



September 2, 2020

City of Missoula  
Planning Department  
Attn: Emily Gluckin  
435 Ryman Street  
Missoula, MT 59802

**RE: University Of Montana – Beckwith Avenue Parking Lot**

Dear Ms. Gluckin,

The purpose of this letter is to outline the proposed parking lot expansion for the University of Montana. The parking lot is located at the southeast corner of Beckwith and Madeline Avenues. The project proposes to demolish the existing house located at 907 E. Beckwith Avenue and expand the adjacent parking lot by 17 parking spaces. The project will connect to the existing parking layout and create a U-shaped drive aisle for easy access in and out of the parking lot. The current zoning of 907 E. Beckwith Avenue is R5.4. The project requests variances for the following design elements:

- Municipal Code 20.65.040.C – Interior Parking Lot Landscaping
- Municipal Code 20.65.050 – Perimeter Parking Lot Landscaping – Proposed design will match existing gravel mulch buffer landscape.
- Municipal Code 20.65.060.B.2.b – Fence or Wall Buffers (applies to east boundary adjacent to residential lot)
- Municipal Code 20.05.020 – Non-Accessory Parking in Residential Zoning – Residential Zoning prohibits non-accessory parking lots.
- Municipal Code 20.60.040.B – Location of Off-Street Parking in Residential Districts

The following documents are attached:

- Board of Adjustment Application
- Topographic Survey
- Demolition Plan
- Site Plan

Please call if any additional information is needed. You can reach me at 406-922-7107.

Sincerely,

CUSHING TERRELL

A handwritten signature in blue ink, appearing to read "Isackson", written over the printed name.

Ron Isackson, PE



## DEVELOPMENT SERVICES

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

# MISSOULA CITY BOARD OF ADJUSTMENT APPLICATION

Date: 08.28.2020

Meeting Date: 09.23.2020

Applicant Name: University of Montana

Address: 32 Campus Drive, Missoula Phone 406-243-0211

Agent Name: Cushing Terrell

Address: 411 E Main St, Bozeman Phone: 406-556-7100

Project Address/Location: 907 E Beckwith Avenue, Missoula

Request Type: Public Forum meeting

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

#### Legal Description

Lot(s): 3 & 4; Block(s): 48; Subdivision: Hammond Addition #3

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

COS# NA

Zoning: R5.4/NC-UD University District Neighborhood Character Overlay

### 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.

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

Property Owner's Signature Kevin A. Krebsbach Date 8/28/2020

I, KEVIN KREBSBACH, owner of the said property authorize RON JACKSON to act as my agent in this application.

## # KEY NOTES

1. CONCRETE TO BE REMOVED.
2. BUILDING AND DECK TO BE DEMOLISHED TO GRADE. FOUNDATION TO BE REMOVED TO DEPTH OF PROPOSED ASPHALT SECTION.
3. FENCE TO BE REMOVED.
4. EXISTING SUBJECT PROPERTY LINE.
5. ADJACENT PROPERTY LINE.
6. REMOVE TREE.
7. REMOVE POWER METER.
8. REMOVE GAS METER.
9. REMOVE OVERHEAD LIGHT POLE AND ASSOCIATED OVERHEAD POWER LINES.
10. BEGIN/END REMOVAL OF CONCRETE CURB.
11. CAP AND ABANDON EXISTING SANITARY SEWER SERVICE WITHIN 5' OF PROPERTY LINE. REFER TO CITY OF MISSOULA STANDARD DETAIL STD-311.
12. REMOVE AND RELOCATE EXISTING PARKING PERMIT BOOTH.
13. APPROXIMATE LOCATION OF EXISTING WATER SERVICE. CAP AND ABANDON AT CORPORATION STOP. REFER TO CITY OF MISSOULA STANDARD DETAIL STD-310.
14. CAP AND ABANDON EXISTING GAS SERVICE.
15. ASPHALT TO BE REMOVED AS NEEDED FOR WATER SERVICE ABANDONMENT.

