



DEVELOPMENT SERVICES

435 RYMAN • MISSOULA, MT 59802 - 4297 • (406) 552-6630 • FAX:

MISSOULA CITY BOARD OF ADJUSTMENT APPLICATION

Date: 5-24-17

Meeting Date: 6-28-17

Applicant Name: VICTORIA AMUNDSON

Address: 521 EDDY Phone 544-0799

Agent Name:

Address: Phone:

Project Address/Location: 521 EDDY

Request Type: ZONING VARIANCE

The following items must be submitted as part of the application:

Legal Description

Lot(s): 5 & 6 ; Block(s): 5 ; Subdivision: HAMMOND ADDN #2

Section: 27 ; Township: 13N ; Range: 19W

COS#

Zoning: R5.4

11 PACKETS CONTAINING THE FOLLOWING ITEMS:

- a. Application
- b. Cover Letter
- c. Site Plan/ Landscaping Plan – 11” x 14” or smaller (to scale)
- d. Elevation Drawings – 11” x 14” or smaller (to scale)
- e. Topography Map, if applicable – 11” x 14” or smaller (to scale)
- f. Floor Plan

MISSOULA CITY BOARD OF ADJUSTMENT APPLICATION

APPLICANT'S RESPONSIBILITY

The burden of proof for an applicable hardship and justification of proposal lies with the applicant. The applicant or the applicant's agent must be present at the meeting. Failure to appear at the meeting is grounds for denial of the variance request.

CHAPTER 20.90.010, BOARD OF ADJUSTMENT, AUTHORITY

A board of adjustment is established as authorized by §76-2-321 through §76-2-328, MCA. The board of adjustment is responsible for conducting public hearings and making decisions in accordance with the procedures of this zoning ordinance and state law.

BOARD OF ADJUSTMENT HAS THE AUTHORITY TO REVIEW:

1. Variance Requests (Section 20.85.090)
2. Appeals of Administrative Decisions (Section 20.85.100)
3. Special Exceptions (Section 20.75.090) and Sign Variances (Section 20.75.130)

VARIANCE APPROVAL

An approved zoning variance will lapse and have no further effect **2 years** after it is granted by the board of adjustment or 2 years after a final court order is issued (if the variance is the subject of litigation), unless **all** of the following occur:

- a) a building permit has been issued (if required);
- b) a zoning compliance permit has been issued; and
- c) a final certificate of zoning compliance has been issued.

I hereby attest that the information on this application form is accurate and complete.

Property Owner's Signature *Vickie Amundson* Date 5-24-17

I, *Vickie Amundson*, owner of the said property authorize _____ to act as my agent in this application.

May 24, 2017

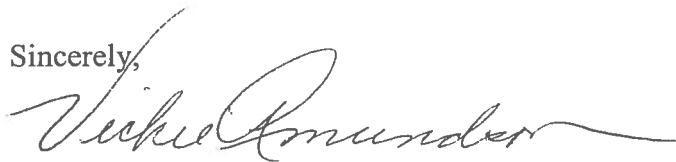
I am requesting a variance for my home at 521 Eddy to allow for the 4 living units. There have always been 4 units since I purchased the property and the assessor shows 4 units at this address.

I purchased this property in 1981 and raised my 2 sons there. Having the rental units helped me afford housing being a single mother. I have refinanced this property over the years with no problems. My most recent attempt to refinance to lower my interest rate has been blocked due to this property not having a variance for 4 apartments. It has been assessed as a 4 plex and I have been paying taxes as a 4 plex.

In researching the history over the years, this home was built as a single family residence, was added on to and later became a fraternity. From what I have gathered it appears the home was later used as a boarding house and then converted into apartments. From what I can determine, it was converted to 4 apartments sometime in the forties or early fifties. It had 4 separate meters for electricity for the four separate apartments when I purchased the property so it never occurred to me that this would ever be an issue.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Vickie Amundson". The signature is written in black ink and has a long, sweeping underline that extends to the right.

Vickie Amundson
521 Eddy
Missoula, MT 59801



1921



2017



Sigma Alpha

Established, 1921.

