.

Elevations. This drawing will show the height and appearance of the proposed building.

Energy Calculations. Provide calculations indicating the building envelope, lighting heating and cooling energy performance.

Provide a minimum two complete sets of plans along with a completed Sidney/Richland Building Permit Application. Plans will not be reviewed until the review fee has been received. Anticipate up to sixty days for review.

APPLICATION FOR A RESIDENTIAL BUILDING PERMIT
WITHIN THE CITY LIMITS OF THE CITY OF SIDNEY

Name of Applicant: Lynda L. Solberg-Rodier AND Peter H. Rodier
Owner of Property: (land) Lynda L. Solberg-Rodier AND Peter H. Rodier
Address of Applicant: 403 3rd Ave S.E. Phone Number: 406-480-9667 or 406-488-8229
Nature of Permit: To Build Sunroom on The North Side of existing home.
Location of Building: Existing home: 403 3rd Ave S.E.
Legal Description: Lot: 001 Block: 028 Addition: _____

Sidney Original Townsite 533 T23 N, R59 E, Lot 1 Blk-28

The following information is to be provided with this application before a building permit for a new structure (larger than eighty (80) square feet) or addition to an existing structure may be obtained:

1. _____ SITE PLAN: plan should show: see back of application for detailed checklist
A. Property Lines
B. Street & Alley right-of-ways
C. Exterior dimensions of building
D. Set backs (distances) from property lines to building roof overhang

2. _____ CONTRACTOR:
A. Proof of Montana Contractor License Yes No _____
B. Proof of Liability Insurance Yes No _____
C. Proof of Worker's Compensation Coverage Yes No _____
D. State Plumber Permit (required) Yes _____ No
E. State Electrical Permit (required) Yes No _____

no plumbing to be installed

F. As the homeowner, it is your responsibility to ask for the above items; if the contractor does not have the above insurances or permits, you become responsible for "on the job" accidents.

3. _____ DRAINAGE:
A. Single family residences should have a minimum of 5% slope to the front or rear of the property. Example: a home would need 21 inches of elevation for the ground level at the foundation to the top of the street curb if the residence is located 35 feet from the curb (.05 x 35 = 1.75 feet or 21 inches)
B. Multiple family or apartment complexes may be required to submit a detailed drainage plan.

4. _____ SANITARY SEWER & WATER SERVICE: (connection fees will be determined at time of permit)
A. Will this connection require a new water connection fee? Yes _____ No
B. Will this connection require a new sewer connection fee? Yes _____ No

5. _____ FLOOD ZONE:
A. Is this site in a flood zone? Yes _____ No
**If yes, the local floodplain administrator must review the plans.

6. _____ REVIEW: Review by the Sidney Public Works Department is required before a building permit is issued if:
A. The permit is for new construction on an unoccupied parcel. A parcel is considered unoccupied if a previously existing building has been removed.
B. The construction will include additional water or sewer facilities.
C. The construction includes curb and gutter, driveway or sidewalk work within the street right or way.

