

**March 11, 2010**

**Butte-Silver Bow  
Zoning Board of Adjustment**

Members Present: John Habeger, Charlene Andersen, Todd Collins, Dave Wing, Franki Weitzel, Tom Daniel and Robbie Taylor

Staff: Stephen D. Hess, Assistant Planning Director  
Lori Casey, Senior Planner  
Carol Laird, Secretary

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**M I N U T E S**

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- I. The meeting was called to order at 12:05 P.M.
- II. The Minutes of the meeting of February 18, 2010, were approved and passed.
- III. Hearing of Cases, Appeals and Reports:

The legal ad was published in the Montana Standard on March 4, 2010.

Mr. Habeger stated the procedures that pertained to the meeting and said the following case listed on the attached Agenda would be heard that day.

Variance Application #13035 – Steven Garcia of 2501 Grand Avenue was present at this meeting, as the representative for Katie Manning.

Mr. Hess summarized the staff analysis, which is attached and made a part of these Minutes, during the viewing of the presentation pictures. He added that in his report he didn't mention that the new home would have a larger side setback of 5'6". The existing setback is 1'. Mr. Collins asked if the home would extend closer to Reynolds and Mr. Hess said they would need to ask the applicant. Ms. Manning said the year of the current home was 1962.

Mr. Daniel then asked about the length of the current building that was on there. Ms. Manning replied that the current home was 54' long. Mr.

Daniel then asked what the new one would be and Ms. Manning and Mr. Garcia both said 48'.

Mr. Daniel asked if they anticipated that the west wall would be closer to Reynolds. Mr. Garcia said he believed it would be set back further because it would be 20' from the property line to where the manufactured home would be, so it would actually be further back than the one that was there right now.

Mr. Habeger asked if Mr. Garcia had anything to add and he replied that he would be Ms. Manning's stepfather. He said basically, the home was too small for everything she would be doing because she worked out of her home also doing Mary Kay as a part-time job.

Mr. Garcia then said the manufactured home would give it a little bit better view to the neighborhood. He said it would sit back further, so there would actually be more room when you came up there for people needing to turn or see vehicles coming, so you would actually be able to see the vehicles a little bit better than the way it was right now.

Mr. Garcia further said that also with the home, it would be a little bit safer. He said the current trailer was fairly old and they have had to do a lot of updates with wiring and everything but it was just at a point that it needed to be replaced.

Mr. Habeger then asked Mr. Garcia if he had by any chance a flyer on the proposed mobile home, the double-wide that would be there. Mr. Garcia said he did but he didn't have it there. He said it was a brand new 2010 Viking and part of the purchase was that professional people would actually come in and put everything down – the skirting and everything would be professionally done.

No one spoke in favor of or against the application.

Mr. Habeger then closed the public hearing.

Mr. Daniel said he had known of the property for quite some time. He said he used to insure it several years ago. He said it was a very well maintained piece of property and he did not know why it wouldn't continue to be well maintained. He thought it fit quite well into the neighborhood and was certainly in favor of it.

Mr. Habeger said just looking at what was there and what was proposed, they would be gaining a greater setback with both the side yard on Marcia and Reynolds Street. He said it was an improvement to the neighborhood. He further said he would have liked to have seen the

mobile but since it was a 2010, Class A, shingled and would look more like a stick built home, more so than what was there, he thought it was a positive improvement to the neighborhood. Mr. Collins said he did as well and Mr. Wing said he did too.

Mr. Daniel moved to approve Variance Application #13035 with Mr. Collins seconding the motion.

At this point the Board voted on the application.

Variance Application #13035 – Approved

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|-------------------|--------------|--------------|-----|
| Charlene Andersen | For          | Dave Wing    | For |
| Robbie Taylor     | For          | Tom Daniel   | For |
| Franki Weitzel    | For          | Todd Collins | For |
|                   | John Habeger | For          |     |

Charlene Andersen, Dave Wing, Robbie Taylor, Tom Daniel and Franki Weitzel voted “For” the motion to approve the application.

Todd Collins voted “For” the motion to approve the application – “A definite improvement to the neighborhood!”

John Habeger voted “For” the motion to approve the application – “Looks to be a good improvement for the neighborhood.”

- IV. A motion was made to adjourn. Seconded and passed. The meeting adjourned at 12:20 P.M.

By: \_\_\_\_\_  
John Habeger, Chairman

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Stephen D. Hess, Assistant Planning Director