

3/17/2025

To the City of Missoula Board of Adjustment,

My property at 1518 Howell St. has a primary dwelling that sits at the far back of the lot on the alley. The code section we hope to vary from is Title 20, 20.45.020.B.1, "Accessory buildings and structures are prohibited in front and street side yards." Because the primary residence sits on the alley which is the back of the property line.

It is not possible to meet this standard as the "front yard" consists of the entire buildable area on the parcel. Therefore, we seek a variance to construct a heated art studio and storage space in front of the existing house. The structure will have electricity but no plumbing and will never house anyone.

The exterior of the structure will be 22' x 24' or 528 square feet. The proposed structure is 14'-5.5" tall. The interior space is an open concept floor plan with no interior rooms and will be 18' x 22' or 396 square feet.

In Title 20, 20.85.090.G. i. *Owing to special conditions, strict application of one or more standards or requirements of this zoning ordinance would result in unnecessary hardships*; My house was built on the rear property line in 1930, prior to the existence of the currently adopted setbacks. There is no remaining buildable area outside of the front yard. The lot is approximately 7,797 square feet and the front yard is approximately 5,900 square feet of that.

ii. *The zoning variance is the minimum zoning variance necessary to provide relief from the unnecessary hardships*; The structure we seek to build is compliant with the front, rear and side setbacks of a primary structure. The proposed location of the building is set back further from the street than my neighbors' homes so it will not disrupt the character of our block. The proposed structure cannot be located any further to the rear of the site because it will conflict with an existing patio.

iii. *The zoning variance will result in substantial justice being done, considering both the public benefits intended to be secured by this zoning ordinance and the individual hardships that will be suffered if the zoning variance is denied. This structure is consistent with the building pattern of the neighborhood and without this variance, an accessory structure at this parcel would not be possible.*

Thank you for considering this request,

Lizzi Juda

Owner

lizzi@turningthewheel.org

(406) 529-2580

David Bowden

Agent

chiselmalletwood@gmail.com

(406) 880-6314



MISSOULA

DEVELOPMENT SERVICES

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

MISSOULA CITY BOARD OF ADJUSTMENT
APPLICATION

Date: 1-30-25

Meeting Date: _____

Applicant Name: Elizabeth Jude

Address: 1518 Howell Phone: 406-529-2580

Agent Name: David Boden

Address: 107 Log Cabin Lane Stevi 59870 Phone: 406-880-6314

Project Address/Location: 1518 Howell Missoula 59802

Request Type: Variance for shed construction

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

Legal Description

Lot(s): 16-17; Block(s): 75 of school Addition; Subdivision: _____

Section: 16; Township: 13N; Range: 19W

COS# _____

Zoning: _____

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.

