

# City of Sidney



Montana's Sunrise City

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## 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: Jamie Larson

Name of Applicant: Royce Micheletto

Address of Applicant: 314 8th St. SE

Phone Number of Applicant: 406-480-1848

Legal Description of property: Kenoyer Add S33, T23 N, R59 E Block 074, lot 011

Current Zoning: R3

Land Area: 6000 ft<sup>2</sup>

Variance request if for the following reasons: To obtain functional indoor parking for 2 vehicles & a rear enclosed entry to our house

(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

see attached

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# 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

*See attached*

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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

*See attached*

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4. Necessary to Provide Reasonable Use

Granting the Variance is necessary to provide a reasonable use of the land or building; and

*See attached*

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5. Minimum Variance

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

*See attached*

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6. Not Injurious

Granting the Variance will not be injurious to the neighborhood or detrimental to the public welfare; and

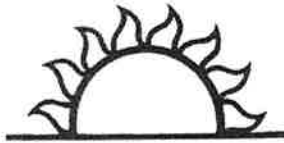
*see attached*

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# 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.

*See attached*

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

*Revere Mitchell*

Applicant Signature

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### For Office Use Only

Date Filed:

Filing Fee:

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: \_\_\_\_\_

1. 8<sup>th</sup> Street SE is a primary street of travel and parking for school functions and activities. It is not ideal to utilize parking at the front of our house on the street due to possible personal property damage. The proposed garage would not be adjacent to any structures on the property to the east and would be approximately 13' from the existing structure on the property to the west.

\*Please refer to additional drawings.

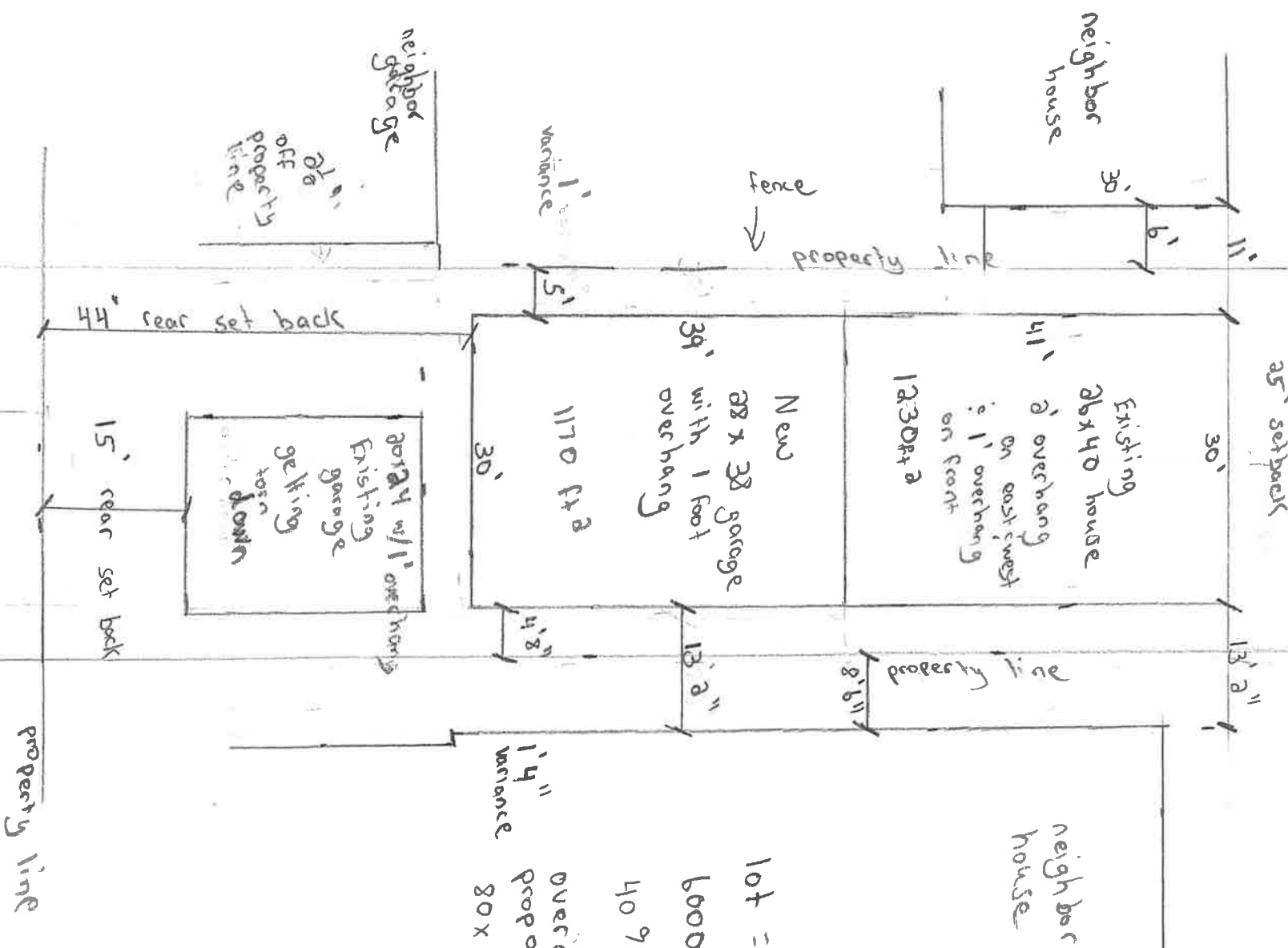
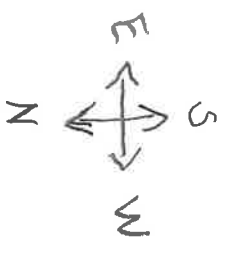
2. The buildings and property are in the same condition as they were when originally purchased. We were not involved in the original layout or design of the property. We want to go through proper procedures to gain permission before starting construction on a new structure.
3. This would allow for functional, safe, off-street indoor parking. It would allow us to keep our valuable vehicles and tools out of the elements and out of public view in a secure structure while also providing an enclosed entry way to the back of our house.
4. This would allow for functional parking of two vehicles side by side without worry when opening doors or accessing vehicles.
5. The width of a full-size vehicle is approximately seven feet, not including mirrors. In order to fully open a door, it requires a minimum of 40-48 inches of additional clearance. Having two vehicles this adds up to 26 feet. I added an extra foot between vehicles (total of five feet) for a total inside width of 27 feet. The exterior walls would be 6 inches and an additional one-foot overhang on each side brings the total to 30 feet.

