



Zoning/Board of Adjustments Meeting
August 19, 2026 8:00 AM
115 2nd Street SE |Sidney, MT 59270

Board meetings are open to the public attending in person. If the public does not wish to participate in person, they are also invited to participate via a Zoom meeting or via phone:

Meeting: 7130805898 **Passcode:** 4332809 **Call:** 1-346-348-7799

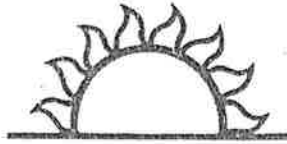
1. New Business

- a. Variance Request-Ownby fence
- b. Variance Request-Christensen garage

Meeting Guidelines

- We ask that all participants be respectful and courteous.
- Please direct comments to the Council as a whole.
- When speaking, please state your name for the record.
- Be mindful of others by keeping comments concise and avoiding repetition.
- The presiding officer may guide speaking time to help the meeting run smoothly.
- Disruptive behavior may result in removal from the meeting.

City of Sidney



Montana's Sunrise City

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: Michael & Susan Dunby

Name of Applicant: Susan Dunby

Address of Applicant: 1313 S. Central Ave. Sidney, MT 59270

Phone Number of Applicant: 406-478-3762

Legal Description of property: Single Family Home

Current Zoning: R2

Land Area: 23522

Variance request if for the following reasons: 10 ft left side fence 6 ft instead of 3 ft.
explanation on separate paper.

(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

Property markers are so far back from the street and highway the there is no obstruction.

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

requesting the variance prior to putting the fence up

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

Having a 6' ft fence will allow or create a barrier from sound & site from a busy intersection

4. Necessary to Provide Reasonable Use

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

it allows privacy & noise restriction

5. Minimum Variance

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

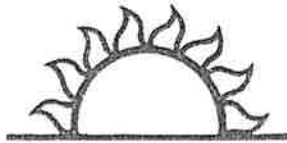
allows me to use my yard fully

6. Not Injurious

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

The fence location does not cause a site issue with traffic

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.

*allows for good use of my land and
will be appealing to the neighborhood.*

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

Applicant Signature

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 _____

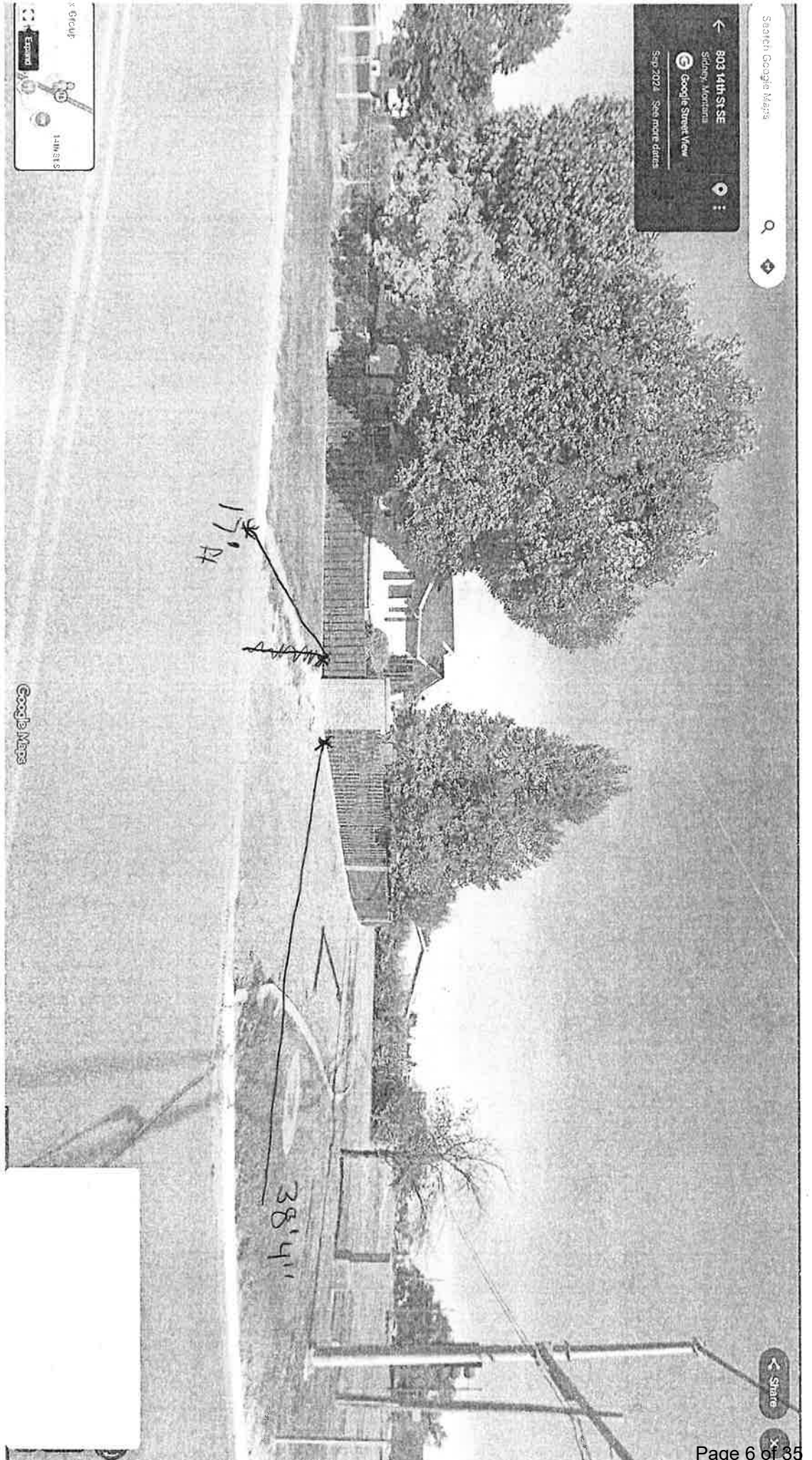
Board decision to approve/deny request/and or conditions of approval: _____

Chairperson Signautre: _____

To Whom it May Concern:

We are asking for a variance due to cost issues. Last winter, part of our fence was blown down due to a storm. In the spring, we got a quote from a company in Williston to replace our fence. Originally, we were going to purchase supplies and have them build the fence. When we received the quote, the price was completely out of our range. The company allowed us to purchase the fence supplies they had ordered and we would do the work. When we were unloading the trailer, we noticed the gate was 6 ft when it was supposed to be 3ft. The metal poles that are used for this fence are custom made so the fence company will not replace them with 3 ft ones. We do not have the funds to replace this section of fencing with 3ft material. The way our house sits on the corner of Central and 14th, the 6 ft fencing will not interfere with either street. It will not obstruct vision when turning either way at the light on Central and 14th. If need be, I can supply photos to support this information. Thank you.