Signature: Lynda L. Solberg-Rodier, Peter H. Rodier
Property Owner/Applicant

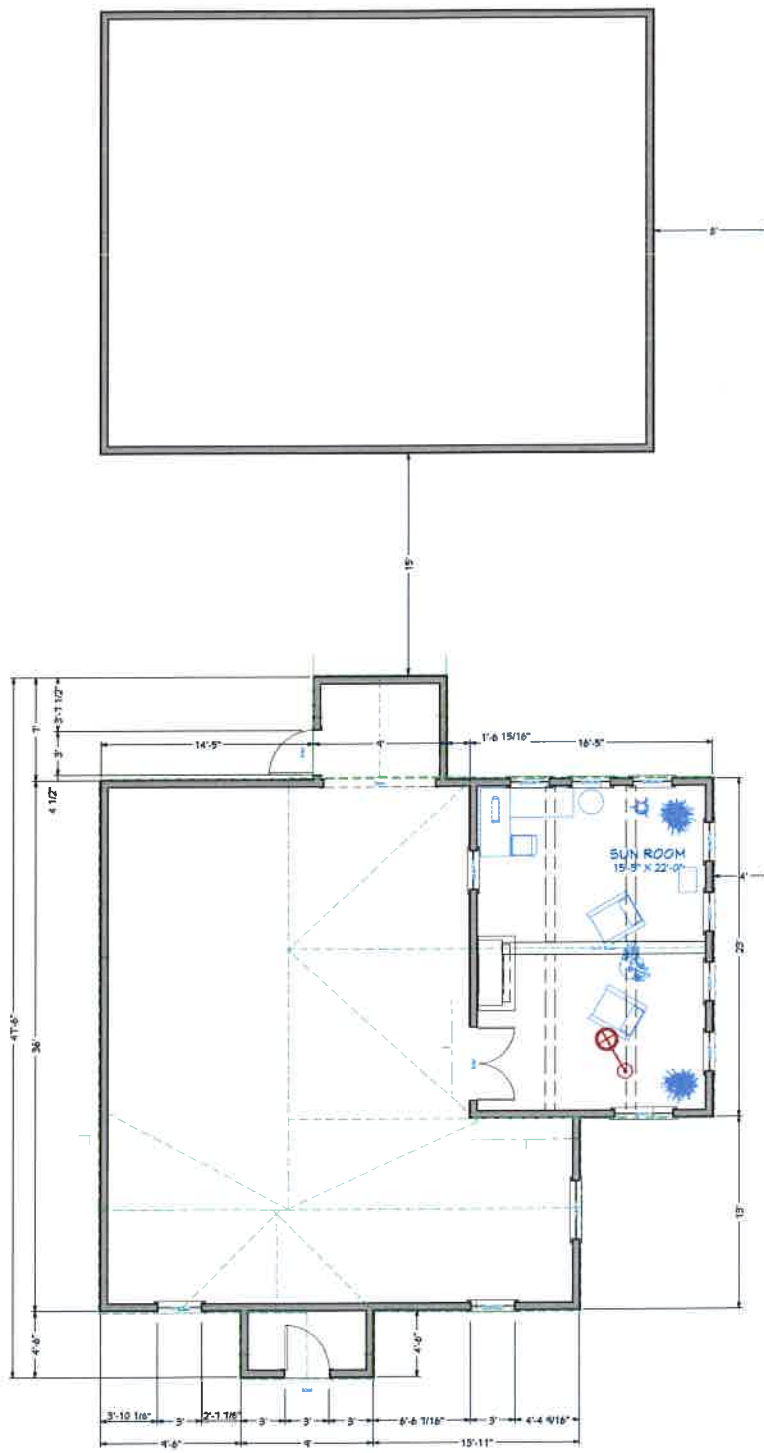
Director of Public Works _____ Approved _____ Denied _____
Date _____

SPECIAL PROVISIONS: A VALID BUILDING PERMIT MUST BE OBTAINED BEFORE CONSTRUCTION CAN BEGIN.

Alley

Item a.

