

RESOLUTION NO. R22-33

RESOLUTION OF THE CITY OF LAUREL CITY COUNCIL GRANTING A VARIANCE FROM THE CITY'S ZONING REGULATIONS TO ALLOW THE PROPERTY OWNER TO CONSTRUCT AN ADDITION ON THE HOME AT 319 3RD AVENUE, LAUREL MT, WHICH SHORTENS THE TWENTY-FOOT SETBACK TO A SIX-FOOT SETBACK

WHEREAS, the Property Owner Cassie Page (hereinafter "the Property Owner") presently owns a home at 319 3rd Avenue, Laurel, MT (hereinafter "the Residential Property"); and

WHEREAS, the Residential Property is currently subject to a setback under the City of Laurel Zoning Regulations, restricting construction to a twenty-foot setback; and

WHEREAS, the Property Owner currently seeks a variance to allow her to construct an addition onto the back portion of the home situated on the Residential Property which will result in a six-foot setback; and

WHEREAS, the Property Owner submitted her request for a variance to the Laurel-Yellowstone City-County Planning Board; and

WHEREAS, the Laurel-Yellowstone City-County Planning Board, sitting as the Zoning Commission, held a public hearing on the matter and no protests were made to the request and the Property Owner testified in support of her requested variance; and

WHEREAS, the Laurel-Yellowstone City-County Planning Board, sitting as the Zoning Commission, considered all of the documentary evidence in the applicant's file and the testimony of the Property Owner and recommends the approval of the variance based on the reasoning and rationale contained in the meeting minutes; and

WHEREAS, the City Council of the City of Laurel hereby adopts the findings of the Zoning Commission as contained in the Commission's meeting minutes, and further the City Council finds it is in the best interests of the residents of the City of Laurel to allow the variance since:

1. allowing the variance in this case relates only to a special condition that is specific to the applicant;
2. the current hardship was not created by the applicant;
3. the variance requested appears to be within the spirit, intent and purpose of the zoning regulations; and
4. granting the variance will not injure or result in an injustice to others.

NOW THEREFORE, BE IT RESOLVED that the Property Owner's request for a variance is hereby approved for the property located at 319 3rd Avenue, Laurel, MT, allowing a six-foot setback for construction of an addition onto the back portion of the home situated on the Residential Property; and

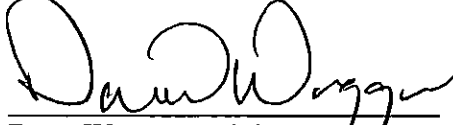
BE IT FURTHER RESOLVED, that the variance is site specific to this address.

Introduced at a regular meeting of the City Council on the 14th day of June, 2022, by Council Member Mize.

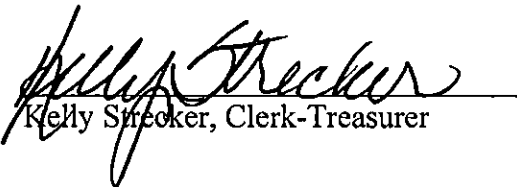
PASSED and APPROVED by the City Council of the City of Laurel the 14th day of June, 2022.

APPROVED by the Mayor the 14th day of June, 2022.

CITY OF LAUREL

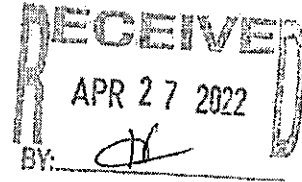
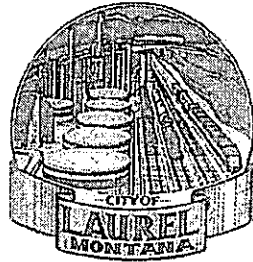

Dave Waggoner, Mayor

ATTEST:


Kelly Streckler, Clerk-Treasurer

APPROVED AS TO FORM:


Michele L. Braukmann, Civil City Attorney



Laurel Variance Request Application

This application covers appeals from decisions of the Planning Department (and sometimes other officials) and for requests for variances concerning setbacks, structures, heights, lot coverage, etc.

The undersigned owner or agent of the owner of the following described property requests a variance to the Zoning Ordinances of the City of Laurel as outlined by the laws of the State of Montana.

1. Name of property owner: Cassie Page
2. Name of Applicant if different from above: _____
3. Phone number of Applicant: 406-208-6795
4. Street address and general location: 319 3rd Ave, Laurel MT 59044
5. Legal description of the property: Laurel Heights Sub, S09, T02, S, R24, E, 610-12, Lot 11-12
6. Current Zoning: Residential L6000
7. Provide a copy of covenants or deed restrictions on property.