Petitioning Sigma Alpha Epsilon.

FRATRES IN URBE.

Edwin Taylor

Leslie Colvill

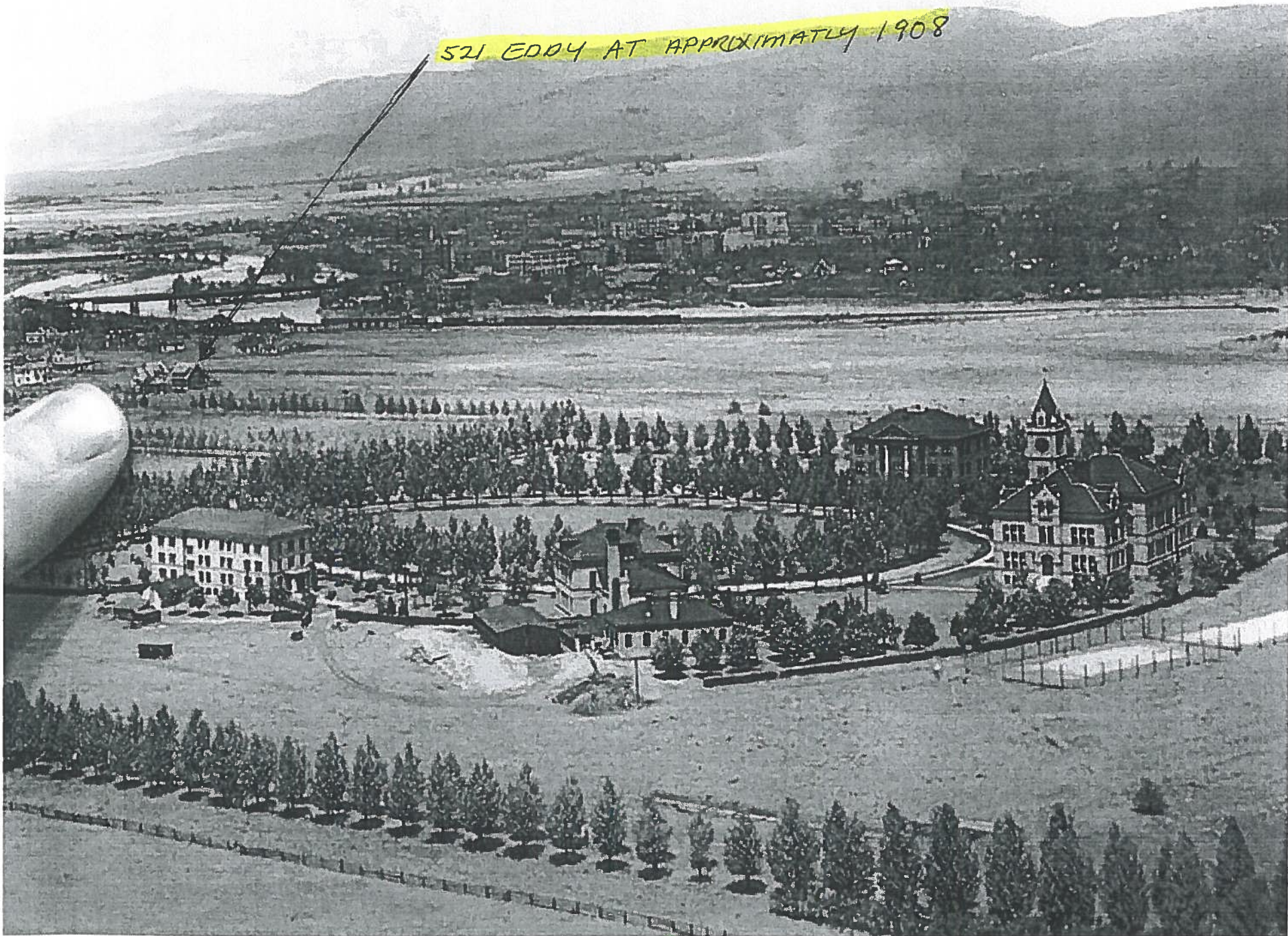
Ralph Rogers

FRATRES IN FACULTATE