803 14th St SE
Sidney, Montana
Google Street View
Sep 2021 See more dates



CITY OF SIDNEY

NOTICE

There will be a Public Hearing on Wednesday August 19th, 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 variance request of Michael and Susan Ownby to have a side fence setback greater than thirty six inches (36") in height per City Code 11-5-3. This property is located at 1313 S. Central Ave., Lot 11, Block 4, Peterson First Addition.

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

Karmen Lange
Interim Clerk/Treasurer

Publish: August 5th and August 12th, 2026

07/27/26
16:00:53

CITY OF SIDNEY
Revenue Voucher Detail
For the Accounting Period: 7/26

Page: 1 of 1
Report ID: L110

										Rec Date/		
Doc #	Per	Line #	Fund Account	Object	Org	Proj	Receipt #	Description	Type	Amount	Cash	Offset User ID
27-39	7/26									500.00	07/27/26	karm
MICHAEL & SUSAN OWNBY- VARIANCE APPLICATION FEE- FENCE												
ACTUAL BANK DEPOIST- \$500.00												
		2	1000 341000					CASH		500.00	101000	
Total:										500.00		



Re: Variance Request for 1313 S. Central Ave.

Dear City of Sidney Resident,

This is notice that Michael and Susan Ownby are requesting a variance per City Code 11-5-3. The current zoning for this location is R-2: One and Two Family Residential. The legal description is Peterson First Addition, Block 004, Lot 011. Mr. and Mrs. Ownby would like to build a 6' fence on the south side of the residence where a 3' fence is currently. The request is for a variance of 3' on the fence height per city code while still providing a clear sight triangle for traffic and pedestrians.

A Board of Adjustments Meeting will be called for Wednesday August 19th, 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

Karmen Lange
Interim City Clerk/Treasurer
City of Sidney

David & Debra Nees
1311 S Central Ave
Sidney, MT 59270

Kirby & Kelly Feldman
309 2nd Ave SW
Sidney, MT 59270

Justin & Stephanie Verhasselt
803 14th St SW
Sidney, MT 59270

Darryn Welnel & Jodie Leland
805 14th St SW
Sidney, MT 59270

Michael & Naomi Shenk
817 14th St SW
Sidney, MT 59270

RPR1MT LLC
1511 S Central Ave
Sidney, MT 59270

RPR3MT LLC
1511 S Central Ave
Sidney, MT 59270

Todd Cole Rentals LLC
PO Box 468
Sidney, MT 59270

L N Real Estate LLC
PO Box 20117
Atlanta, GA 30325

Richland Inn & Suites LLC
1200 S Central Ave
Sidney, MT 59270

Omni Communications LLC
120 2nd Ave SW
Sidney, MT 59270

Corinne Crowe
PO Box 784
Sidney, MT 59270

Walkera Development LC
775 W 1200 N Ste 100
Springville, UT 84663

Justin & Melissa Damm
1540 S Central Ave
Sidney, MT 59270



Cadastral Property Report

Tax Year: 2026

Scale: 1:553.20 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Residential Property

Geocode: 27-3444-32-4-04-11-0000

Assessment Code: 0000001867

Primary Owner:

NEES DAVID & DEBRA
1311 S CENTRAL AVE
SIDNEY, MT 59270-5223

Note: See Owners section for all owners

Property Address:

1311 S CENTRAL AVE
SIDNEY, MT 59270

Certificate of Survey: n/a

Legal Description: PETERSON FIRST ADD, S32, T23 N, R59 E, BLOCK 004, Lot 012, LOT-12B AMEND BLK-4 PETERSON 1ST

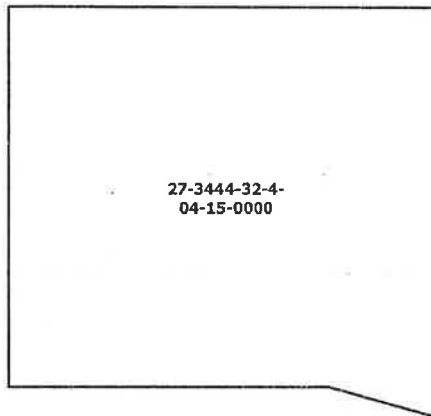
Last Modified: 7/13/2026 3:34:1 AM



Cadastral Property Report

Tax Year: 2026

Scale: 1:267.47 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 27-3444-32-4-04-15-0000

Assessment Code: 0000006710

Primary Owner:

FELDMAN KIRBY R & KELLY D
309 2ND AVE SW
SIDNEY, MT 59270-4021

Note: See Owners section for all owners

Property Address:

n/a
n/a

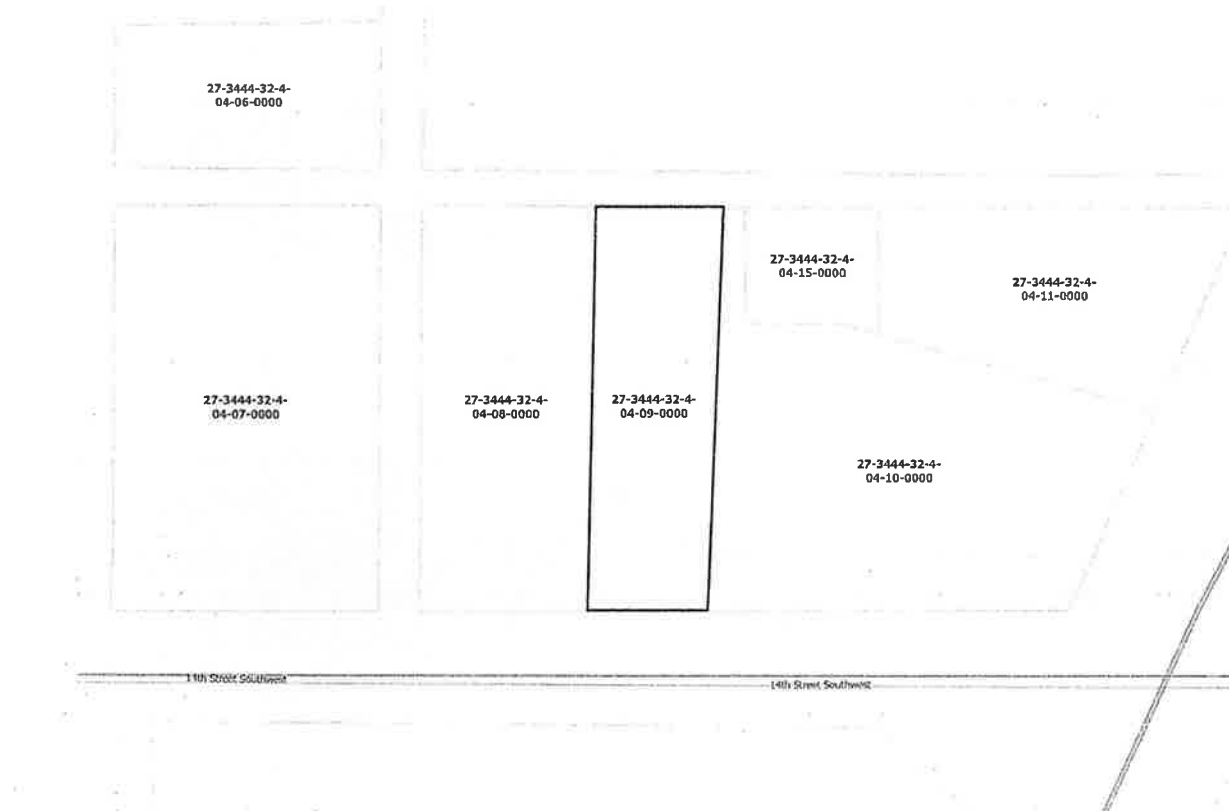
Certificate of Survey: n/a

Legal Description: PETERSON FIRST ADD, S32, T23 N, R59 E, BLOCK 004,
Lot 12A, AP OF BLOCK 4

Last Modified: 7/13/2026 3:34:1 AM

Tax Year: 2026

Scale: 1:870.87 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Residential Property

Geocode: 27-3444-32-4-04-09-0000

Assessment Code: 0000000051

Primary Owner:
VERHASSELT JUSTIN AND STEPHANIE
803 14TH ST SW
SIDNEY, MT 59270-5231
Note: See Owners section for all owners

Property Address:
803 14TH ST SW
SIDNEY, MT 59270

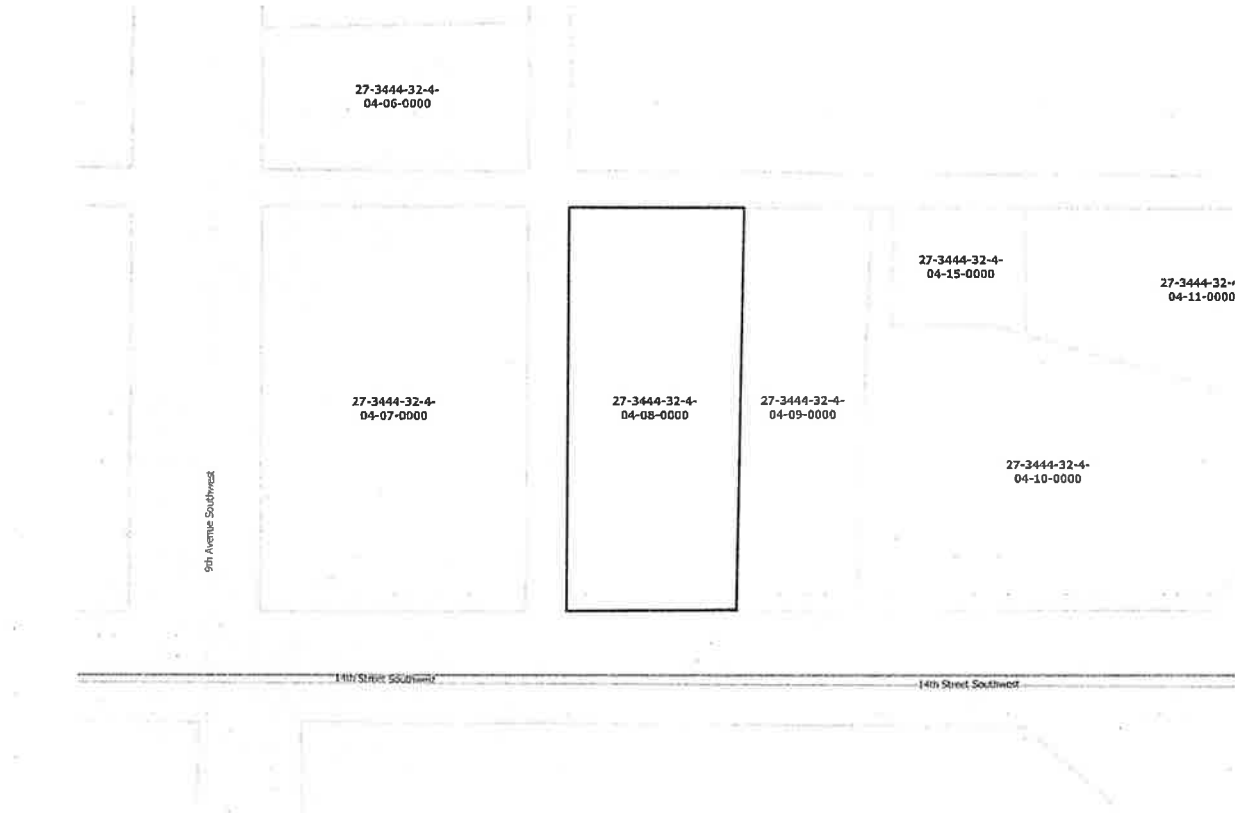
Certificate of Survey: n/a

Legal Description: PETERSON FIRST ADD, S32, T23 N, R59 E, BLOCK 004, Lot 10B, LT-10 B BLK 4 PETERSONS 1ST

Last Modified: 7/13/2026 3:34:41 AM

Tax Year: 2026

Scale: 1:871.75 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Residential Property

Geocode: 27-3444-32-4-04-08-0000

Assessment Code: 0000006145

Primary Owner:

WELNEL DARRYN W & LELAND JODIE
805 14TH ST SW
SIDNEY, MT 59270-5231

Note: See Owners section for all owners

Property Address:

805 14TH ST SW
SIDNEY, MT 59270

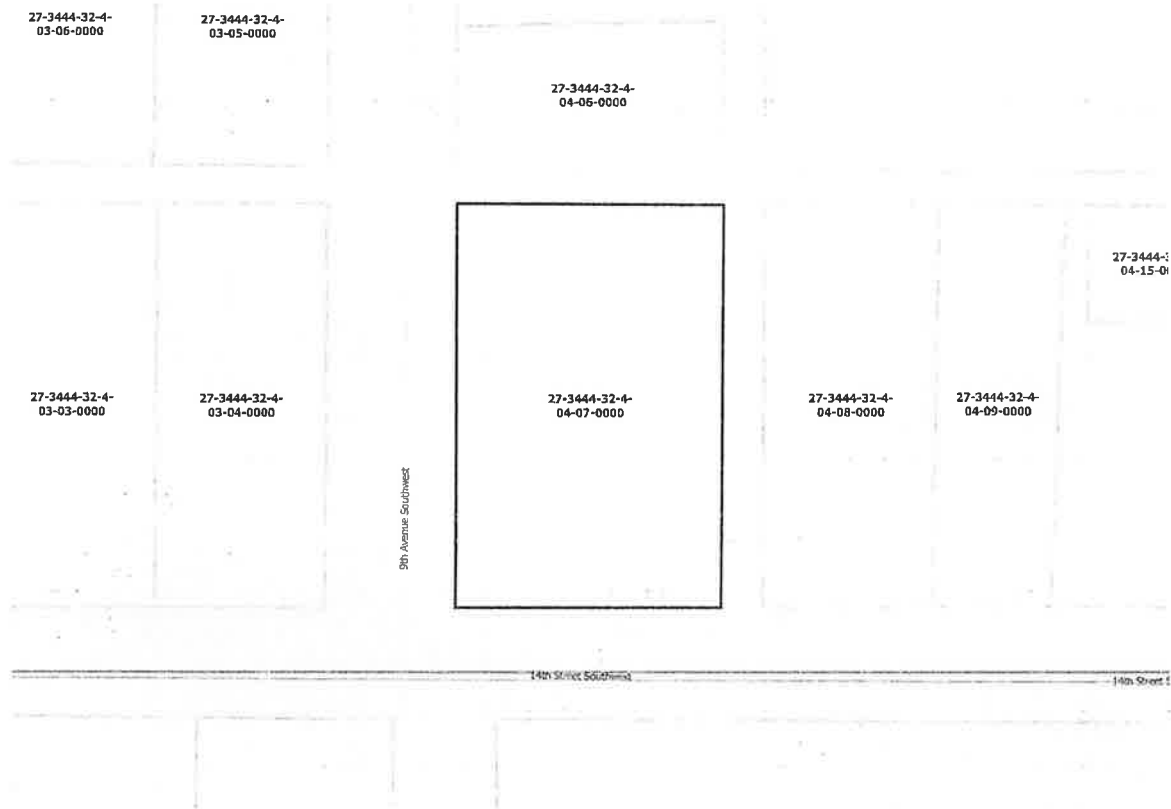
Certificate of Survey: n/a

Legal Description: PETERSON FIRST ADD, S32, T23 N, R59 E, BLOCK 004,
Lot 10A, LT-10A BLK-4 PETERSONS 1ST ADD.

Last Modified: 7/13/2026 3:34:41 AM

Tax Year: 2026

Scale: 1:872.97 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Residential Property

Geocode: 27-3444-32-4-04-07-0000

Assessment Code: 0000002468

Primary Owner:

SHENK MICHAEL L & NAOMI
817 14TH ST SW
SIDNEY, MT 59270-5231

Note: See Owners section for all owners

Property Address:

817 14TH ST SW
SIDNEY, MT 59270

Certificate of Survey: n/a

Legal Description: PETERSON FIRST ADD, S32, T23 N, R59 E, BLOCK 004, Lot 009, LOT-9 BLK-4 PETERSON ADD

Last Modified: 7/13/2026 3:3:41 AM

Tax Year: 2026

Scale: 1:1244.54 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 27-3325-05-1-12-04-0000

Assessment Code: 0000002081

Primary Owner:

RPR1MT LLC
1511 S CENTRAL AVE
SIDNEY, MT 59270-5520

Note: See Owners section for all owners

Property Address:

9TH AVE SW
SIDNEY, MT 59270

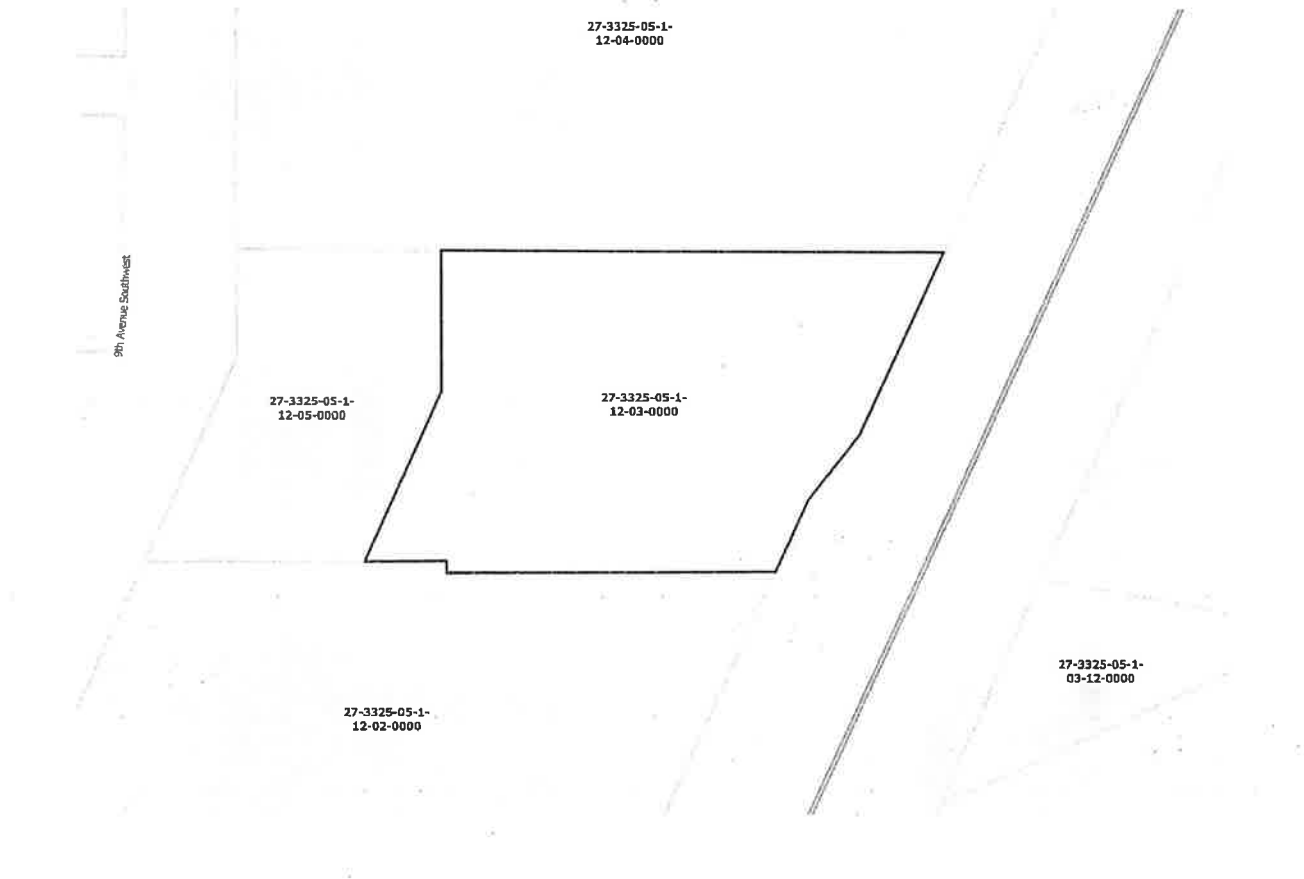
Certificate of Survey: n/a

Legal Description: LYNDALDE ACRES SUBDIVISION, S05, T22 N, R59 E,
BLOCK 003, Lot 001