## DEMOLITION LEGEND

- |  |                                      |
|--|--------------------------------------|
|  | EXISTING ASPHALT                     |
|  | EXISTING CONCRETE                    |
|  | EXISTING CONCRETE TO BE REMOVED      |
|  | EXISTING LANDSCAPE                   |
|  | EXISTING CONCRETE CURB               |
|  | EXISTING CONCRETE CURB TO BE REMOVED |
|  | PROPERTY LINE                        |
|  | EXISTING SANITARY SEWER              |
|  | EXISTING WATER MAIN                  |
|  | EXISTING GAS LINE                    |
|  | EXISTING OVERHEAD POWER              |
|  | EXISTING WOODEN FENCE                |
|  | EXISTING LIGHT POLE AND POWER METER  |
|  | EXISTING GAS METER                   |
|  | EXISTING STORM CATCH BASIN           |
|  | EXISTING TREES                       |

## PROJECT CONDITIONS

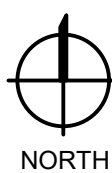
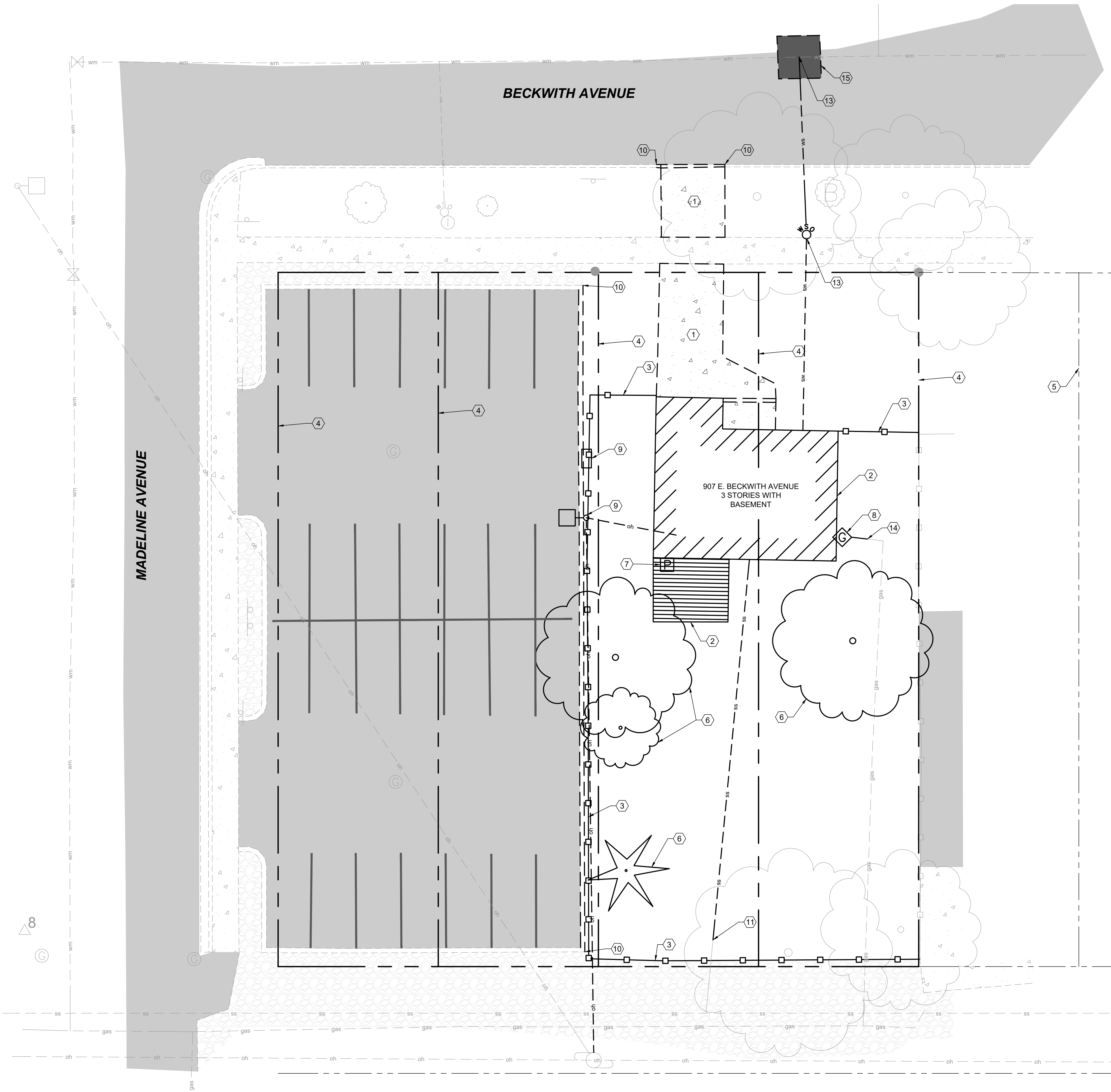
1. STRUCTURES TO BE DEMOLISHED WILL BE DISCONTINUED IN USE AND VACATED PRIOR TO THE START OF WORK.
2. THE OWNER ASSUMES NO RESPONSIBILITY FOR CONDITION OF STRUCTURES TO BE DEMOLISHED.
3. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER AS PRACTICABLE. VARIATIONS WITHIN STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
4. UNLESS OTHERWISE INDICATED IN CONTRACT DOCUMENTS OR SPECIFIED BY THE OWNER, ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR SHALL BE REMOVED FROM SITE AND STRUCTURES. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED AND SHALL NOT INTERFERE WITH OTHER WORK SPECIFIED IN CONTRACT DOCUMENTS.
5. EXPLOSIVES SHALL NOT BE BROUGHT TO SITE OR USED WITHOUT WRITTEN CONSENT OF AUTHORITIES HAVING JURISDICTION. SUCH WRITTEN CONSENT WILL NOT RELIEVE CONTRACTOR OF TOTAL RESPONSIBILITY FOR INJURY TO PERSONS OR FOR DAMAGE TO PROPERTY DUE TO BLASTING OPERATIONS. PERFORMANCE OF REQUIRED BLASTING SHALL COMPLY WITH GOVERNING REGULATIONS.