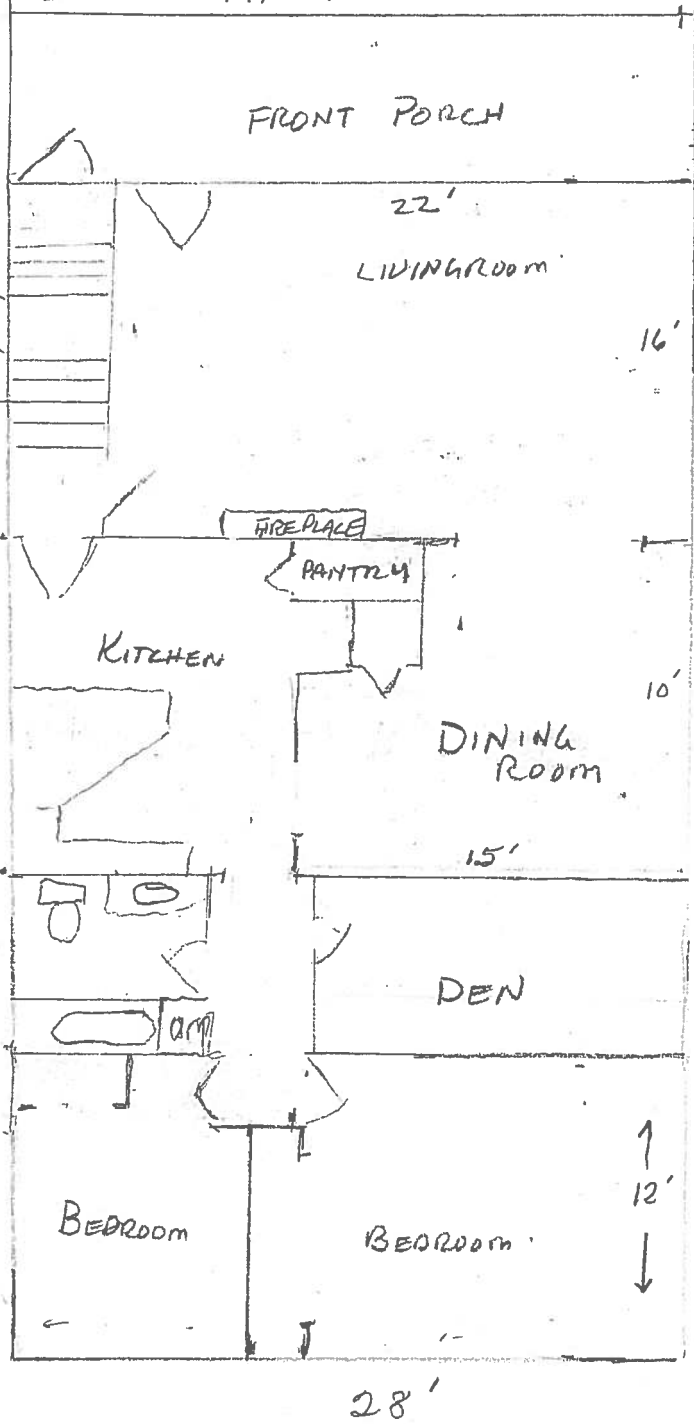
- J. Deutsch.....Instructor in History and Political Science
- S. Kirkwood.....Professor of Botany
- W. Severy.....Instructor of Botany