I understand that the filing fee accompanying this application is not refundable, that it pays part of the cost of process, and that the fee does not constitute a payment for a variance. I also understand I or my agent must appear at the hearing of this request before the Planning Board and all of the information presented by me is true and correct to the best of my knowledge.

Signature of Applicant: Cassie Page

Date of Submittal: 4/18/22

STATE OF MONTANA
COUNTY OF YELLOWSTONE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE CHECKED
THE RECORDS (5 PAGES) IN MY OFFICE FROM (02/25/2022) TO (04/25/2022)
AND THE LISTED PEOPLE ARE THE OWNERS OF RECORD FOR THE
ENCLOSED LISTED PROPERTY.

SIGNED AND SEALED THIS 26th DAY OF APRIL 2022.

73 NAMES	\$ 36.50
CERTIFY	<u>2.00</u>
TOTAL	\$ 38.50

JEFF MARTIN
CLERK & RECORDER OFFICE
YELLOWSTONE COUNTY

BY  _____

RAECHELLE GROSS / RECORDING CLERK

Date: 04/25/2022
 Time: 09:13:24
 Oper: rgarza

Yellowstone County
 TA Reports - Parcel Master List

Page: 1

RANGES: TAX YEAR: (R) 2022 - 2022
 PARCEL# : (L) B00555, B00556, B00557,
 B00558, B00559, B00560, B00562,
 B00563, B00564, B00565, B00566,
 B00567, B00568, B00569, B00570,
 B00571, B00572, B00573, B00574,
 B00575, B00576, B00577, B00578,
 B00579, B00580, B00581, B00582,
 B00626, B00628, B00633, B00634,
 B00635, B00636, B00637, B00638,
 B00639, B00639A, B00642, B00643,
 B00644, B00645, B00655, B00657
 TAX TYPE: (A)
 LEVY DISTRICT: (A)
 SUB-LEVY DIST: (A)
 MISC CODE : (A)
 LIST CODE: (A)

OPTIONS: SORT ORDER: N INCL RANGES/OPTIONS?: Y

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Dist	Tax Type
B00567	ALTMAN, TODD A & CASSIE L 319 3RD AVE LAUREL MT 59044-3043	03-0821-09-3-26-06-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 11 - 12	7		RE <i>Cassie L Page ✓ Austin Page ✓ 319 3rd Avenue Laurel, MT 59044-3043</i>
B00581	ANGELL, ZEB & ANDREA L 307 4TH AVE LAUREL MT 59044-2610	03-0821-09-3-25-09-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 17 - 18	7		RE
B00572	BEHM, ALEX DUANE & ANNETTE L 226 LAURMAC LN LAUREL MT 59044-1703	03-0821-09-3-26-11-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 19, E50 FT LT 19-20	7		RE
B00571	BEHM, ALEX DUANE & ANNETTE LUCY 226 LAURMAC LN LAUREL MT 59044-1703	03-0821-09-3-26-10-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 19, W90 FT LT 19-20	7		RE
B00635	BRADSHAW, SHAWN 311 W 4TH ST LAUREL MT 59044-2731	03-0821-09-3-32-11-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 8, Lot 19, E49' LTS 19-20	7		RE
B00637	BROWN, BECKY M 404 2ND AVE LAUREL MT 59044-2727	03-0821-09-3-33-02-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 3, S2 LT 4	7		RE
† B00573	BROYLES, PARKER JACOB & REBEKAH ASHLEY 302 3RD AVE	03-0821-09-3-25-01-0000 LHS LAUREL HEIGHTS SUBD	7		RE

Date: 04/25/2022
Time: 09:13:24
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Yellowstone County
TA Reports - Parcel Master List

Page: 2

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Tax Dist Type
	LAUREL MT 59044-3044	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 1 - 2		
B00574 x	CARPENTER, DALTON ✓ 306 3RD AVE LAUREL MT 59044-3044	03-0821-09-3-25-02-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 3, & S2 L: 4	7	RE
B00558	EASTERDAY, KAREN LEE ✓ 309 2ND AVE LAUREL MT 59044-3037	03-0821-09-3-27-09-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 16	7	RE
B00570	ENRIQUEZ, MANUEL H & DARLENE J ✓ 309 3RD AVE LAUREL MT 59044-3043	03-0821-09-3-26-09-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 17 - 18	7	RE
B00642	FINK, JACQUELINE J ✓ FINK TERRY R & JACQUELINE J ✓ 207 S 4TH ST LAUREL MT 59044-3260	03-0821-09-3-33-07-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 13 - 14	7	RE
B00582	GOGGINS, JULIE ✓ 319 W 3RD ST LAUREL MT 59044-3048	03-0821-09-3-25-10-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 19 - 20	7	RE
B00569	GUERRERO, JOSE A & RANDI L ✓ 311 3RD AVE LAUREL MT 59044-3043	03-0821-09-3-26-08-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 15 - 16	7	RE
B00576	OUSLEY, AMANDA L ✓ HALL, RICKY & ✓ 316 3RD AVE LAUREL MT 59044-3044	03-0821-09-3-25-04-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 7 - 8, & S2 LT 9	7	RE
B00555	HARMON, MATTHEW ✓ 319 2ND AVE LAUREL MT 59044-3037	03-0821-09-3-27-06-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 11, & N2 LT 12	7	RE
B00643	HATTEN, MARION R & JAMES F ✓ 409 3RD AVE LAUREL MT 59044-2728	03-0821-09-3-33-08-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 15 - 16	7	RE
B00565	HEINEMANN, CALEN SAUL & MIKELL ✓ 316 2ND AVE LAUREL MT 59044-3038	03-0821-09-3-26-04-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 7 - 8	7	RE