Last Modified: 7/13/2026 3:3:41 AM

Tax Year: 2026

Scale: 1:838.72 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 27-3325-05-1-12-03-0000

Assessment Code: 0000003027

Primary Owner:

RPR3MT LLC
1511 S CENTRAL AVE
SIDNEY, MT 59270-5520
Note: See Owners section for all owners

Property Address:

1511 S CENTRAL AVE
SIDNEY, MT 59270

Certificate of Survey: n/a

Legal Description: LYNDAL ACRES SUBDIVISION, S05, T22 N, R59 E,
BLOCK 003, Lot 001, ACRES 0.8, AP OF LOT 2A, AMENDED OF LOT 2 BLOCK
3 (23)

Last Modified: 7/13/2026 3:34:1 AM



Cadastral Property Report

Tax Year: 2026

Scale: 1:648.41 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 27-3325-05-1-12-05-0000

Assessment Code: 0000005959

Primary Owner:

TODDCOLE RENTALS LLC

PO BOX 468

SIDNEY, MT 59270-0468

Note: See Owners section for all owners

Property Address:

1502 9TH AVE SW

SIDNEY, MT 59270

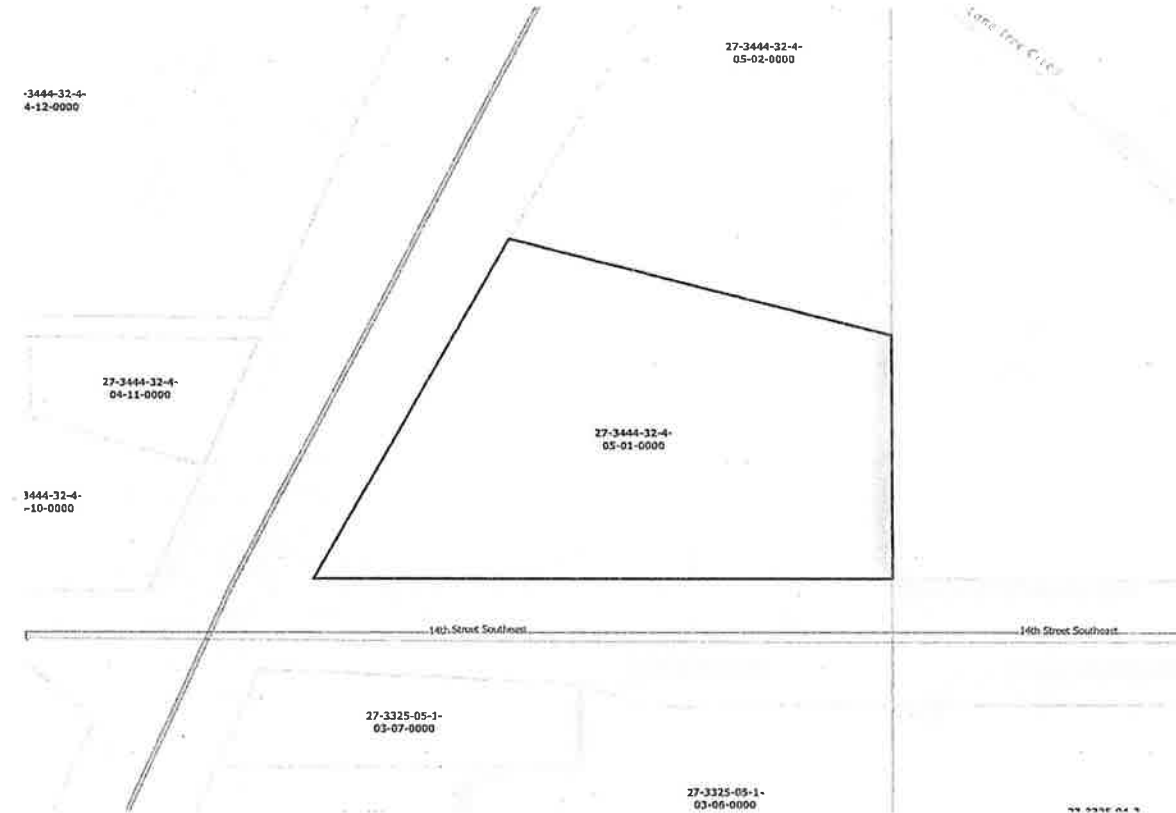
Certificate of Survey: n/a

Legal Description: LYNDALDE ACRES SUBDIVISION, S05, T22 N, R59 E, BLOCK 003, Lot 02B, LOT 2B AMENDED BLK 3 CONT .39 LYNDALDE AC

Last Modified: 7/13/2026 3:3:41 AM

Tax Year: 2026

Scale: 1:1391.29 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 27-3444-32-4-05-01-0000

Assessment Code: 0000001615

Primary Owner:

L N REAL ESTATE LLC

PO BOX 20117

ATLANTA, GA 30325-0117

Note: See Owners section for all owners

Property Address:

100 14TH ST SE

SIDNEY, MT 59270

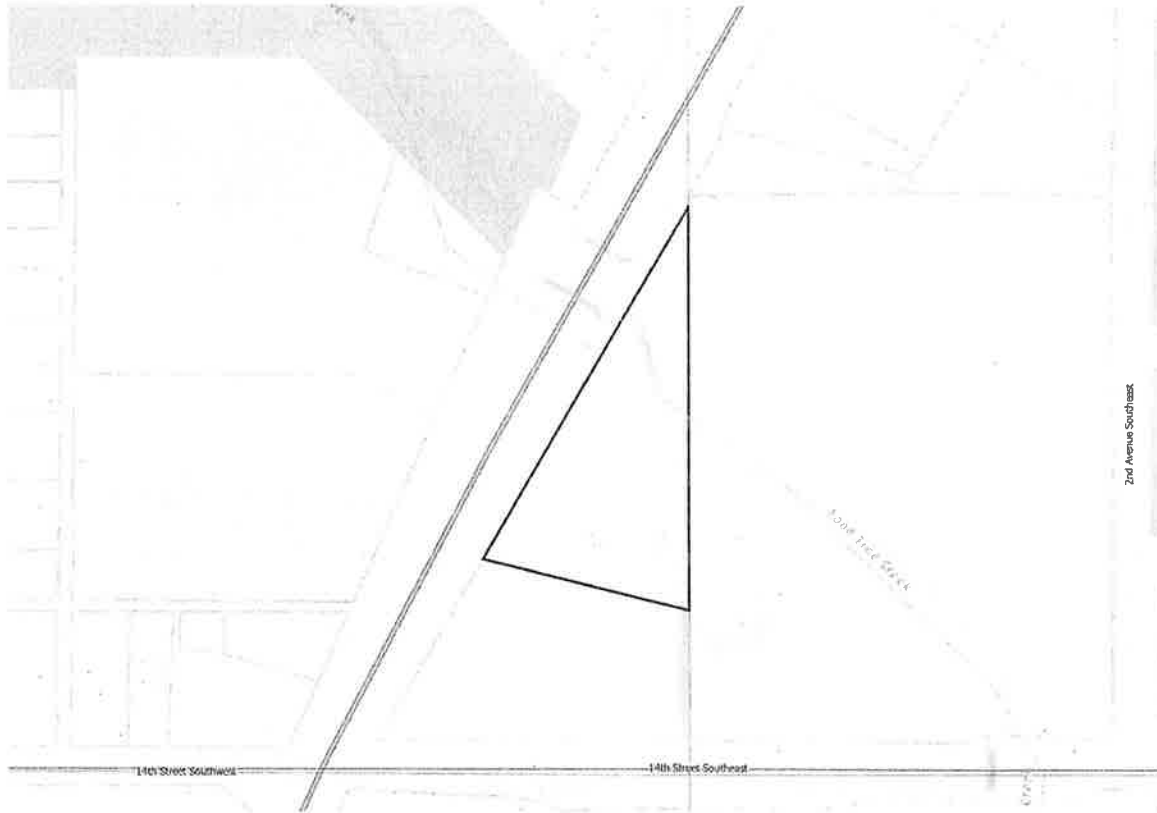
Certificate of Survey: n/a

Legal Description: S32, T23 N, R59 E, ACRES 2.645, SESE E OF RD

Last Modified: 7/13/2026 3:34:11 AM

Tax Year: 2026

Scale: 1:2586.21 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 27-3444-32-4-05-02-0000

Assessment Code: 0000004886

Primary Owner:

RICHLAND INN & SUITES LLC
1200 S CENTRAL AVE
SIDNEY, MT 59270-5222

Note: See Owners section for all owners

Property Address:

1200 S CENTRAL AVE
SIDNEY, MT 59270

Certificate of Survey: n/a

Legal Description: S32, T23 N, R59 E, ACRES 2.33, IN SESE

Last Modified: 7/13/2026 3:34:41 AM

Tax Year: 2026

Scale: 1:878.21 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 27-3325-05-1-03-07-0000

Assessment Code: 0000005337

Primary Owner:

OMNI COMMUNICATIONS LLC
120 2ND AVE SW
SIDNEY, MT 59270-4018

Note: See Owners section for all owners

Property Address:

303 1/2 N CENTRAL AVE
SIDNEY, MT 59270

Certificate of Survey: n/a

Legal Description: S05, T22 N, R59 E, ACRES 0.526, M&B TRACTS IN NENE
PER BK A137 PG 107

Last Modified: 7/13/2026 3:34:41 AM

Tax Year: 2026

Scale: 1:987.41 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 27-3325-05-1-03-08-0000

Assessment Code: 0000009067

Primary Owner:

CROWE CORINNE

PO BOX 784

SIDNEY, MT 59270-0784

Note: See Owners section for all owners

Property Address:

1440 S CENTRAL AVE

SIDNEY, MT 59270

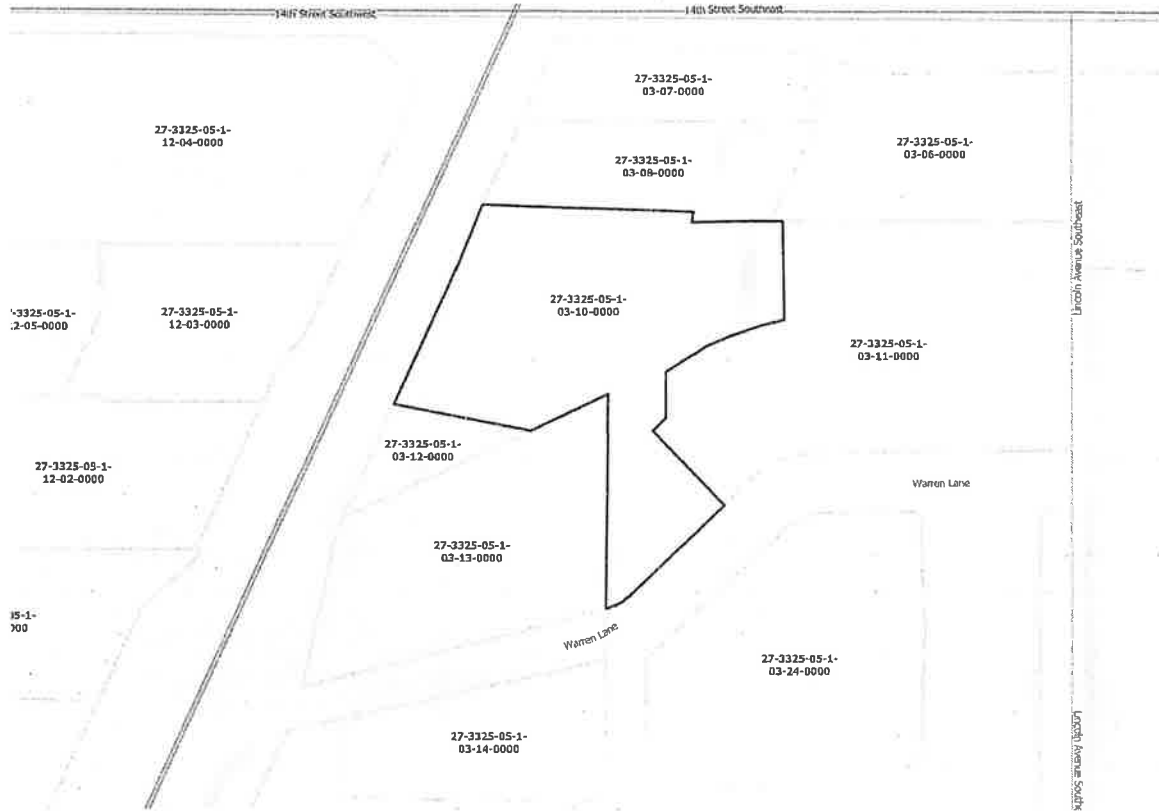
Certificate of Survey: 27-697

Legal Description: S05, T22 N, R59 E, C.O.S. 27-697, PARCEL 2, ACRES 0.628, IN NENE, ENV 452B