521 EDDY AT APPROXIMATELY 1908

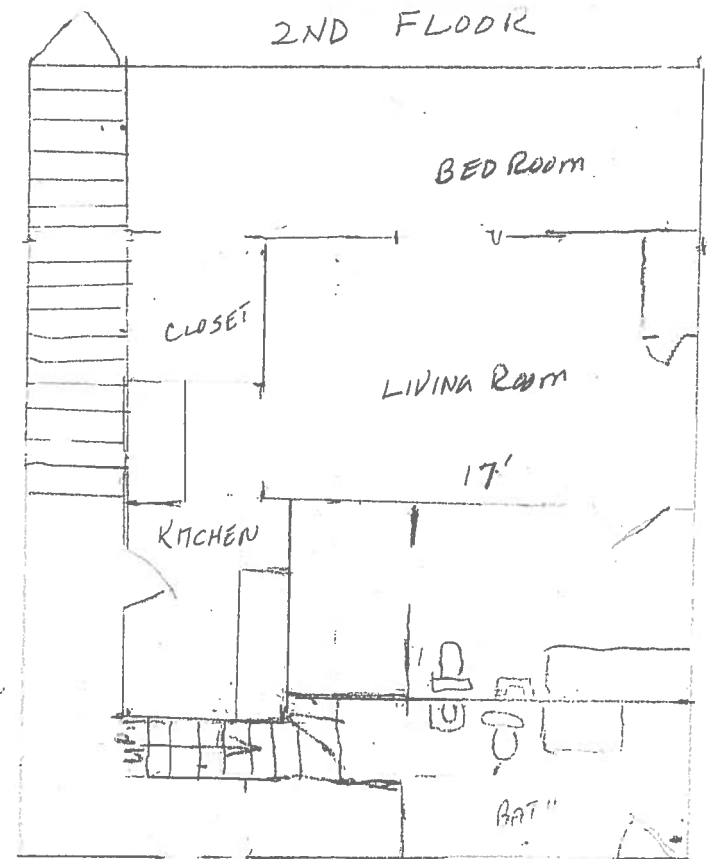


MAIN

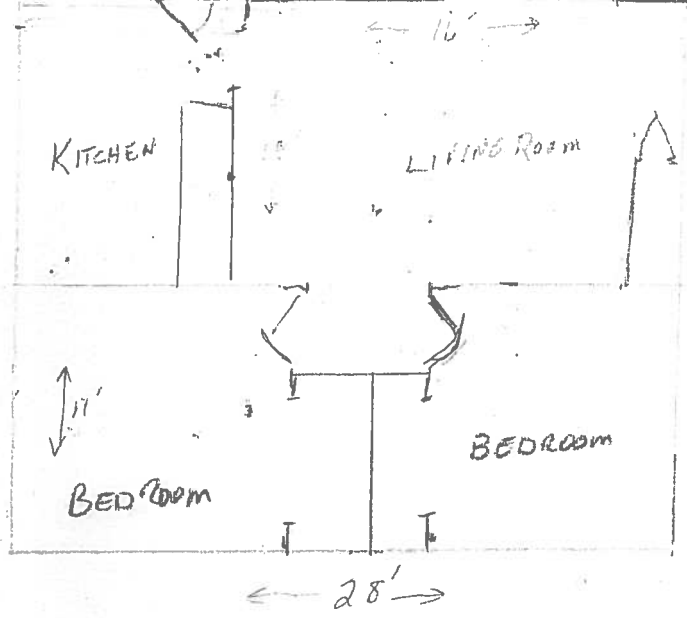


2ND FLOOR

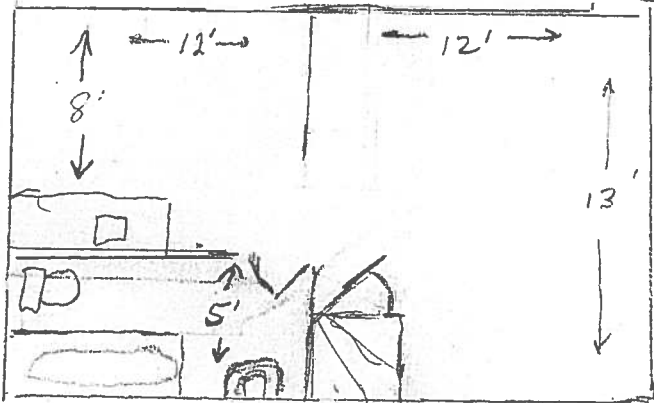
UNIT 1



UNIT 2



UNIT 3 THIRD FLOOR



BASEMENT