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Time: 09:13:25
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Yellowstone County
TA Reports - Parcel Master List

Page: 3

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Dist	Tax Type
B00564	HOHENBERGER, KIRK PO BOX 45 WESTBY MT 59275-0045	03-0821-09-3-26-03-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 5 - 6	7		RE
B00633	HUNT, LORIE 405 4TH AVE LAUREL MT 59044-2301	03-0821-09-3-32-09-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 8, Lot 17 - 18	7		RE
B00580	IVERSON, SHARON M 1302 24TH ST W # 290 BILLINGS MT 59102-3861	03-0821-09-3-25-08-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 15 - 16	7		RE
B00578	DECKER, JOHN WILBUR & COLETTE FRIEDLY JOHN & COLETTE DECKER LIVING TRUST 1225 LONGVIEW RD LAUREL MT 59044-1864	03-0821-09-3-25-06-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 11 - 12	7		RE
B00657	KAUTZ, GLENN 401 2ND AVE LAUREL MT 59044-2726	03-0821-09-3-34-12-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 10, Lot 18 - 20, (08)	7		RE
B00638	LAWSON, SHIRLEY A 406 2ND AVE LAUREL MT 59044-2727	03-0821-09-3-33-03-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 5, & N2 LT 4	7		RE
B00566	MANN, ROBERT C & TRACY E 320 2ND AVE LAUREL MT 59044-3038	03-0821-09-3-26-05-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 9 - 10	7		RE
B00634	MASTERTON, JEANNE C 401 4TH AVE LAUREL MT 59044-2301	03-0821-09-3-32-10-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 8, Lot 19, W91 FT LT 19-20	7		RE
B00557	JONES, LINDSEY MCNEILEY, TODD & 311 2ND AVE LAUREL MT 59044-3037	03-0821-09-3-27-08-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 15	7		RE
B00556	MICHAEL, SUSAN K MICHAEL, LAURIE A & 317 2ND AVE LAUREL MT 59044-3037	03-0821-09-3-27-07-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 12, LT 13-14 S2 LT 12	7		RE
B00575	MOORE, GERALD L & MALLARD, JOY A 308 3RD AVE LAUREL MT 59044-3044	03-0821-09-3-25-03-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E,	7		RE

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Time: 09:13:25
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Yellowstone County
TA Reports - Parcel Master List

Page: 4

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Tax Dist	Tax Type
		BLOCK 3, Lot 4, LT 5-6 N2 LT 4			
B00577	PASTIAN, RANDALL L 320 3RD AVE LAUREL MT 59044-3044	03-0821-09-3-25-05-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 10, & N2 LT 9	7		RE
B00628	PETERSON JOHN PO BOX 45 HUNTLEY MT 59037-0045	03-0821-09-3-32-04-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 8, Lot 7 - 8, & N20 FT LT 6	7		RE
B00639	SALVESON, WAYNE P 412 2ND AVE LAUREL MT 59044-2727	03-0821-09-3-33-04-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 6 - 7, (11)	7		RE
B00639A	SALVESON, WES D 414 2ND AVE LAUREL MT 59044-2727	03-0821-09-3-33-14-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 8, (11)	7		RE
B00636	SCHLEINING, LARRY E & TRACY A 402 2ND AVE LAUREL MT 59044-2727	03-0821-09-3-33-01-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 1 - 2	7		RE
B00644	SEYMOUR, ROBBIE & BREANNA 4636 N WOODHAVEN WAY BILLINGS MT 59106-2400	03-0821-09-3-33-09-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 17 - 18	7		RE
B00645	SWAN, STEPHEN E 401 3RD AVE LAUREL MT 59044-2728	03-0821-09-3-33-10-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 19 - 20	7		RE
B00626	UNITED METHODIST CHURCH PO BOX 1055 LAUREL MT 59044-1055	03-0821-09-3-32-01-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 8, Lot 1 - 5, & S10 FT LT 6	7		RE
B00655	WARD, WENDY L 407 2ND AVE LAUREL MT 59044-2726	03-0821-09-3-34-10-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 10, Lot 16, LT 17 S2 LT 16	7		RE
B00568	ZEPEDA, ARTI M (1/3 INT) MEIDINGER, ROBERT A (RLE) MEIDINGER, JERILYN K (RLE) MEIDINGER, AARON A (1/3 INT) WEBINGER, MICHAEL B (1/3 INT) 315 3RD AVE	03-0821-09-3-26-07-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 13 - 14	7		RE

