



Zoning/Board of Adjustments Meeting

September 23, 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:

Join Zoom Meeting

<https://us06web.zoom.us/j/7130805898?pwd=tJpmtgBdGbsjBXS0EAU50ANb4u7h3I.1&omn=89253710880>

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

1. New Business

- a. Johnson- Garage Variance Request
- b. Jensen- Garage Variance Request

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

Kylee.bye@outlook.com

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: Kylee & Jace Johnson

Name of Applicant: Kylee & Jace Johnson

Address of Applicant: 1016 13th St SW, Sidney, MT 59270

Phone Number of Applicant: 406-480-9789

Legal Description of property: PETERSON SECOND ADD (SIDNEY), S32, T23 N, R59 E, BLOCK 006, Lot 012, LOT-12 BLK-6 PETERSON 2ND

Current Zoning: R2

Land Area: 11,900 SQ FT

Variance request if for the following reasons: Make the garage deeper so we are able to fit family sized vehicles in there while still being able to park on the driveway and not disturb the sidewalk or traffic visibility

(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

The vehicles for families are large, and our family is young and growing

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

We are asking for permission

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

The current garage is not deep enough, and we cannot make it longer to the south

4. Necessary to Provide Reasonable Use

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

We can still park on the driveway and not disturb the sidewalk

5. Minimum Variance

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

Is the distance necessary for ease of use

6. Not Injurious

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

There is another property down the block with the same setback and they can still park on the driveway and off of the sidewalk

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.

We believe it meets the zoning and will not block any traffic visibility

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:

85'
Jace and Kylee Johnson

Property Lines

Lot is 140' x 85' = 11,900 sq. ft.
Allowable build $\times 40\%$
4,760 sq. ft

4'
Existing
Shed
198 sq. ft. 2'

House and garage will be 3,500 sq. ft.
Shed is 200 sq. ft.
3,700 sq. ft under roof

1" = 10'

140'

6.5'

Overhang line

3500 sq. ft. under roof
including overhangs

8'

6.5'

Existing garage walls
to be removed

Existing Overhang

4.5' variance area

New overhang

25'

20.5'

25.5 ft to
sidewalk

Property lines

New Concrete Driveway

10'

New Sidewalk

Back side of curb

1016 12th St SW



Re: Variance Request for 1016 13th Street SW

Dear City of Sidney Resident,

This is notice that Jace and Kylee Johnson are requesting a variance per City Code 11-5-5. The current zoning for this location is R-2: One and Two-household Residential. The legal description is Peterson Second Addition, Block 006, Lot 012. Mr. and Mrs. Johnson are requesting a variance four and a half feet (4-1/2') on the west (front) of the property for garage expansion.

A Board of Adjustments Meeting will be called for Wednesday September 23rd, 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,

A handwritten signature in blue ink that reads "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 September 23rd, 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 garage setback variance request of Jace and Kylee Johnson. They are requesting expanding their garage an additional four and a half feet (4-1/2') on the west end, which does not meet the setback of 25' per City Code 11-5-5. This property is located at 1016 13th St SW, Lot 12, Block 6 of Peterson Second 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: September 9th and September 16th, 2026

08/27/26
12:13:53

CITY OF SIDNEY
Revenue Voucher Detail
For the Accounting Period: 8/26

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	
27-90	8/26									500.00	08/27/26	karm	
KYLEE AND JACE JOHNSON VARIANCE FILING FEE													
ACTUAL BANK DEPOSIT-\$500.00													
		1	1000 323010					CHECK 216		500.00	101000		
Total:											500.00		