## SITE PREPARATION

1. PROVIDE, ERECT, AND MAINTAIN EROSION CONTROL DEVICES, TEMPORARY BARRIERS, AND SECURITY DEVICES PRIOR TO THE START OF DEMOLITION.
2. PROTECT EXISTING LANDSCAPING MATERIALS, APPURTENANCES, AND STRUCTURES WHICH ARE NOT TO BE DEMOLISHED. REPAIR DAMAGE CAUSED BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING AS NEEDED.
4. MARK LOCATION OF UTILITIES. PROTECT AND MAINTAIN IN SAFE AND OPERABLE CONDITION UTILITIES THAT ARE TO REMAIN. PREVENT INTERRUPTION OF EXISTING UTILITY SERVICE TO OCCUPIED OR USED FACILITIES. EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES AND OWNER.
5. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY DEMOLITION ACTIVITIES.

## DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND PINS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
3. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
4. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED, FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE PUBLIC DURING DEMOLITION, WHICH INCLUDES BUT IS NOT LIMITED TO CONSTRUCTION FENCING, BARRICADES, SIGNAGE, ETC.
6. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT OWNER AS TO SPECIFIC DETAILS REGARDING REMOVAL OF EXISTING BUILDINGS, CONTENTS AND ASSOCIATED APPURTENANCES.
7. THE CONTRACTOR IS RESPONSIBLE TO INSPECT THE SITE PRIOR TO BIDDING AND INCLUDE IN THE BID ANY AND ALL ITEMS TO BE REMOVED DEMOLISHED, OR MAINTAINED AS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT WHETHER THEY ARE SHOWN ON THIS PLAN OR NOT.
8. ALL MATERIAL GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT THE CONTRACTORS EXPENSE UNLESS OTHERWISE INDICATED BY THE OWNER. AN APPROPRIATE DUMP SITE SHALL BE NOMINATED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
9. THE CONTRACTOR SHALL VERIFY LOCATIONS AND MATERIAL TYPES OF ALL UTILITIES PRIOR TO THE START OF DEMOLITION.
10. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
11. TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS IN ACCORDANCE WITH MUTCD GUIDANCE AND AS REQUIRED BY THE JURISDICTION HAVING AUTHORITY. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT.
12. PROTECTION OF PROPERTY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PUBLIC AND PRIVATE PROPERTY ADJACENT TO HIS WORK, AND SHALL EXERCISE DUE CAUTION TO AVOID DAMAGE TO SUCH PROPERTY. THE CONTRACTOR SHALL REPLACE OR REPAIR TO THEIR ORIGINAL CONDITION, ALL IMPROVEMENTS WITHIN OR ADJACENT TO THE WORK AREA WHICH ARE NOT DESIGNATED FOR REMOVAL, AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF OPERATIONS.