Brian DeForrest
Rebecca DeForrest
4636 N Woodhaven Way
Billings mt 59106-2400

Date: 04/25/2022
Time: 09:13:25
Oper: rgarza

Yellowstone County
TA Reports - Parcel Master List

Page: 5

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Dist	Tax Type
	LAUREL MT 59044-3043				
B00579	WHISENHUNT, DAVID ✓ SHEFFELS, STEVE ✓ BEDNEK, PAM ✓ WHISENHUNT, KAREN & ✓ 1504 2ND AVE S GREAT FALLS MT 59405-2404	03-0821-09-3-25-07-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 13 - 14	7		RE
B00563	ZUNDEL, ROBBIE LEE ✓ 428 MERVIN ST BILLINGS MT 59102-5014	03-0821-09-3-26-02-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 3, N 20 FT OF LT 3 & ALL LT 4	7		RE
B00559	ZUNDEL, ROBBIE LEE ✓ 428 MERVIN ST BILLINGS MT 59102-5014	03-0821-09-3-27-10-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 17	7		RE
B00560	ZUNDEL, SCOTT A ✓ 2702 HOWARD AVE BILLINGS MT 59102-4525	03-0821-09-3-27-11-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 18, & N10 FT LT 19	7		RE
B00562	ZUNDEL, SCOTT A ✓ 2702 HOWARD AVE BILLINGS MT 59102-4525	03-0821-09-3-26-01-0000 LHS LAUREL HEIGHTS SUBD LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 1 - 2, & S10 FT LT 3	7		RE

43

Certified Thru
2/23/2022
Dept of Revenue
RG

Owner name	Tax Code	Legal Description	Address
BROYLES, PARKER JACOB & REBEKAH ASHLEY	B00573	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 1 - 2	302 3RD AVE
CARPENTER, DALTON	B00574	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 3, & S2 L: 4	306 3RD AVE
MOORE, GERALD L & MALLARD, JOY A	B00575	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 4, LT 5-6 N2 LT 4	308 3RD AVE
HALL, RICKY &	B00576	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 7 - 8, & S2 LT 9	316 3RD AVE
PASTIAN, RANDALL L	B00577	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 10, & N2 LT 9	320 3RD AVE
JOHN & COLETTE DECKER LIVING TRUST	B00578	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 11 - 12	319 4TH AVE
WHISENHUNT, KAREN &	B00579	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 13 - 14	313 4TH AVE
IVERSON, SHARON M	B00580	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 15 - 16	311 4TH AVE
ANGELL, ZEB & ANDREA L	B00581	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 17 - 18	307 4TH AVE
GOGGINS, JULIE	B00582	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 3, Lot 19 - 20	319 W 3RD ST
ZUNDEL, SCOTT A	B00562	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 1 - 2, & S10 FT LT 3	304 2ND AVE
ZUNDEL, ROBBIE LEE	B00563	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 3, N 20 FT OF LT 3 & ALL LT*	306 2ND AVE
HOHENBERGER, KIRK	B00564	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 5 - 6	310 2ND AVE
HEINEMANN, CALEN SAUL & MIKELL	B00565	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 7 - 8	316 2ND AVE
MANN, ROBERT C & TRACY E	B00566	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 9 - 10	320 2ND AVE
ALTMAN, TODD A & CASSIE L	B00567	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 11 - 12	319 3RD AVE
WEBINGER, MICHAEL B (1/3 INT)	B00568	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 13 - 14	315 3RD AVE
GUERRERO, JOSE A & RANDI L	B00569	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 15 - 16	311 3RD AVE
ENRIQUEZ, MANUEL H & DARLENE J	B00570	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 17 - 18	309 3RD AVE
BEHM, ALEX DUANE & ANNETTE LUCY	B00571	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 19, W90 FT LT 19-20	301 3RD AVE
BEHM, ALEX DUANE & ANNETTE L	B00572	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 2, Lot 19, E50 FT LT 19-20	217 W 3RD ST
HARMON, MATTHEW	B00555	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 11, & N2 LT 12	319 2ND AVE
MICHAEL, LAURIE A &	B00556	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 12, LT 13-14 S2 LT 12	317 2ND AVE
MCNEILEY, TODD &	B00557	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 15	311 2ND AVE
EASTERDAY, KAREN LEE	B00558	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 16	309 2ND AVE
ZUNDEL, ROBBIE LEE	B00559	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 17	307 2ND AVE
ZUNDEL, SCOTT A	B00560	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 18, & N10 FT LT 19	305 2ND AVE
UNITED METHODIST CHURCH	B00626	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 8, Lot 1 - 5, & S10 FT LT 6	307 W 4TH ST
PETERSON JOHN	B00628	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 8, Lot 7 - 8, & N20 FT LT 6	414 3RD AVE
HUNT, LORIE	B00633	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 8, Lot 17 - 18	405 4TH AVE
MASTERSON, JEANNE C	B00634	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 8, Lot 19, W91 FT LT 19-20	401 4TH AVE
BRADSHAW, SHAWN	B00635	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 8, Lot 19, E49' LTS 19-20	311 W 4TH ST
SCHLEINING, LARRY E & TRACY A	B00636	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 1 - 2	402 2ND AVE
BROWN, BECKY M	B00637	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 3, S2 LT 4	404 2ND AVE
LAWSON, SHIRLEY A	B00638	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 5, & N2 LT 4	406 2ND AVE
SALVESON, WAYNE P	B00639	LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 6 - 7, (11)	412 2ND AVE