Last Modified: 7/13/2026 3:34:41 AM

Tax Year: 2026

Scale: 1:1707.75 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 27-3325-05-1-03-10-0000

Assessment Code: 0000008730

Primary Owner:

WALKERA DEVELOPMENT LC
775 W 1200 N STE 100
SPRINGVILLE, UT 84663-3070
Note: See Owners section for all owners

Property Address:

1490 S CENTRAL AVE
SIDNEY, MT 59270

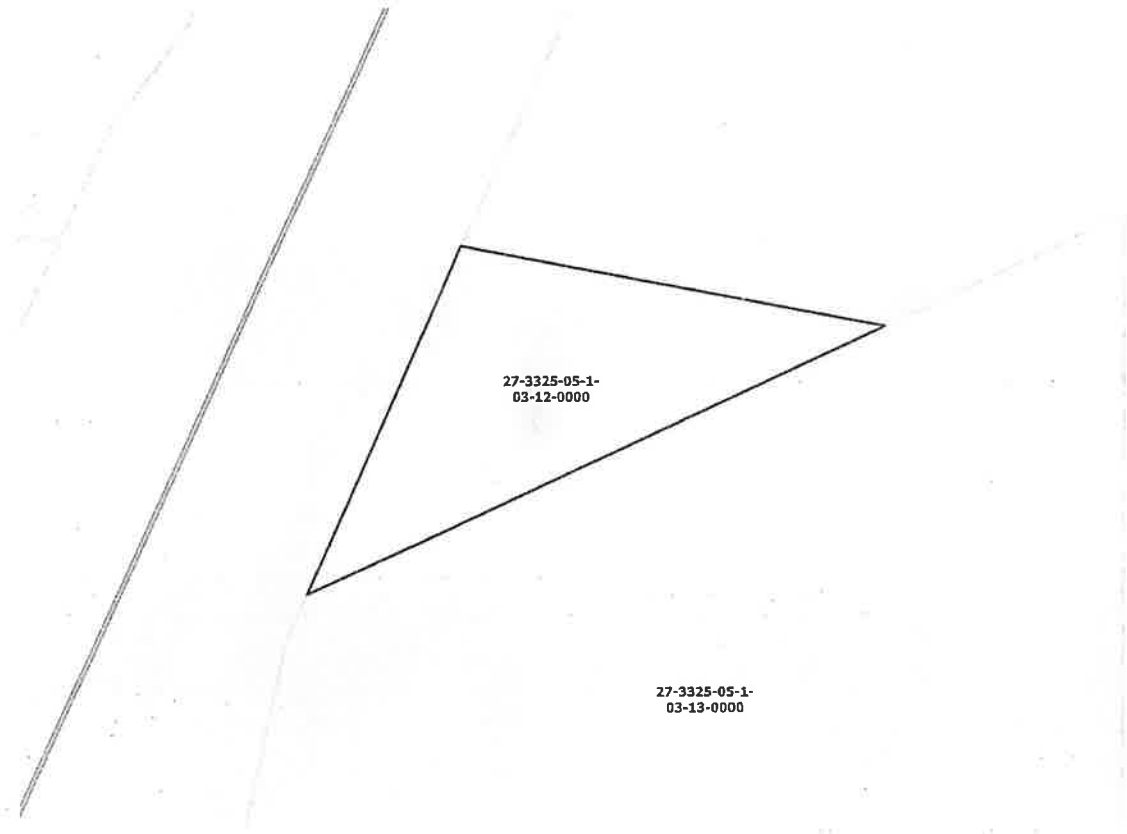
Certificate of Survey: 27-947

Legal Description: S05, T22 N, R59 E, C.O.S. 27-947, PARCEL 1A, ACRES 1.7981

Last Modified: 7/13/2026 3:3:41 AM

Tax Year: 2026

Scale: 1:553.35 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Mixed Use - Res & Comm

Geocode: 27-3325-05-1-03-12-0000

Assessment Code: 0000005317

Primary Owner:

DAMM JUSTIN & MELISSA

1540 S CENTRAL AVE

SIDNEY, MT 59270-5519

Note: See Owners section for all owners

Property Address:

n/a

n/a

Certificate of Survey: n/a

Legal Description: S05, T22 N, R59 E, .21 AC IN NENE LESS .01 HWY R
W 5-22-59

Last Modified: 7/13/2026 3:3:41 AM

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:

Billie-Jean + Bryan Christensen

Name of Applicant:

215 3rd St N.W. Sidney, MT 59270

Address of Applicant:

307-670-4582 406-489-1022

Phone Number of Applicant:

Augustus Vaux Subdivision, S28, T23, N, R59E, Block 002, Lot 01A,

Legal Description of property:

Residential R-3 2694 SQ FT, Amended Lts 1+2, ENY 647A6

Current Zoning:

26,914 SQ Feet

Land Area:

Garage taller than house

Variance request if for the following reasons:

we built the garage 8 inches taller
than the 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**

- 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

Kate had told us of the height compliance but we had not took in to account of the 8 inch cement per.

- 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

We did not realize the heights of the garage/house were non compliant with code until Kate came by for his inspection

- 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

We have put every last pennie we had to build the garage and cannot tear the Roof to make it Shorter with a new one.

- Necessary to Provide Reasonable Use

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

10ft garage height was meant to use for elevating cars to work on

The attic was made to walk in without being a dungeon

- Minimum Variance

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

with the heights of the garage/attic the 'Barn' roof was the shortest option

- Not Injurious

Granting the Variance will not be injurious to the neighborhood or detrimental to the

I do not believe that the 8 inch height difference would reflect badly on the neighborhood as it is not the tallest structure on that corner. Also, it is not so massively tall that it makes the house look out of place next to it.

P.S. I did plan on having submitted the day after Kates visit, but that plot plan drawing had me stuck. I hope what I drew up was ok.

*flowers are my thing ... not CAD drawings

- Billie

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

Billie-Lean Christensen

Applicant Signature

For Office Use Only

Date Filed:

Filing Fee:

Vote (3 yes votes are required to grant a variance)