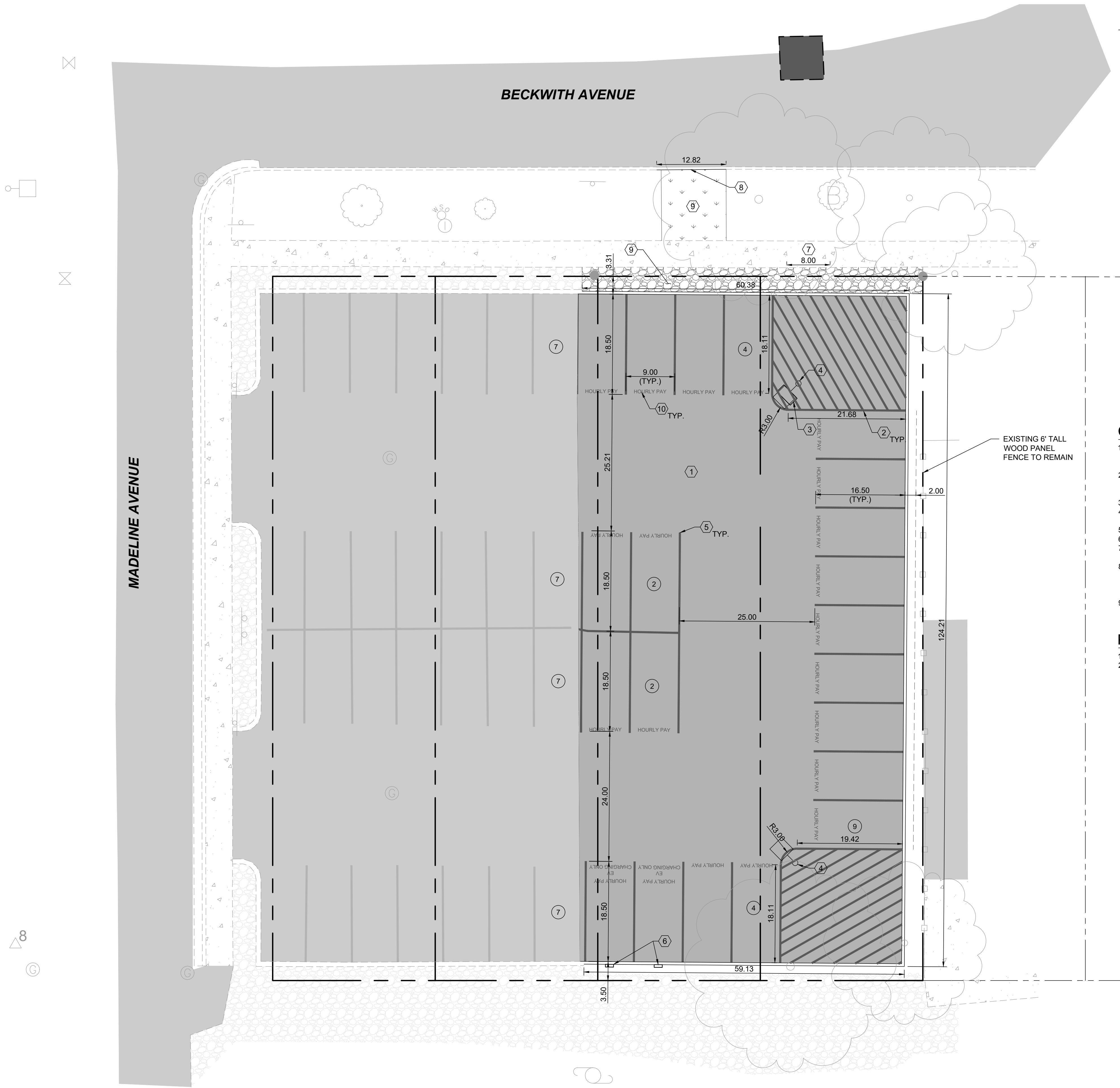


1  
C002

DEMOLITION PLAN

0 5 10 20  
SCALE: 1" = 10'