FINK TERRY R & JACQUELINE J
HATTEN, MARION R & JAMES F
SEYMOUR, ROBBIE & BREANNA
SWAN, STEPHEN E
SALVESON, WES D
WARD, WENDY L
KAUTZ, GLENN

B00642 LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 13 - 14
B00643 LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 15 - 16
B00644 LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 17 - 18
B00645 LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 19 - 20
B00639A LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 9, Lot 8, (11)
B00655 LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 10, Lot 16, LT 17 S2 LT 16
B00657 LAUREL HEIGHTS SUBD, S09, T02 S, R24 E, BLOCK 10, Lot 18 - 20, (08)

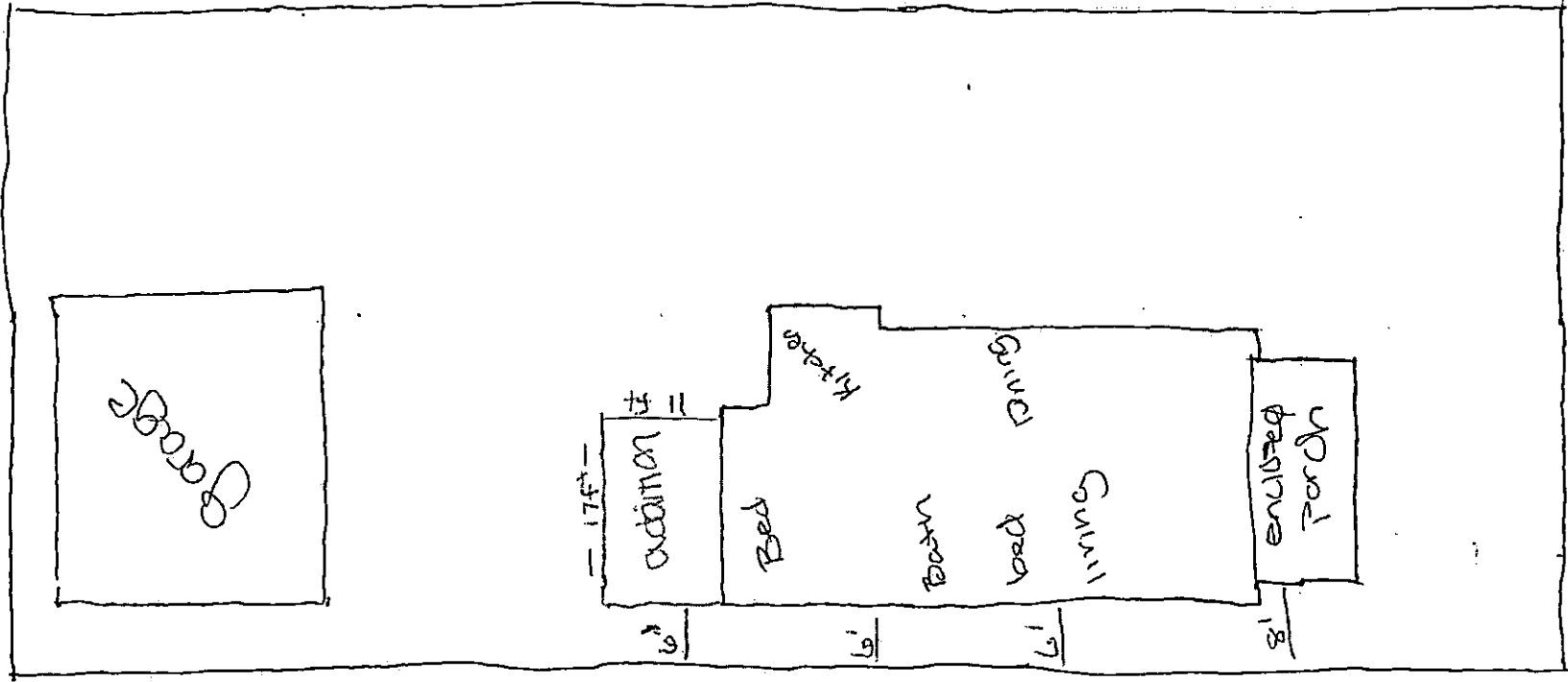
415 3RD AVE
409 3RD AVE
405 3RD AVE
401 3RD AVE
414 2ND AVE
407 2ND AVE
401 2ND AVE