Christopher Elias Valdez
1131 14th St SW
Sidney, MT 59270

Gordon & Margene Rambur
1201 Cedar Ave
Sidney, MT 59270

Gerald & Kathy Rhines
1101 13th St SW
Sidney, MT 59270

Judith Fladmo
PO Box 947
Sidney, MT 59270

Jerame & Trisha Schepens
1398 11th Ave SW
Sidney, MT 59270

Matthew & Teresa Stedman
1019 13th Ave SW
Sidney, MT 59270

Ray & Andrea Yadon
1306 11th Ave SW
Sidney, MT 59270

Barbara K Arnold
1214 Cedar Ave
Sidney, MT 59270

Casey Clark
1071 14th St SW
Sidney, MT 59270

Shirley Maltese
PO Box 883
Sidney, MT 59270

Kathy A Sundeen
5097 Sand Hill Dr
Colorado Springs, CO 80923

Seitz Family Trust
PO Box 326
Sidney, MT 59270

Jeri Chapman
1010 13th St SW
Sidney, MT 59270

Hank Berry
1009 13th St SW
Sidney, MT 59270

Rodney & Joyce Prewitt
756 10th Ave SE
Sidney, MT 59270

Able K Properties, LLC
919 3rd St SW
Sidney, MT 59270

Horizon Properties, Inc.
1001 17th St SW
Sidney, MT 59270

Jennifer Moore
1001 14th St SW
Sidney, MT 59270

Camille Fink
926 13th St SW
Sidney, MT 59270

Christopher & Maria Neff
925 13th St SW
Sidney, MT 59270

Rod Torgerson
PO Box 481
Sidney, MT 59270

Juan Cruz Aguilar
PO Box 1389
Sidney, MT 59270

Judy Candee
919 13th ST SW
Sidney, MT 59270

Thomas & Nancy Hedegaard
920 13th St SW
Sidney, MT 59270

Jordan Dahle
1208 Cedar Ave
Sidney, MT 59270

Russell Huotari & Enid Stennes
920 12th St SW
Sidney, MT 59270

Rod & Roberta Kalberer
PO Box 194
Sidney, MT 59270

John & Lindi Watkins
1052 14th St SW
Sidney, MT 59270

William & Marie Holler
1048 14th St SW
Sidney, MT 59270

Brent & Lauren Sukut
1114 13th St SW
Sidney, MT 59270

Donald & Edna Jensen
1109 13th St SW
Sidney, MT 59270

Terry & Susana Averett
1905 14th St SW
Sidney, MT 59270

Kylee & Jace Johnson
1016 13th St SW
Sidney, MT 59270

Kyle & Barbara Nelson
1002 14th St SW
Sidney, MT 59270

Gary & Deanne Rauschendorfer
1208 Juniper Ave
Sidney, MT 59270

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: John and Maria Jensen

Name of Applicant: John and Maria Jensen

Address of Applicant: 314 6th Ave NE Sidney Montana

Phone Number of Applicant: 406-489-0287

Legal Description of property: Kenoyer Add Block 7 17A & 5-8
Current Zoning: R-3 18A OF Adjacent Plat

Land Area: 22,400

Variance request if for the following reasons: **Section 11.6.35 Height requirement.** The accessory structure shall not exceed the primary structure. We are asking for a 1'3" height variance for the new garage to allow better slope on the roof.

(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

Want a steeper slope to keep snow weight off

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

ASKING FOR PERMISSION PRIOR TO BUILDING

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

PERMIT WOULD ALLOW FOR BETTER MATCH OF BUILDINGS ALREADY ON PROPERTY

4. Necessary to Provide Reasonable Use

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

THIS ROOF WOULD LAST LONGER DUE TO SNOW WEIGHT

5. Minimum Variance

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

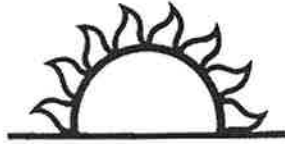
ROOF WOULD LAST LONGER DUE TO SNOW WEIGHT COMPARED TO SHALLOW ROOF PITCH

6. Not Injurious

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

SHORTER THAN OTHER BUILDINGS ON PROPERTY

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.

YES, IT IS CONSISTENT WITH ZONING ATTEMPT 3

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

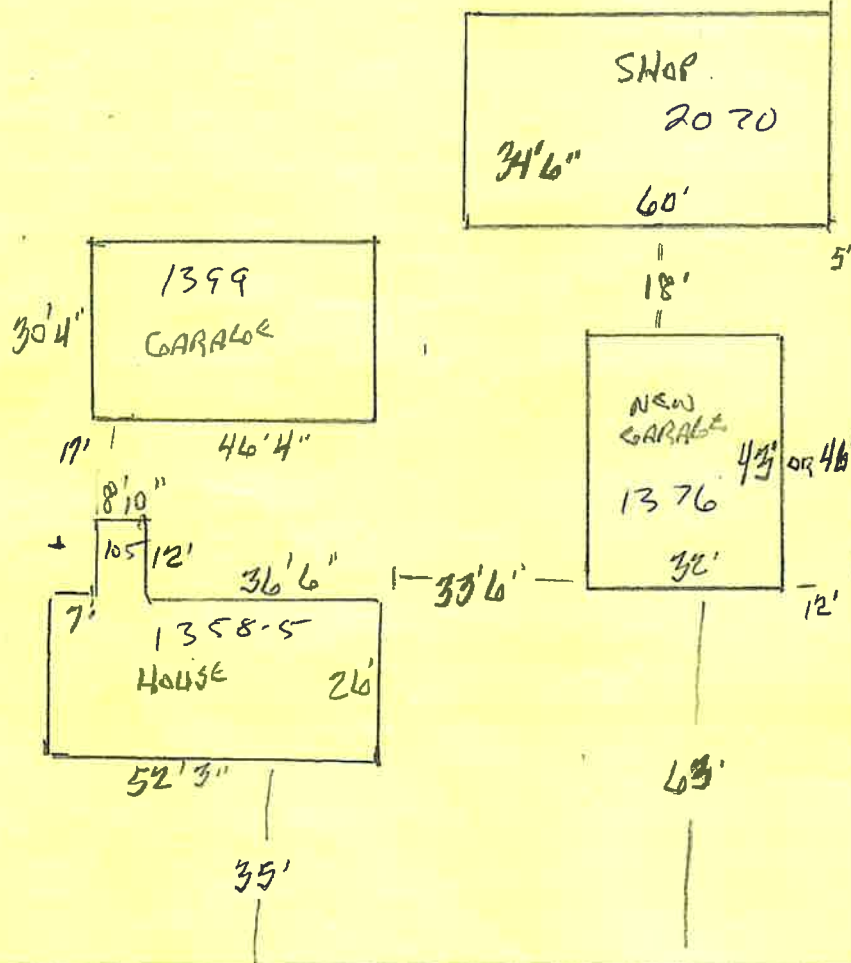
Board decision to approve/deny request/and or conditions of approval:

Chairperson Signautre:

JD JENSEN

Lot 17A = 8400
 18A = $\frac{14000}{22400}$
 Total 40% 8960

All Building Lot coverage will Be 6309.5



ALLEY

PEAK OF HOUSE
15'5"

6TH AVE

McLEOD SIGNIA KATE
2090 KM RANCH RD WHITEFISH MT 59937-8384

ALLEN CHARLES A
522 3RD ST NE SIDNEY

BAKER PRESTON J
516 3RD ST. NE SIDNEY

DAMM RICHARD
508 3RD ST. NE SIDNEY

SARREWSON MARIANNE
506 3RD ST. NE SIDNEY

RUIZ PATRICIA
PO Box 17 SIDNEY

HILBURN WILLIS G
PO Box 124 FAIRVIEW MT 59221-0124

EMMELL EDWIN
505 4TH ST. NE SIDNEY

DANN CHAD
509 4TH ST. NE SIDNEY

WILLIAMS KYLE
404 6TH AVE NE SIDNEY

WARRHAYE KAITLYN DEEANN
412 6TH AVE NE SIDNEY

CRISTAFSON KELLY
502 4TH ST NE SIDNEY

ROBINSON MARK & SANDY
515 5TH ST. NE SIDNEY

PERCE TRAVIS
521 5TH ST. NE SIDNEY

SPELDRICH KATHY
422 6TH AVE NE SIDNEY

~~DERR JEFFERY JOSEPH~~
~~514 5TH ST NE~~ ~~SIDNEY~~

~~SCHWETTMAN RYAN & JENNIFER~~
~~516 5TH ST. NE~~ ~~SIDNEY~~

~~QUIGLEY CHRISTINA~~
~~524 5TH ST. NE~~ ~~SIDNEY~~

WINOS JEFF & VICKI
415 6TH AVE NE SIDNEY

HARRIS BRUCE GARVIN
2075 COOPER ST APT. 613 MISSOULA 59808-2034

ALBERTSON LARRY D & JILL
34497 COUNTY RD 111 SALAKE 59242-9408

BERNDT SARA
405 6TH AVE NE SIDNEY

DIAZ MICHAEL
334 SALOPER BLVD LAS CRUCES NM 88001-7600

HOESL JADEN
613 4TH ST NE SIDNEY

WILLIAMS KURT
609 4TH ST. NE SIDNEY

KALLENA KEVIN
605 4TH ST. NE SIDNEY

KALBERER JACOB
909 19TH ST, SE ROCHESTER MN 55904-5401

DEAN SHAWN
715 5TH AVE SE SIDNEY

CUNIFF FRANKLIN & SHARYL
618 3RD ST. NE SIDNEY

WALT DONOVIN
614 3RD ST. NE SIDNEY

FRANCE DAVE
610 3RD ST. NE SIDNEY

BLAIR ROBERT
602 3RD ST. NE SIDNEY

WILLIAMS COON
609 3RD ST. NE SIDNEY

HOESER MICHAEL & JOANN
603 3RD ST. NE SIDNEY

GUSTAFSON VICTOR & TWYLA
424 3RD ST. NE SIDNEY

MARKWALD RUSSELL
318 5TH AVE NE SIDNEY

TAYLOR DENNIS & MANOE
420 4TH ST NE SIOUX

GETCHELL JAN & ALYSIA
421 5TH AVE NE SIOUX



Re: Variance Request for 314 6th Avenue NE

Dear City of Sidney Resident,

This is notice that John and Maria Jensen 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 Kenoyer Subdivision, Block 007, Amended Lots 17A and 18A. Mr. and Mrs. Jensen are requesting a variance for the height of a proposed new construction garage exceeding the height of the house by one foot 3 inches (1'3").

A Board of Adjustments Meeting will be called for Wednesday September 23rd, 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 September 23rd, 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 John and Maria Jensen for a proposed new garage exceeding the height of the house by one foot three inches (1'3") per City Code 11-6-3-E. This property is located at 314 6th Ave NE, Amended Lots 17A and 18A Block 7 of Kenoyer 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: September 9th and September 16th, 2026

08/28/26
08:15:43

CITY OF SIDNEY
Revenue Voucher Detail
For the Accounting Period: 8/26

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
27-91	8/26									500.00	08/28/26	karm
								JOHN JENSEN VARIANCE FILING FEE				
								ACTUAL BANK DEPOSIT-\$500.00				
		1	1000 323010					CHECK 689		500.00	101000	
Total:										500.00		