# KEY NOTES

1. PROPOSED ASPHALT PAVEMENT.
2. PROPOSED CONCRETE CURB.
3. RELOCATED PARKING PERMIT BOOTH.
4. OVERHEAD LIGHT POLE. SEE ELECTRICAL PLANS.
5. PROPOSED 4" WHITE STRIPING.
6. PROPOSED ELECTRIC VEHICLE CHARGING STATION. SEE ELECTRICAL PLANS.
7. PROPOSED CONCRETE SIDEWALK PATCH.
8. PROPOSED CURB REPLACEMENT. MATCH EXISTING.
9. PROPOSED LANDSCAPE RESTORATION. MATCH EXISTING ADJACENT LANDSCAPING.
10. WHITE "HOURLY PAY" STENCIL PAINTING. MATCH EXISTING.

SITE LEGEND

	EXISTING ASPHALT
	PROPOSED ASPHALT
	EXISTING CONCRETE
	PROPOSED RIGID CONCRETE PAVEMENT
	PROPOSED STRIPING
	PROPOSED CURB

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL REFER TO BUILDING PLANS FOR LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, TRUCK DOCKS, BUILDING DIMENSIONS, BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS AND SIZES OF ROOF DOWNSPOUTS.
2. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM CONTROL DEVICES FOR STREETS AND HIGHWAYS EXCEPT AS NOTED ON THE PLANS.
3. ALL CURB RADII SHOWN ARE TO FACE OF CURB.
4. ALL PAVING DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
5. ALL COORDINATES SHOWN ARE TO FACE OF CURB OR OUTSIDE OF WALL.
6. THE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
7. THE CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS, UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
9. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