Yellowstone County

Mapping sites Offender search Help

800712	800713	800714	800715	800716	800717	800718	800719	800720	800721	800722	800723	800724	800725	800726	800727	800728	800729	800730	800731	800732	800733	800734	800735	800736	800737	800738	800739	800740	800741	800742	800743	800744	800745	800746	800747	800748	800749	800750	800751	800752	800753	800754	800755	800756	800757	800758	800759	800760	800761	800762	800763	800764	800765	800766	800767	800768	800769	800770	800771	800772	800773	800774	800775	800776	800777	800778	800779	800780	800781	800782	800783	800784	800785	800786	800787	800788	800789	800790	800791	800792	800793	800794	800795	800796	800797	800798	800799	800800	800801	800802	800803	800804	800805	800806	800807	800808	800809	800810	800811	800812	800813	800814	800815	800816	800817	800818	800819	800820	800821	800822	800823	800824	800825	800826	800827	800828	800829	800830	800831	800832	800833	800834	800835	800836	800837	800838	800839	800840	800841	800842	800843	800844	800845	800846	800847	800848	800849	800850	800851	800852	800853	800854	800855	800856	800857	800858	800859	800860	800861	800862	800863	800864	800865	800866	800867	800868	800869	800870	800871	800872	800873	800874	800875	800876	800877	800878	800879	800880	800881	800882	800883	800884	800885	800886	800887	800888	800889	800890	800891	800892	800893	800894	800895	800896	800897	800898	800899	800900	800901	800902	800903	800904	800905	800906	800907	800908	800909	800910	800911	800912	800913	800914	800915	800916	800917	800918	800919	800920	800921	800922	800923	800924	800925	800926	800927	800928	800929	800930	800931	800932	800933	800934	800935	800936	800937	800938	800939	800940	800941	800942	800943	800944	800945	800946	800947	800948	800949	800950	800951	800952	800953	800954	800955	800956	800957	800958	800959	800960	800961	800962	800963	800964	800965	800966	800967	800968	800969	800970	800971	800972	800973	800974	800975	800976	800977	800978	800979	800980	800981	800982	800983	800984	800985	800986	800987	800988	800989	800990	800991	800992	800993	800994	800995	800996	800997	800998	800999	801000	801001	801002	801003	801004	801005	801006	801007	801008	801009	801010	801011	801012	801013	801014	801015	801016	801017	801018	801019	801020	801021	801022	801023	801024	801025	801026	801027	801028	801029	801030	801031	801032	801033	801034	801035	801036	801037	801038	801039	801040	801041	801042	801043	801044	801045	801046	801047	801048	801049	801050	801051	801052	801053	801054	801055	801056	801057	801058	801059	801060	801061	801062	801063	801064	801065	801066	801067	801068	801069	801070	801071	801072	801073	801074	801075	801076	801077	801078	801079	801080	801081	801082	801083	801084	801085	801086	801087	801088	801089	801090	801091	801092	801093	801094	801095	801096	801097	801098	801099	801100	801101	801102	801103	801104	801105	801106	801107	801108	801109	801110	801111	801112	801113	801114	801115	801116	801117	801118	801119	801120	801121	801122	801123	801124	801125	801126	801127	801128	801129	801130	801131	801132	801133	801134	801135	801136	801137	801138	801139	801140	801141	801142	801143	801144	801145	801146	801147	801148	801149	801150	801151	801152	801153	801154	801155	801156	801157	801158	801159	801160	801161	801162	801163	801164	801165	801166	801167	801168	801169	801170	801171	801172	801173	801174	801175	801176	801177	801178	801179	801180	801181	801182	801183	801184	801185	801186	801187	801188	801189	801190	801191	801192	801193	801194	801195	801196	801197	801198	801199	801200	801201	801202	801203	801204	801205	801206	801207	801208	801209	801210	801211	801212	801213	801214	801215	801216	801217	801218	801219	801220	801221	801222	801223	801224	801225	801226	801227	801228	801229	801230	801231	801232	801233	801234	801235	801236	801237	801238	801239	801240	801241	801242	801243	801244	801245	801246	801247	801248	801249	801250	801251	801252	801253	801254	801255	801256	801257	801258	801259	801260	801261	801262	801263	801264	801265	801266	801267	801268	801269	801270	801271	801272	801273	801274	801275	801276	801277	801278	801279	801280	801281	801282	801283	801284	801285	801286	801287	801288	801289	801290	801291	801292	801293	801294	801295	801296	801297	801298	801299	801300	801301	801302	801303	801304	801305	801306	801307	801308	801309	801310	801311	801312	801313	801314	801315	801316	801317	801318	801319	801320	801321	801322	801323	801324	801325	801326	801327	801328	801329	801330	801331	801332	801333	801334	801335	801336	801337	801338	801339	801340	801341	801342	801343	801344	801345	801346	80
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319 3rd Ave