\*Please refer to additional drawings.

6. The existing smaller garage would be torn down. The new garage would give more setback from the public alley and would not cause any harm to the neighboring properties.
7. It would add appeal, functionality and value to the property. With that, I am asking for a variance on the east and west sides of the proposed building. One foot on the east and one foot four inches on the west. These measurements are to the eve of the new structure.

Drawing

1/16" = 1'



lot = 40 x 150  
 6000 ft<sup>2</sup>  
 4090 = 2400 ft<sup>2</sup>  
 overall house plus  
 proposed garage =  
 80 x 30 = 2400 ft<sup>2</sup>

property line

neighbor house

neighbor house

neighbor garage

get a property line

fence  
property line

44' rear set back

15' rear set back

35' setback

30'

41'

Existing 36x40 house  
41' overhang on east-west  
1' overhang on front

1230 ft<sup>2</sup>

New 38x38 garage  
39' overhang

1170 ft<sup>2</sup>

30'

13' 2"

property line

8' 6 1/2"

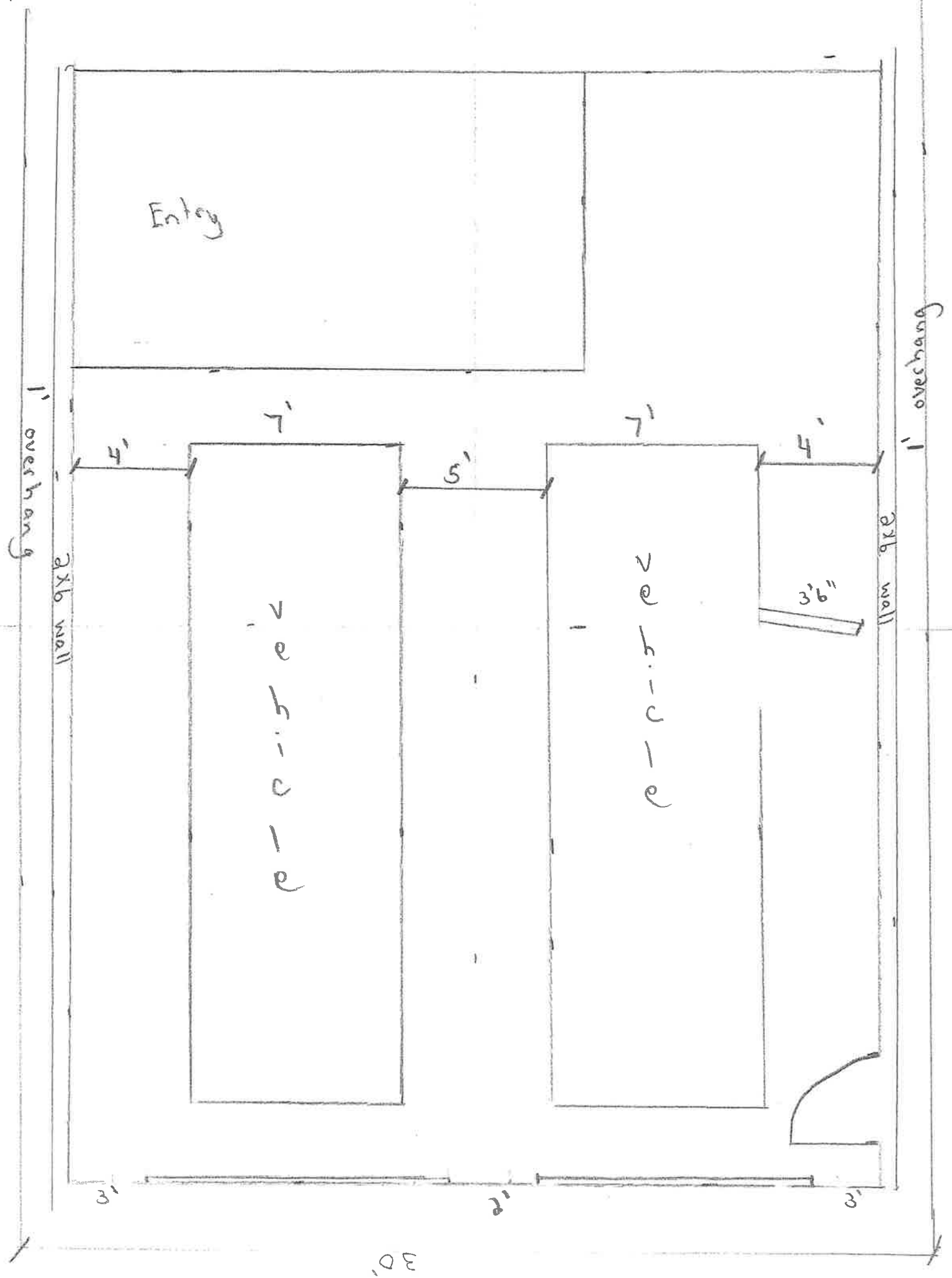
13' 2"

14" variance

4' 8"

36x44 w/1' overhang  
existing garage  
getting torn down

1/4 = 1



Entry

desk

desk

3'6"

3'

12'

3'

30'

1' overhang

2x6 wall

2x6 wall

1' overhang

4'

7'

5'

7'

4'

05/11/26  
15:04:48

CITY OF SIDNEY  
Revenue Voucher Detail  
For the Accounting Period: 5/26

Page: 1 of 1  
Report ID: L110

*K Lange*

Doc #	Per	Line #	Fund Account	Object	Org	Proj	Receipt #	Description	Type	Rec Date/		
										Amount	Cash	Offset User ID
26-333	5/26									500.00	05/11/26	karm
MICHELETTO & LARSON - VARIANCE APPLICATION FEE- GARAGE												
ACTUAL BANK DEPOSIT- \$500.00												
		2	1000 341000					CHECK 4079		500.00	101000	
<b>Total:</b>										500.00		



Outlook

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**Re: Notice to Run**

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**From** Receptionist <classads@esidney.com>  
**Date** Mon 5/11/2026 3:04 PM  
**To** Karmen Lange <clerktreasurer@cityofsidneymt.com>

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Thank you, we will publish this in the May 20th and May 27th editions of The Roundup.