4th Street



RODIER
1471 SQ FT

7000 square foot lot

3rd Ave

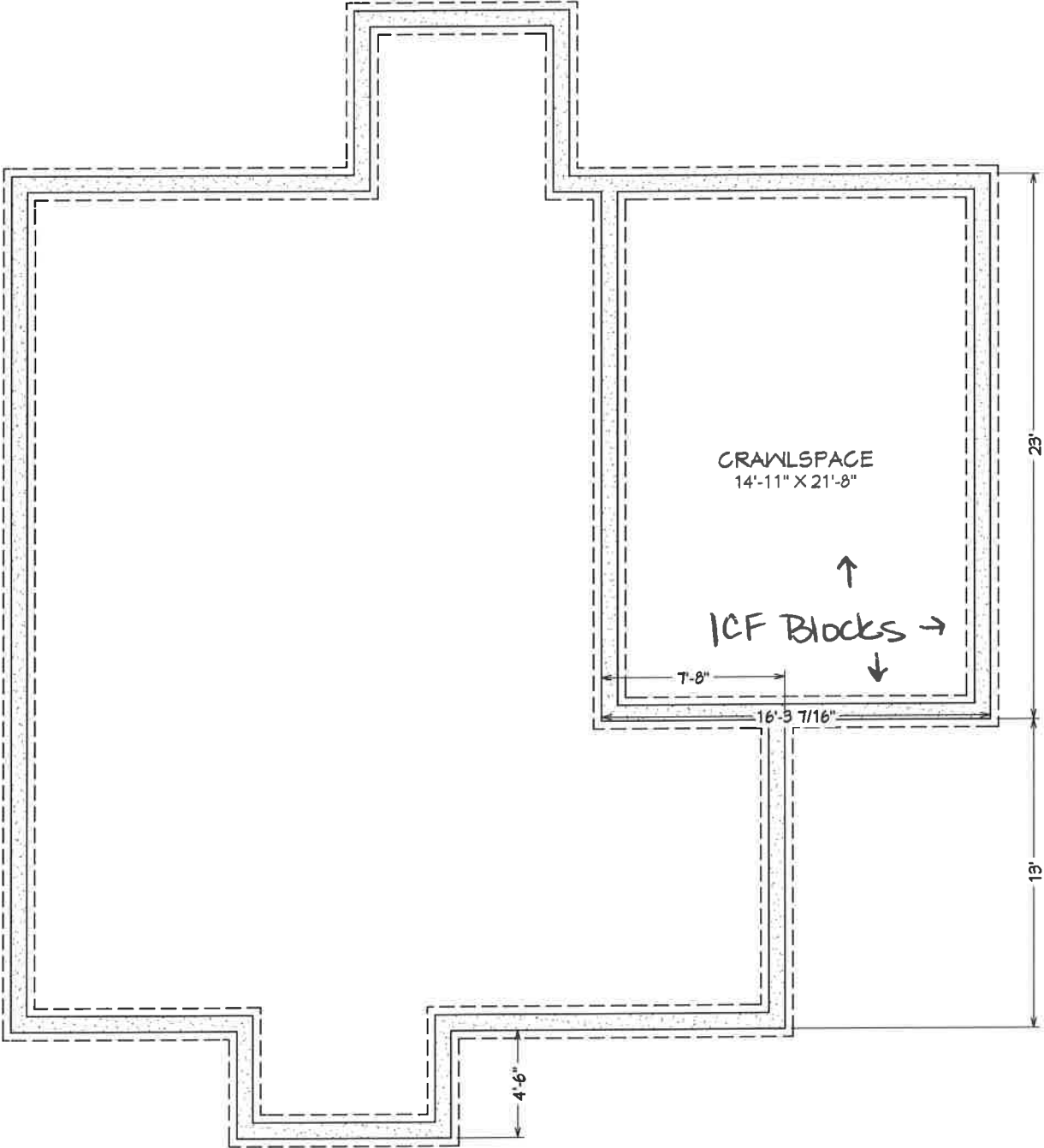
Total
56 ft w/ Proposed
Addition