25th Avenue

17th Street

4/20/2022

To Whom It May Concern:

We, Austin & Cassie Page, are submitting a request for a variance. Our home is located at 319 3rd Avenue and was constructed in 1925. The home and garage were put onto the lot before current zoning laws were in place and both are setback 6' on the side adjacent to the street. Our current home has 5 bedrooms and 1 6'X7' bathroom. We are seeking to add an additional bathroom onto the back of our house. We will be going directly back between our current home and garage. Our current home sits 6ft from the sidewalk. This addition would also be 6ft from the sidewalk. The current zoning requirements are causing unique hardships on our unique situation as they require us to be setback 20'. If we were to move things 20' in it would put this addition into the middle of our yard, almost bypassing our home completely.

We are well within our allotted lot coverage amounts and even upon the completion of the addition we would still be within our lot coverage allotment with over 300 sq ft left over. These new setback regulations are the only issue with us proceeding. Since these setbacks were created after our home was in place we are asking that you grant us a variance so that we may complete and remedy these issues within our home.

Thank You,

Cassie & Austin Page



**AGENDA
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, MAY 18, 2022
5:35 PM
CITY COUNCIL CHAMBERS**

Meeting called to order at 5:35 PM.

Roll Call:

Present:

Evan Bruce	Jon Klasna	Judy Goldsby (Chair)	Karen Courtney (Advisory)
Dan Koch	Gavin Williams	Roger Giese	

Absent:

Ron Benner

General Items

1. Approval of April 20, 2022, minutes.
Correction of Evan Bruce's name on page 3 of minutes.
Jon motioned to approve; Dan seconded
Judy stated the corrections needing to be made. Karen stated that she will make those changes.
Judy accepted motion to approve pending required changes.
Motion passes 6-0.

New Business

2. Beartooth Tax Sign Permit Application - 319 1st Avenue

Karen stated this is a nonilluminated building letters only. Sign does meet sign code requirements and Building Department recommends approval of sign permit.

Gavin motioned to approve; Evan seconded
Jon stated that he believed their sign was already up. Karen stated that this was a sign rebranding/refresh.
Motion passes 6-0

3. Chen's Express Sign Permit Application - 415 S. 1st Avenue Suite A

Karen presented the sign application, has been reviewed for compliance with sign code. Building department recommends approval of sign permit.

Jon asked if some were lighted and others not. Evan stated that it states that all signs will be illuminated.
Jon motioned to approve; Evan seconded
Motion passes 6-0

4. Chase Bank ATM Sign Permit Application - 415 S. 1st Avenue

Karen presented the sign application. Signing does meet the sign code requirements. Building Department recommends approval of sign permit.

Evan stated that it does not state whether it is illuminated or not. Karen stated that she believes just

the chase bank logo on top will be illuminated. Jon stated that he would assume they will have lighting over the kiosk for security. Karen stated that he is correct.