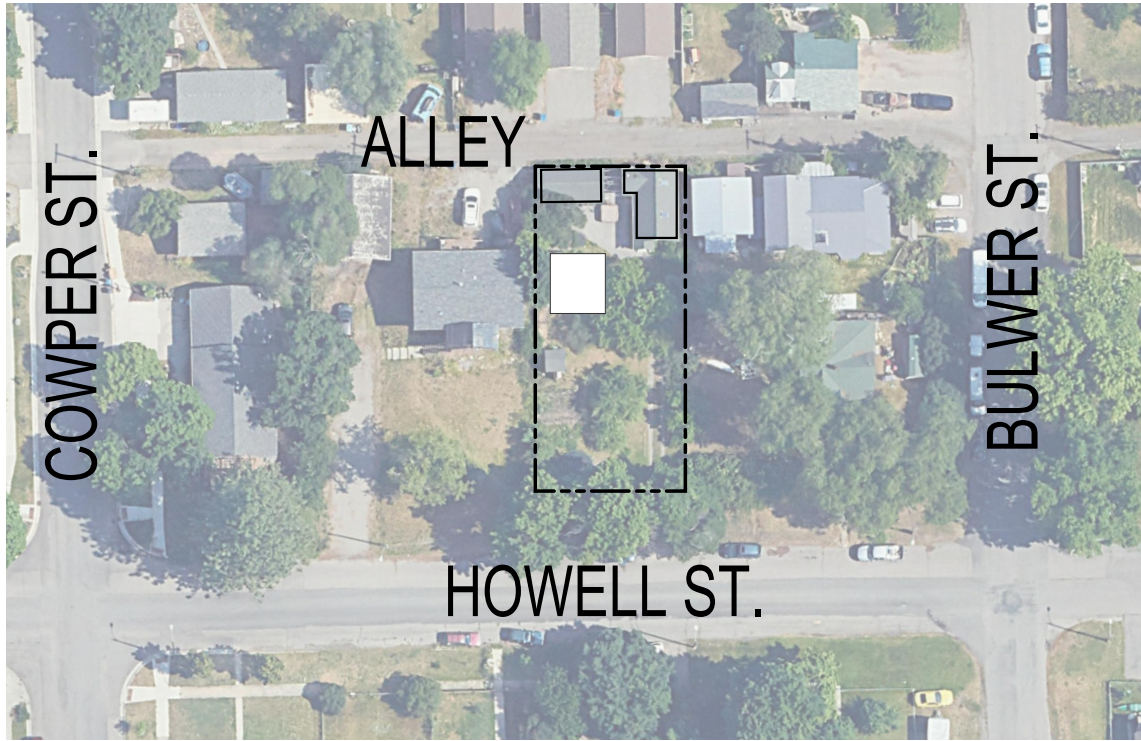
Property Owner's Signature

Elizabeth Jude

Date

3-13-25

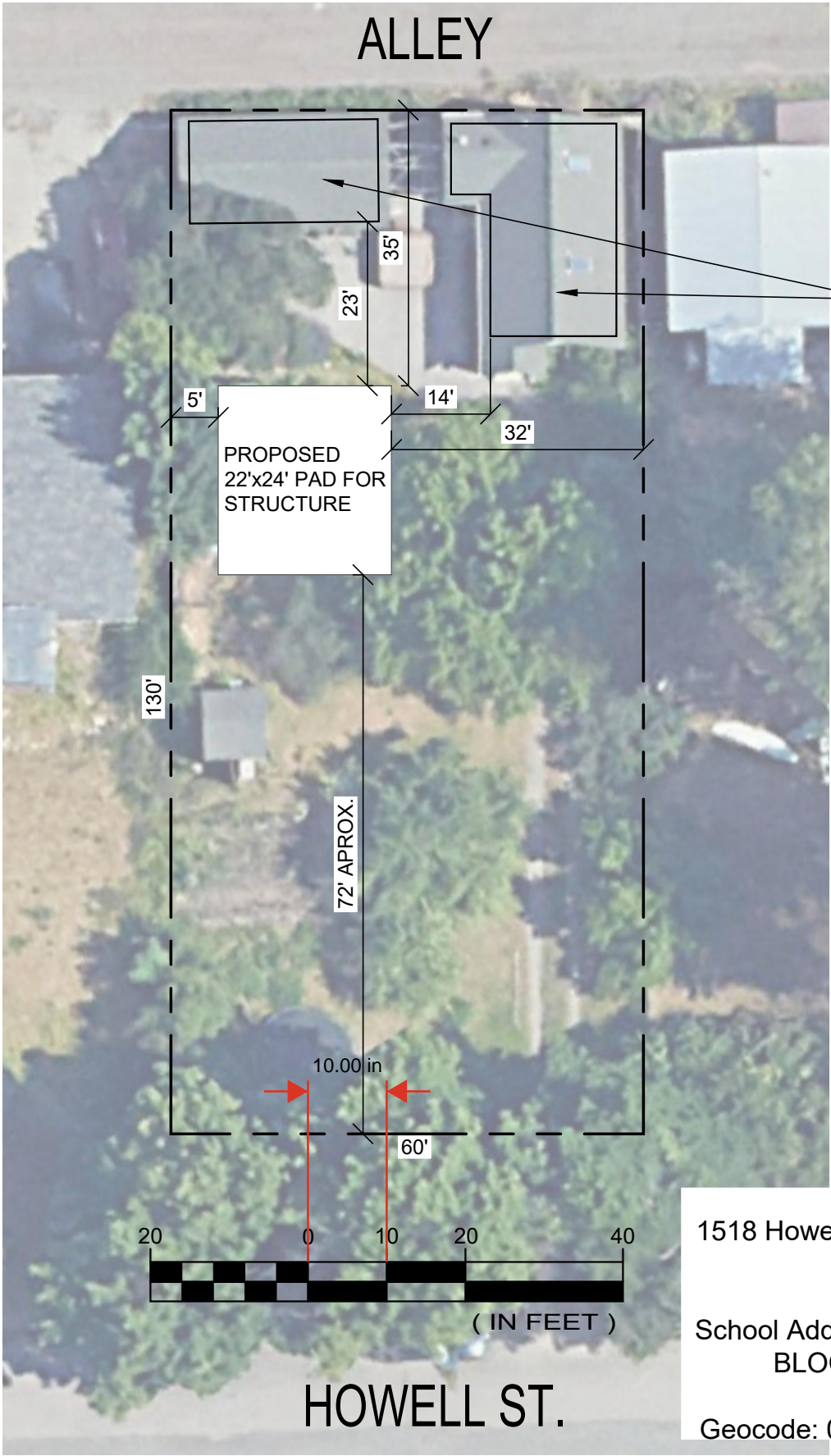
I, Elizabeth Jude, owner of the said property authorize David Bodan to act as my agent in this application.



VACINITY MAP

Scale: N.T.S.

50'-0" WELL



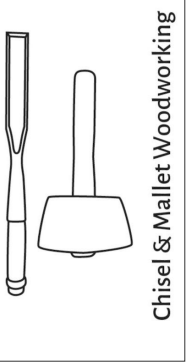
SITEPLAN

Scale: 1"=20'-0"

1518 Howell St. Missoula, MT 59802

School Addition, S16, T13 N, R19 W,
BLOCK:75, LOT:16-17

Geocode: 04-2200-16-3-31-03-0000



David Boden
Chisel & Mallet Woodworking
(406) 880-6314
chiselmalletwood@gmail.com

Lizzi Studio

1518 Howell St.

MISSOULA,
MONTANA

Project Number -

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|-------------|----------------|-----------|
| Issue: | Date: | Drawn By: |
| PRELIMINARY | Mar. 17, 2025 | JNW |
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| PRINT DATE | March 17, 2025 | |

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