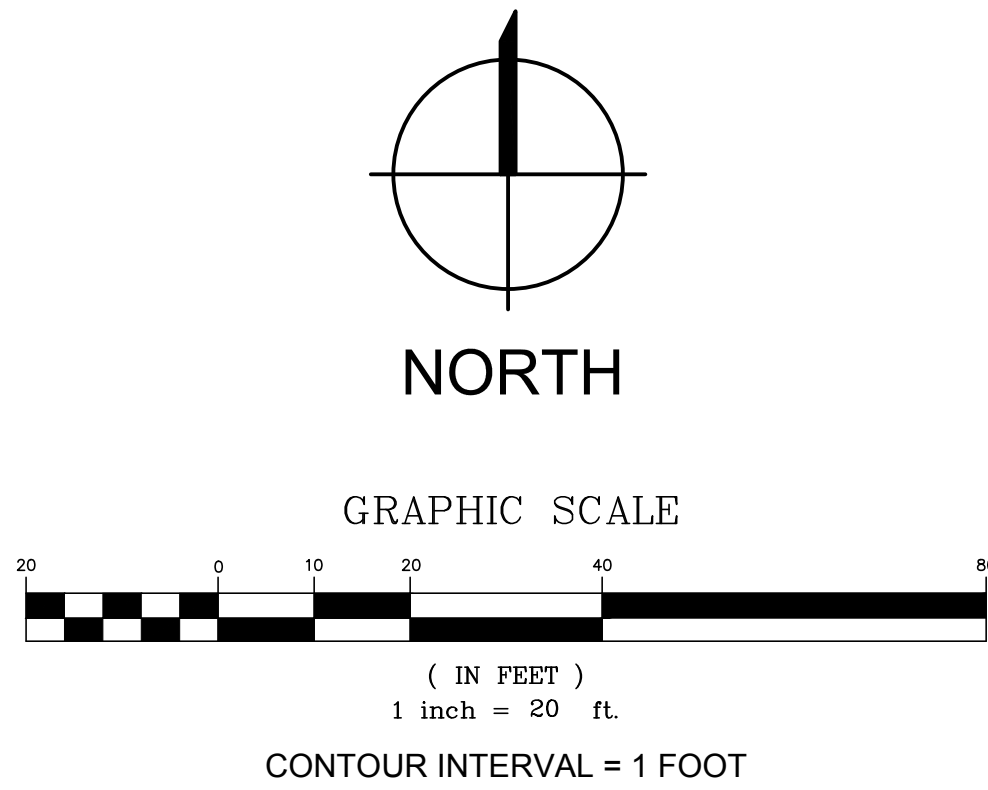
PAVING NOTES

1. PAVEMENT SHALL BE PLACED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
2. PAVEMENT SECTION RECOMMENDATIONS WERE TAKEN FROM THE GEOTECHNICAL INVESTIGATION TBD.



1  
C100  
SITE PLAN

0 5 10 20  
SCALE: 1" = 10'



UNDERGROUND PUBLIC UTILITIES WERE LOCATED FROM MARKS FOUND ON THE GROUND IN RESPONSE TO TICKET 20084018. LOCATION OF EXISTING UTILITIES WERE DETERMINED IN ACCORDANCE WITH ASCE 38-02 'STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA'. THERE MAY BE OTHER EXISTING UTILITIES NOT INDICATED ON THIS DRAWING.

UTILITY QUALITY LEVEL 'B' LOCATED FROM INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

UTILITY QUALITY LEVEL 'C' LOCATED FROM INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL 'D' INFORMATION.

UTILITY QUALITY LEVEL 'D' LOCATED FROM INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

CALL TWO WORKING DAYS BEFORE YOU DIG - 811

**BENCHMARK:**

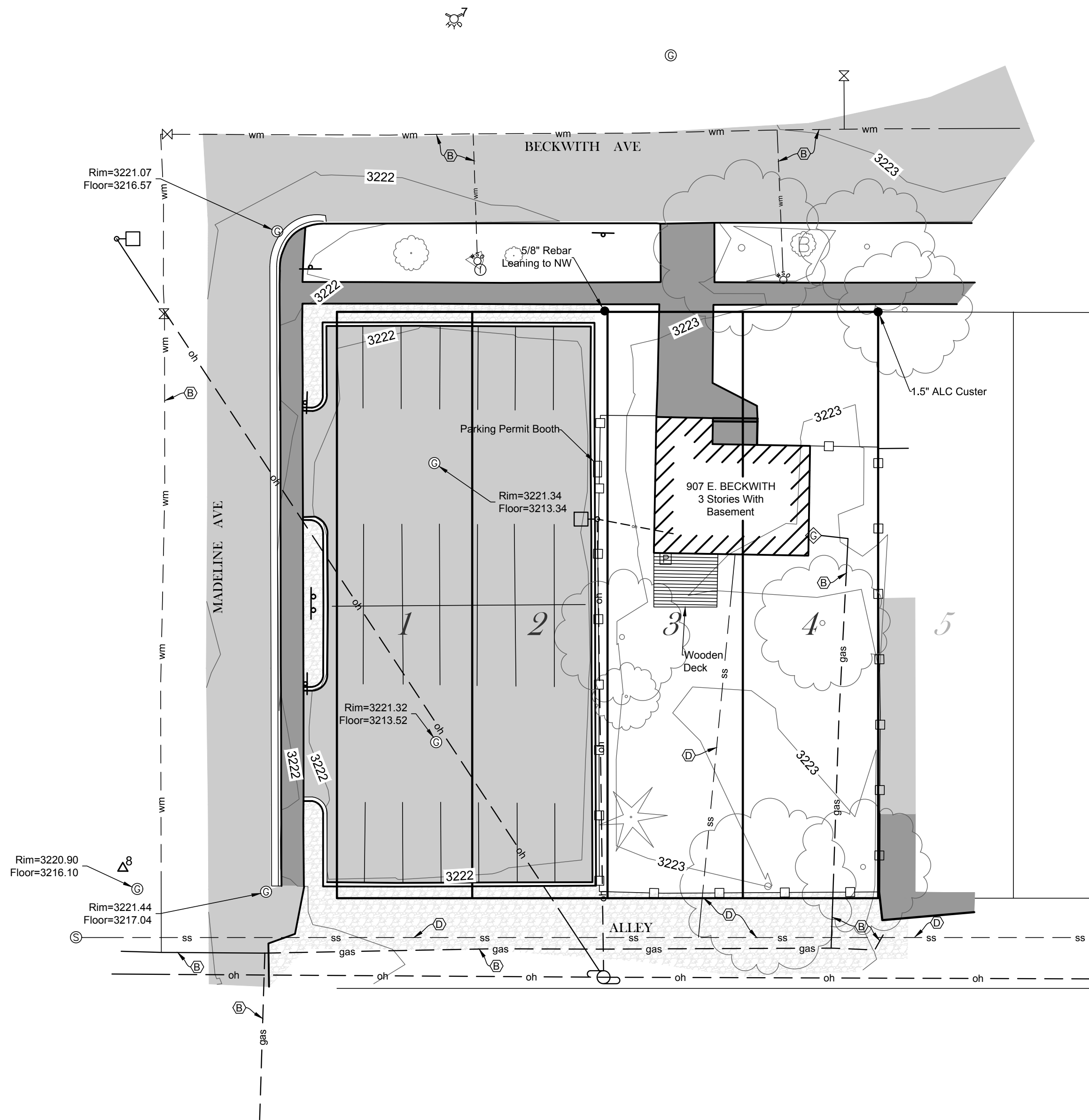
CP7 - FIRE HYDRANT UPPER FLANGE BOLT LOCATED WEST OF #107 WHICH IS CAST INTO THE FLANGE ALONG THE SOUTH EDGE.  
ELEVATION = 3225.01 FEET (NAVD88 - COMPUTED USING GEOID18)