Gavin motioned to approve; Dan seconded
Motion passes 6-0

5. Public Hearing: Cassie Page Variance Request - 319 3rd Avenue

Judy stated that what was listed on the application and what was listed on Montana Cadastral was not matching. Asked Cassie for clarification. Cassie stated it is approximately 1900 Sq. ft on 2 levels. Judy asked what sq footage the main level was and if it had a full basement. Cassie did not have exact footage for main level and stated that the basement is only a partial basement She believed main floor is approximately 1000 sq ft. She stated that the upstairs has 3 bedrooms. Judy thanked her for the clarification.

Karen presented the history behind the variance request. Building department was contacted about the desire to do an addition onto the back portion of house. The house was built prior to the current setbacks that adopted, the addition that they were wanting would be in line with the existing house. This would be a 6' setback from side adjacent to street rather than the now required 20'. Therefore, Cassie came in and requested a variance from the required 20' setback. Building and planning departments have no issue with the addition as it is not affecting neighboring property, clear vision triangles or sight obstructions. Planning Department does recommend approval of this variance request. Karen did go over the 7 items outlined in LMC 17.60.020 – Land Use variances issuance and denial (attached to these minutes).

Judy called for Proponents.

Cassie Page – Would just like to add onto existing house, if required to meet the setbacks it would be in the middle of the yard, and they would be unable to add onto their home. Therefore, they are asking for approval of their request.

Judy called for any more proponents, second call for proponents. None heard.

Judy called for Opponents, second call for opponents, third call for opponents. None heard, public hearing closed.

Board discussion. Roger asked about the addition being 17' x 11' will this be a conventional 8' tall addition? Cassie stated that it will only be one story. Just wanting to add a closet and bathroom. Jon asked when they planned on starting. Cassie stated as soon as they are allowed.

Jon motioned to approve; Evan seconded.

Motion passes 6-0. Variance will move on to City Council.

6. Public Hearing: Your Pie Special Review - 102 S. 1st Avenue

Karen explained the correction of the address of the property, therefore explaining the difference on application and staff report. Karen presented the staff report concerning the Special review application.

Judy stated that there did not appear to be any representatives of Your Pie present to speak to. She does have a question about what appears to be a drive thru as part of their building plan? Karen stated that she had not seen any plans for how they plan on renovating the building. If the drive thru is kept it would not be a point to pick up alcohol. Karen's understanding is that the alcohol served is strictly on premises sale and consumption. Karen stated that if the drive thru

window was kept it would be for pizza order pick up.

Gavin stated that it does not appear that they will have that much seating space. Karen stated it did appear that they were planning on putting an awning on the front of the building, this may be for some additional outdoor seating. Again, there have been no building plans submitted at this time. At time of plan review it would be determined if the extension would be allowed or not. Judy asked if that would make a difference in the availability of alcohol, and would it be addressed then? Karen stated that it would not change anything as to the serving of alcohol. Dan stated that he believed that there was a code that determined the amount of parking spaces you would need based on the occupant load/capacity. How is this going to be addressed. It was discussed that there is a lot more parking in the back, plus the 10 spots up front. Karen did state that Kurt Markegard had been the person on contact with the owners, however he was unable to attend the meeting tonight. The parking would need to be addressed when building plans were submitted. Roger asked if any plans had been received yet? Karen stated that she has not seen any. Roger stated that with having no plans submitted and nobody present to speak on their behalf that it be denied at this time until more information is given.

Judy called for any proponents three times. None heard.

Judy called for any opponents three times. None Heard. Public hearing closed.

Judy asked for clarification that the special review that was before the board was only for the sell and consumption of alcohol on premises. Karen stated that yes it was only for the sell and consumption of alcohol on premises. Judy asked for any other discussion.

Gavin motioned to approve; Jon seconded.
Motion carries 5-1, Roger Giese opposed.

Old Business

Judy announced that Karen Courtney would be leaving the City's employ. Karen stated that it has been wonderful working with the Planning Board. Karen will be going to work for the State of Montana as a multi-discipline building inspector. Last day with the city will be May 27th.

Other Items

7. Next Meeting: June 15, 2022

Karen stated that Forrest had requested that she announce that there are two items on the agenda for the June 15th meeting. There will be an annexation and a 1 lot minor subdivision. Gavin stated he would not be able to attend the June meeting due to other commitment. Board asked about the subdivision and annexation. Karen stated the Beehive subdivision out past the T/A and old meat processing plant will be like what was proposed to lift ag restriction like Miller Minor. Annexation she believes is the Hull annexation which is over by where they are building across from library. Forrest is reviewing these items at this time but will be on next meeting agenda.

Question asked if any more applicants for planner position. Karen stated not that she is aware of at this time.

Announcements

8. Motion to adjourn

Gavin motioned to adjourn; Dan seconded. Meeting adjourned 6:10 PM.