1426

Garage = 1200

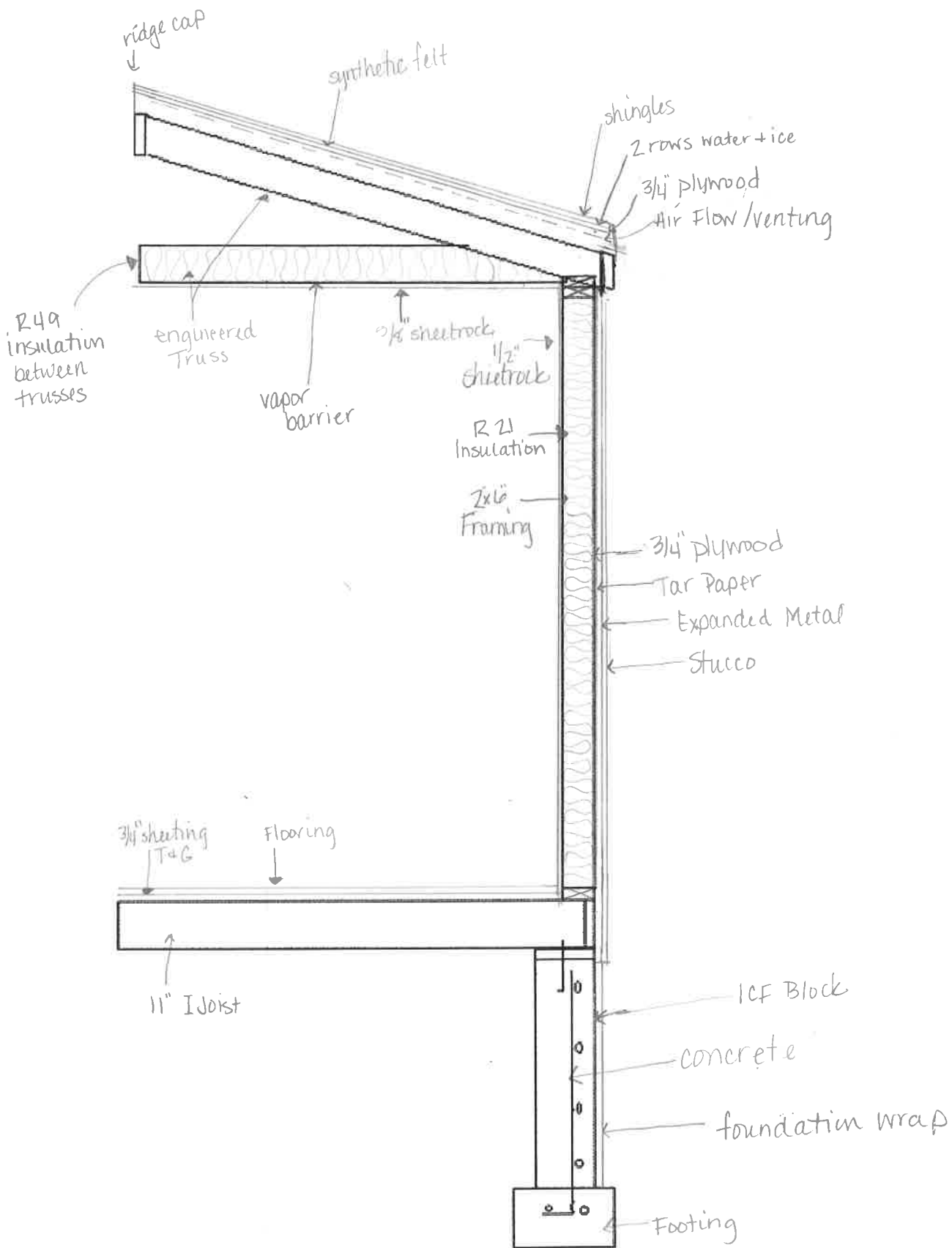
1426
1200

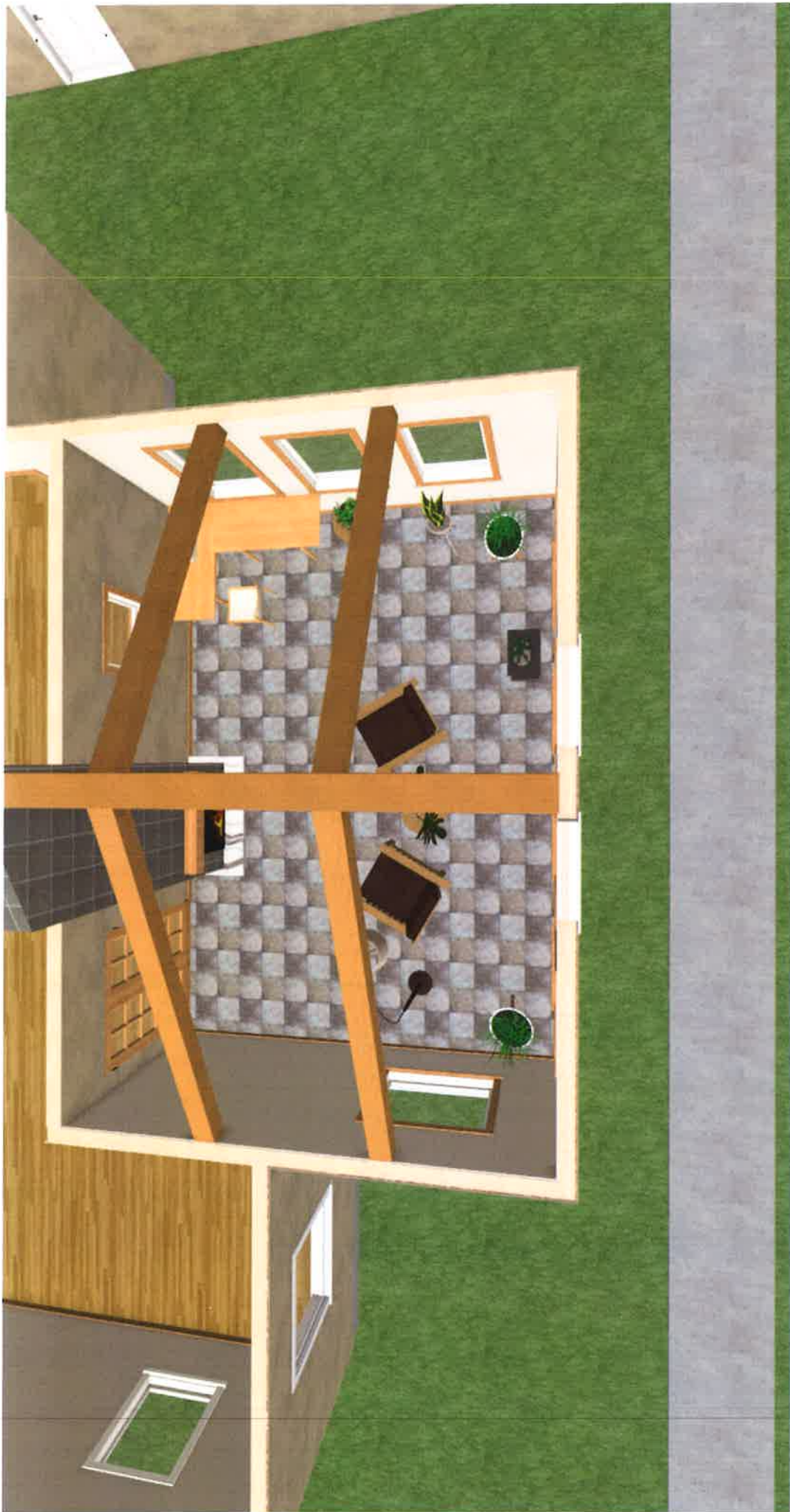
2626 sqft