**COORDINATE TRANSFORMATION:**

FIELD WORK COMPLETED IN STATE PLANE FORMAT (MT 2500). A TRANSFORMATION HAS BEEN APPLIED BASED ON THE COMBINED SCALE FACTOR (0.99945774) AND CONVERGENCE ANGLE (2.9955599") FROM THE OPUS REPORT FOR CP1. STATE PLANE COORDINATES FOR CP7 ARE N: 982570.989 E: 848007.472

**LEGEND**

- CONTROL POINT
- FOUND PROPERTY CORNER AS NOTED
- FIRE HYDRANT / CONTROL POINT
- WATER VALVE
- WATER SHUTOFF
- STORM DRAIN DRY WELL - OPEN GRATE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- UTILITY POLE
- LIGHT POLE - ONE LIGHT AND DIRECTION
- POWER METER
- GAS METER
- IRRIGATION CONTROL VALVE
- SINGLE POLE SIGN
- DOUBLE POLE SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- CONCRETE
- ASPHALT
- GRAVEL
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- OVERHEAD UTILITY LINE
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- FENCELINE - CHAINLINK
- FENCELINE - WOODEN
- BUILDING
- PROPERTY BOUNDARY - APPROXIMATE - SUBJECT
- PROPERTY BOUNDARY - APPROXIMATE - ADJACENT



CONTROL POINT TABLE					
POINT #	DESCRIPTION	NORTHING	EASTING	ELEVATION	GRID NORTHING (SPC)
7	FH BOLT WEST OF SOUTH 107	18867.72	40257.30	3225.00'	982570.9890
8	CP SPIKE	18679.41	40183.87	3221.58'	982387.3340
1225	1.5 IN ALC CUSTER	18802.77	40351.34	3223.17'	982500.8220
1226	NO 5 REBAR	18802.97	40290.72	3222.89'	982504.4880

HAMMOND ADDITION #3, BLOCK 48, LOTS 1-4  
907 EAST BECKWITH, MISSOULA, MT  
UNIVERSITY OF MONTANA

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TOPOGRAPHY  
SURVEY

08.06.2020  
DRAWN BY | VERNON  
CHECKED BY |  
REVISIONS

FILE NO.:  
UM20\_BECKWITH

NOT A BOUNDARY SURVEY

V001