



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

1. New Business

a. Variance Request-Ownby fence

Property: 1313 South Central Avenue

Variance: Additional 36 inches of side-fence height, allowing a total fence height of six feet

The Board opened a public hearing at 8:06am regarding Michael and Susan Ownby's request for a side-fence variance allowing an additional 36 inches in height, resulting in a six-foot fence.

No written comments were received regarding the request. Proponents and property owners Michael Ownby and Susan Ownby were present.

Building Inspector Rasmussen advised the Board that the proposed fence location is outside the sight triangle and would not create a visibility concern. He noted the width of the street, the setback from the curb, and the distance from Central Avenue in explaining why the additional fence height would not interfere with visibility.

The Board also confirmed that the fence would generally be installed in the same location as the existing fence, with the requested variance allowing additional height. With no further public comments, the public hearing was closed at 8:07am.

A motion was made by Chairman Smith to recommend approval of the 36-inch fence height variance, allowing a total fence height of six feet, seconded by PWD Hintz. The motion passed without opposition.

The Board's recommendation will be forwarded to the City Council for final consideration at the September 8, 2026 meeting.

b. Variance Request-Christensen garage

Property: 215 3rd Street Northwest

Variance: Garage exceeding the height of the house by eight inches pursuant to City Code 11-6-3-E

The Board opened a public hearing at 8:00am regarding Billie Jean and Brian Christiansen's request for a variance to allow their garage to exceed the height of the house by eight inches.

Clerk/Treasurer Lange reported that John Reynolds had contacted City Hall and stated that he supported the variance and had no concerns regarding the request. Additional proponent and property owner, Billie Jean Christensen, also spoke in favor of the variance during the public hearing. No opposition was presented.

Building Inspector Rasmussen explained that the garage had originally been permitted at a smaller size and that part of the issue resulted from a misunderstanding regarding how the building height was measured above grade. He further explained that, if the variance were not approved, another possible means of bringing the structure into compliance would be to connect the garage to the house, making it part of the primary structure.

With no additional public comments, the public hearing was closed at 8:04am.

A motion was made by Chairman Smith to recommend approval of the Christiansen garage height variance, seconded by PWD Hintz. The motion passed without opposition.

The Board's recommendation will be forwarded to the City Council for final consideration at the September 8, 2026 meeting.

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