40% lot coverage
2800 sqft



LIVING AREA
1474 SQ FT

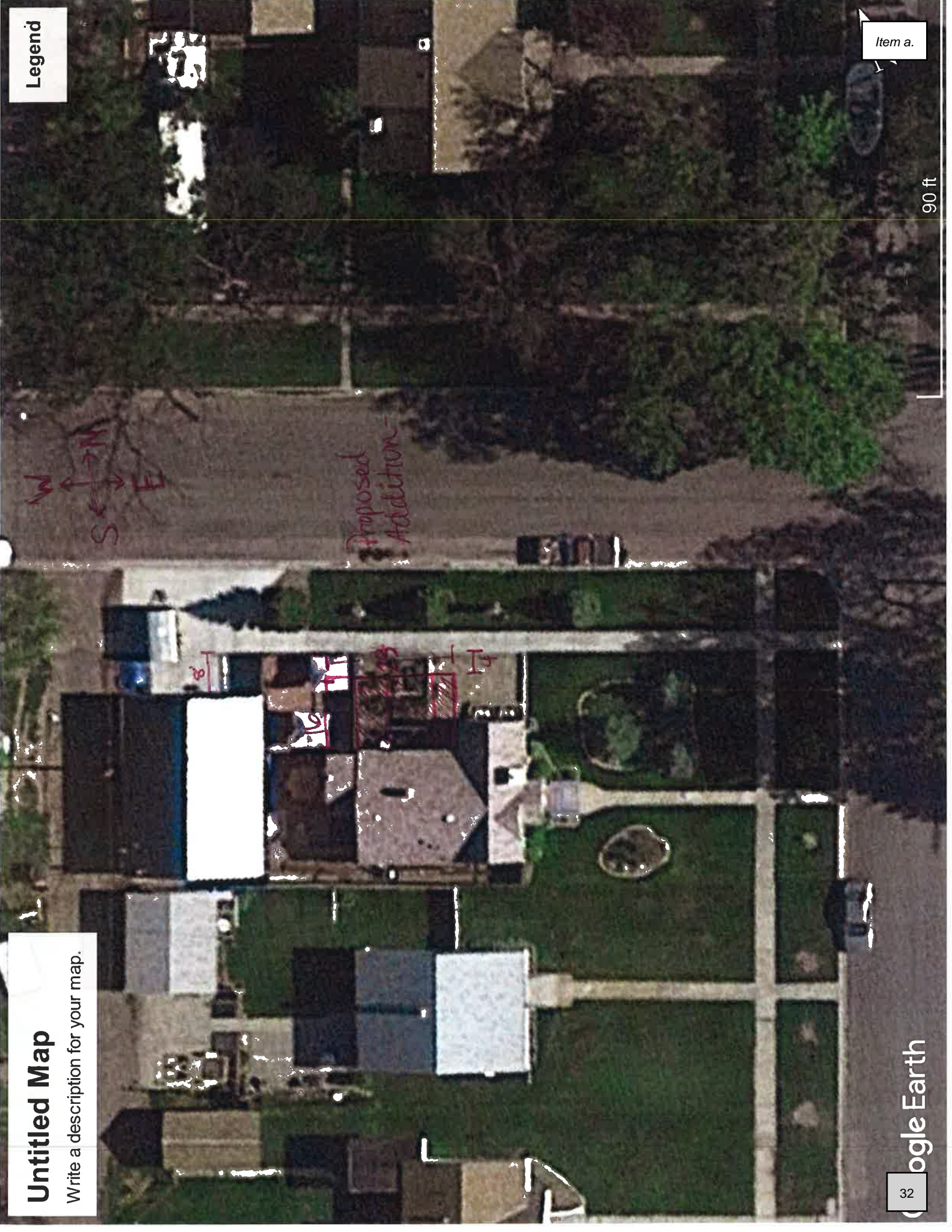




Untitled Map

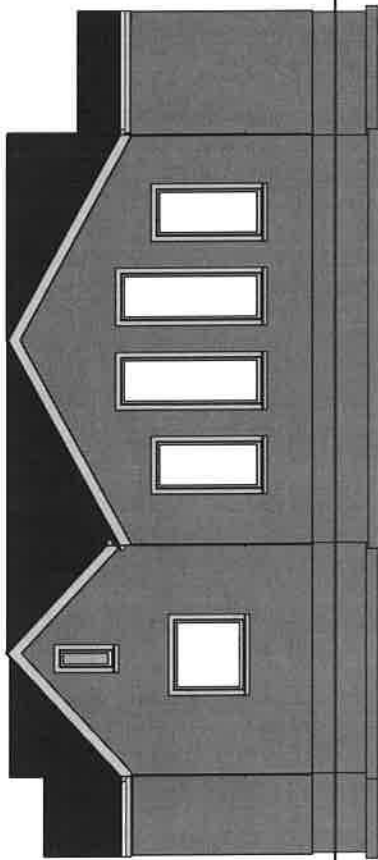
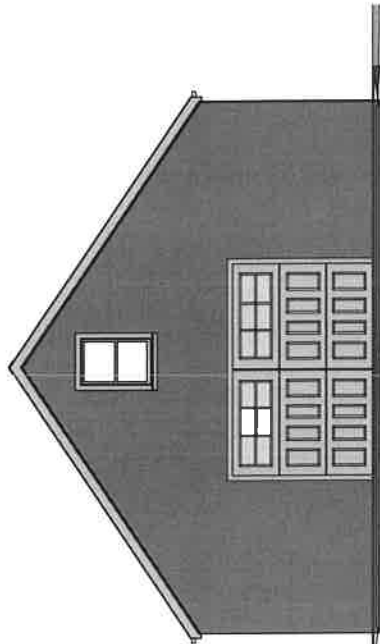
Write a description for your map.

Legend



Item a.

90 ft



Item a.





Item a.