On 5/11/26 2:50 PM, Karmen Lange wrote:

Good afternoon,

Please run the attached public hearing notice for the publication dates provided.

If you have any questions, please let me know. Thank you.

**Karmen Lange**  
**Interim City Clerk/Treasurer**  
115 2nd St SE  
Sidney, MT 59270  
Work: 406-433-2809  
Direct: 406-630-2963

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Deb Schieffer  
The Roundup  
406-433-3306



Re: Variance Request for 314 8<sup>th</sup> Street SE

Dear City of Sidney Resident,

This is notice that Jamie Larson and Royce Micheletto are requesting a variance per City Code 11-4-50. The current zoning for this location is R-3: Multiple Family Residential. The legal description is Kenoyer Addition, Block 074, Lot 011. Mrs. Larson and Mr. Micheletto would like to build a garage on the rear of the property with alley access. The request is for a variance of 1'4" on the west property line set back and 1' on the east property line set back.

A Board of Adjustments Meeting will be called for Wednesday June 3<sup>th</sup>, 2026 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 Interim City Clerk/Treasurer Karmen Lange, who will present to the Board.

If you have any questions, please do not hesitate to contact City Hall at the above contact information. Virtual Zoom meeting information is:

**Meeting ID: 713 080 5898**

**Passcode: 4332809**

**Or by calling: 1-346-248-7799**

Thank you,

Karmen Lange  
Interim City Clerk/Treasurer  
City of Sidney

# **CITY OF SIDNEY**

## **NOTICE**

There will be a Public Hearing on Wednesday June 3<sup>rd</sup>, 2026 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 setback variance request of Jamie Larson and Royce Michelleto to have a garage within 4 feet eight inches of the west property line and 5 feet of the east property line per City Code 11-4-50. This property is located at 314 8<sup>th</sup> Street SE, Lot 11, Block 74, Kenoyer Addition.

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

Karmen Lange  
Interim Clerk/Treasurer

Publish: May 20<sup>th</sup> and May 27<sup>th</sup>, 2026

Zane Panasuk & Anita Howell  
805 3<sup>rd</sup> Ave SE  
Sidney, MT 59270

Robert & Sherry Lessman  
218 8<sup>th</sup> St SE  
Sidney, MT 59270

Chase Andrews  
222 8<sup>th</sup> St SE  
Sidney, MT 59270

Roman Catholic Bishop of GF  
310 7<sup>th</sup> St SE  
Sidney, MT 59270

Bradley Renders  
310 9<sup>th</sup> St SE  
Sidney, MT 59270

Justin & Melissa Boyer  
808 3<sup>rd</sup> Ave SE  
Sidney, MT 59270

Joseph Ruiz  
802 3<sup>rd</sup> Ave SE  
Sidney, MT 59270

Regina Murray  
316 9<sup>th</sup> St SE  
Sidney, MT 59270

Jayd Rice  
720 3<sup>rd</sup> Ave SE  
Sidney, MT 59270

Nick Ludwig  
310 8<sup>th</sup> St SE  
Sidney, MT 59270

Scott Sturgis  
313 8<sup>th</sup> St SE  
Sidney, MT 59270

Austin Artheson  
323 8<sup>th</sup> St. SE  
Sidney, MT 59270

Kenneth Twedt  
316 8<sup>th</sup> St SE  
Sidney, MT 59270

San Juanita Villegas  
PO Box 1719  
Eagle Pass, TX 78853

St. Philomena School  
310 7<sup>th</sup> St SE  
Sidney, MT 59270

Richland County Housing Authority  
1032 6<sup>th</sup> St SW  
Sidney, MT 59270

Roman Catholic Bishop  
310 7<sup>th</sup> St SE  
Sidney, MT 59270

Ken & Barbara Mocko  
503 7<sup>th</sup> St SE  
Sidney, MT 59270

Ben & Aquaria Bloemers  
716 4<sup>th</sup> Ave SE  
Sidney, MT 59270

Jeffrey Weaver  
706 4<sup>th</sup> Ave SE  
Sidney, MT 59270

Ricky Nelson  
409 7<sup>th</sup> St SE  
Sidney, MT 59270

Sidney Public Schools  
101 S Central Ave  
Sidney, MT 59270