



Missoula City Board of Adjustment Minutes

December 2, 2020, 6:00 PM
ZOOM Webinar

Voting members present: Sandy Mitchell , Patrick Bridegam, Hans Hoffman (chair), Lance Koch , John Newman (vice chair)

Regular member(s) absent: James Sage, Katelyn Hepburn

Alternate(s) absent: Don Briggs (Alternate 1), Joseph Suchanic (Alternate 2)

1. Call to Order

Hans Hoffman called the meeting to order at 6:00 p.m.

2. Roll Call

Staff called the roll.

3. Approval of Minutes

The minutes were approved as submitted.

4. Public Comment

There was no public comment.

5. Staff Announcements

There were no staff comments.

6. Public Hearings

6.1 Board of Adjustments - 225 Hastings Avenue, Variance Request

Alex Eidam, associate planner with Community Planning, Development and Innovations - Development Services Division, presented on a variance request filed by the applicants Ian and April Foster. The Foster's own the property at 225 Hastings Avenue in Missoula and submitted a variance request for a proposed residential remodel and addition to the second story home along with an attached garage. The property is located east of South Higgins Street, south of East Beckwith Street and west of Bonner Park. The area is located in the Residential Medium Density based on the Our Missoula Growth Policy and is zoned as R5.4 zoning district. The subject property is also located in the University District Neighborhood Character Overlay.

Ms. Eidam showed the existing property along with other properties surrounding the area. She also reviewed the Title 20 Standards, specifically going over the current setback

requirements and how the proposed building height would require a nine foot three inch side interior setback for the eastern side of the property. The presentation continued as Ms. Eidam went over the zoning approval criteria. Additionally, credit was given to Paradigm Architecture, who created the plans for the proposed construction. Ms. Eidam went over the site plans that displayed the required setbacks, proposed setbacks, and existing setbacks. Images of the site plans from each side of the property were also included, showing the same setback details.

As required, Alex Eidam stated that all adjacent property owners within 150 feet of the subject property were mailed notification of the proposed plans and no public comment was received. Only one agency comment was received and it was from the city's engineering department. The comment came from Aaron Lebsack, Engineering Technician, which stated that in 2016 the applicant received a preliminary approval from the engineering department for driveway access off of Hastings Avenue. In early 2020 with the project still not started, the applicant reached back out to the city to ensure the approval was valid. It was found that approval was granted and the garage has been designed to meet the driveway standards.

The staff recommended motion is to approve the variance request.

Ian Foster, the applicant, introduced himself and opened the board and public for comments or questions. The board inquired about the garage and if it was a drive through garage based on the drawings that were presented. Mr. Foster clarified that the garage is technically a two stall garage in the front with a small shop located in the back. The board expressed support for the variance and moved forward with the motion.

Moved by: John Newman (vice chair)

Seconded by: Lance Koch

Approve the variance request by Ian and April Foster to locate the proposed addition within the eastern side interior setback required by the R5.4 zoning district for the property located at 225 Hastings Avenue based on the applicants' packet, findings of fact, and conclusions of law as established in the staff report, subject to the two (2) recommended conditions of approval:

1. The garage shall not exceed twenty-two (22) feet in height on the east side interior setback
2. Any future development must comply with all setbacks of the R5.4 Residential zoning district.

AYES: (5): Sandy Mitchell, Sandy Mitchell, Patrick Bridegam, Patrick Bridegam, Hans Hoffman (chair), Hans Hoffman (chair), Lance Koch, Lance Koch, John Newman (vice chair), and John Newman (vice chair)

ABSENT: (2): James Sage, James Sage, Katelyn Hepburn, Katelyn Hepburn,

Vote results: Approved (5 to 0)

7. Other Business

There was no old business.

8. Adjournment

Hans Hoffman adjourned the meeting at 6:29 p.m.