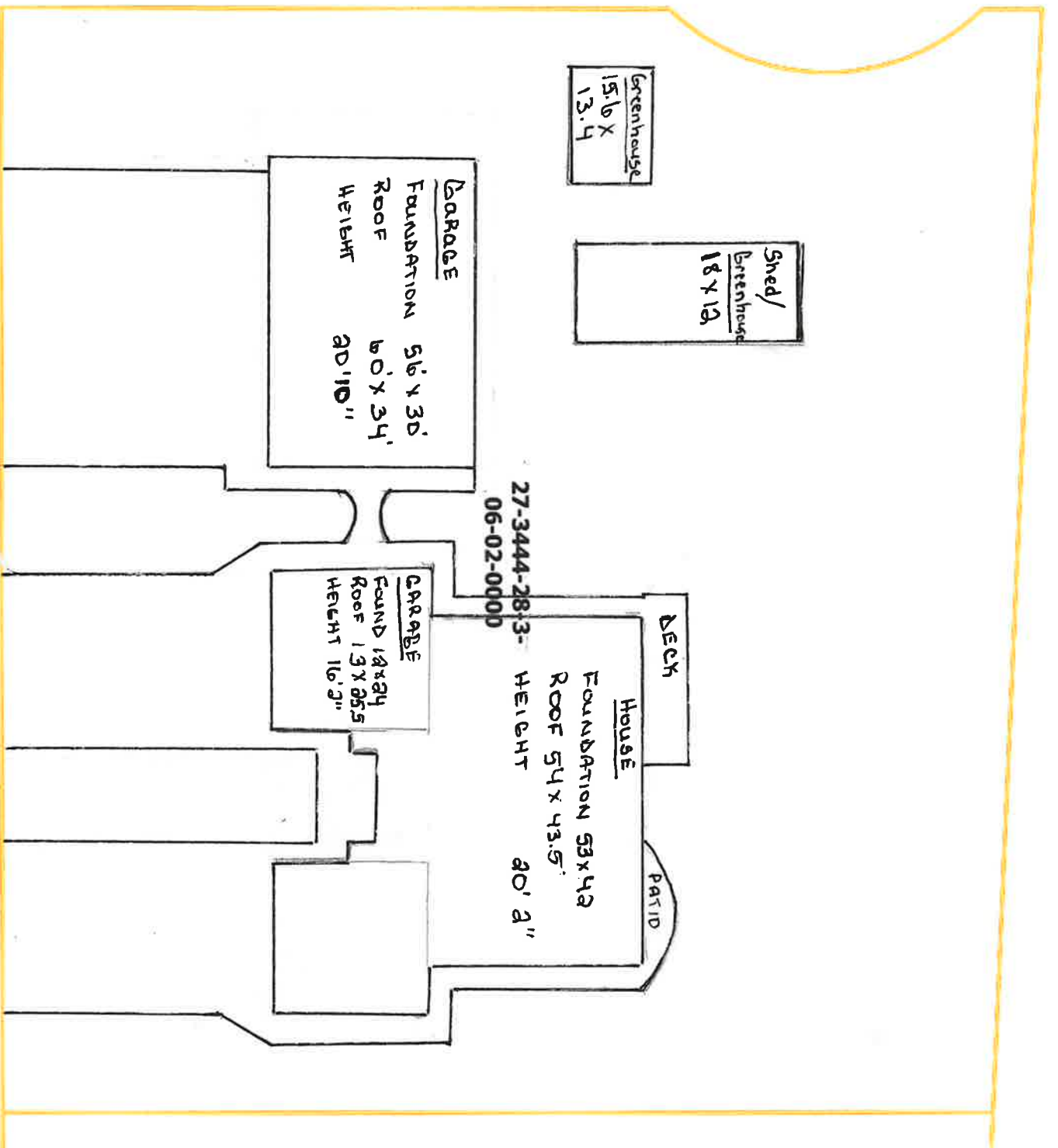
_____	Yes _____	No _____
_____	Yes _____	No _____
_____	Yes _____	No _____
_____	Yes _____	No _____
_____	Yes _____	No _____

Board decision to approve/deny request/and or conditions of approval:

Chairperson Signautre: _____

Jacob + Lara
Bailey

Reynolds



Lunderby Apartments

Stockman Bank

Holiday Inn

Richland Credit Union

US Post

Shops at Fox Run

Jake Lunderby
12353 County Road 351
Sidney, MT 59270

Jacob & Cara Bailey
801 6th St SE
Sidney, MT 59270

Stockman Bank
700 Main Street
Miles City, MT 59301

Holiday Inn
Yogi-PM LLC
251 W Holly
Sidney, MT 59270

Richland Federal Credit Union
201 W Holly St
Sidney, MT 59270

United States Postal Service
101 W Holly St
Sidney, MT 59270

Reynolds Management Group
1204 14th St SW
Sidney, MT 59270

Shops at Fox Run LLC
PO Box 1048
Sidney, MT 59270

300 ft neighbors:

Jake Lunderby

406-480-0628

12353 County Rd. 351

Sidney, MT 59270

Jacob & Cara Bailey

541-771-1651

801 6th St. SE

Sidney, MT 59270

I did contact both neighbors and they stated they think it was a good thing that makes the block better and they wont contest the application (I know you still have to send the letters but it was just for my piece of mind)

Stockman Bank

700 Main Street

Miles City, MT 59301

Holiday Inn

YOGI-PM LLC

251 West Holly

Sidney, MT 59270

RICHLAND FEDERAL CREDIT UNION

201 W Holly ST

Sidney, MT 59270

United States Postal Service

101 W. Holly ST

Sidney, MT 59270

REYNOLDS MANAGEMENT GROUP INC

1204 14TH ST SW

Sidney, MT 59270

SHOPS AT FOX RUN LLC

PO BOX 1048

Sidney, MT 59270-1048



Re: Variance Request for 215 3rd St NW

Dear City of Sidney Resident,

This is notice that Bryan and Billie-Jean Christensen are requesting a variance per City Code 11-6-3-E. The current zoning for this location is R-3: Multiple Family Residential. The legal description is Augustus Vaux Subdivision, Block 002, Amended Lots 1-2. Mr. and Mrs. Christensen are requesting a variance for the height of the newly constructed garage as it exceeds the height of the house by 8".

A Board of Adjustments Meeting will be called for Wednesday August 19th, 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

Karmen Lange
Interim City Clerk/Treasurer
City of Sidney

The City of Sidney is an equal opportunity provider.

CITY OF SIDNEY

NOTICE

There will be a Public Hearing on Wednesday August 19th, 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 variance request of Bryan and Billie-Jean Christensen new garage being exceeded the height of the house by eight inches (8") per City Code 11-6-3-E. This property is located at 215 3rd St NW, Amended lots 1-2, Block 2, Augustus Vaux Subdivision.

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

Karmen Lange
Interim Clerk/Treasurer

Publish: August 5th and August 12th, 2026

07/29/26
09:37:14

CITY OF SIDNEY
Revenue Voucher Detail
For the Accounting Period: 7/26

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Report ID: L110

										Rec Date/		
Doc #	Per	Line #	Fund Account	Object	Org	Proj	Receipt #	Description	Type	Amount	Cash	Offset User ID
27-43	7/26									500.00	07/29/26	karm
BRYAN & BILLIE-JEAN CHRISTENSEN- VARIANCE APPLICATION FEE- GARAGE HEIGHT												
ACTUAL BANK DEPOIST- \$500.00												
		2	1000 341000					CHECK 7282		500.00	101000	
Total:										500.00		