

6218
(8 pages)

RESOLUTION NO. 329A

RE: REQUEST FOR ZONING VARIANCE

APPLICANT: John & Sue Koch

RE: Variance to Zoning District #1 Florence, Mt.

WHEREAS a Petition for Zoning Variance was received on September 27, 1983, from John & Sue Koch, said petition being signed by more than 60% of the freeholders within the described boundaries of Zoning District #1; and

WHEREAS it appears that the home requested to be moved on said property is not detrimental to the intent of the use of the premises within the zoning district; and

WHEREAS no one appeared in opposition of the variance being requested;

NOW THEREFORE it is ordered that the variance be and is hereby granted allowing the petitioners to move a 2180 square foot, 2-year old log home onto the property.

DATED this 11th day of October, 1983.

BOARD OF COUNTY COMMISSIONERS
Ravalli County, Montana

F. T. Williams
F. T. Williams, Chairman

Harold White
Harold White, Member

F. B. Tossberg
F. B. Tossberg, Member

INDEXED

279221

I certify that I received and filed this instrument on this 12th day of Oct. 1983 at 3:00 o'clock P. M.

Barbara J. Hughes
County Recorder

W. Keppel
Deputy

6218
December 10, 1974

We, the undersigned, a minimum of 60 percent of the freeholders within the described boundaries, do hereby petition the Ravalli County Board of County Commissioners to establish a Planning and Zoning District and Commission pursuant to Sec. 16-4101, Rev. Codes of Montana, 1947 to adhere to the described property.

Beginning at a brass capped iron pipe located $S0^{\circ}14'07''W$ a distance of 3920.27 feet from the North Quarter Corner of said Section 1; thence $S89^{\circ}45'59''W$ a distance of 242.95 feet; thence $N19^{\circ}45'37''W$ a distance of 293.12 feet; thence $N37^{\circ}36'00''E$ a distance of 158.00 feet; thence $N11^{\circ}26'00''E$ a distance of 228.20 feet; thence $N9^{\circ}17'00''W$ a distance of 209.00 feet; thence $N9^{\circ}14'00''E$ a distance of 347.00 feet; thence $N9^{\circ}30'00''E$ a distance of 300.00 feet; thence $N0^{\circ}41'35''W$ a distance of 512.61 feet; thence $N7^{\circ}35'19''W$ a distance of 114.95 feet; thence $N42^{\circ}25'25''W$ a distance of 87.55 feet; thence $N58^{\circ}03'21''W$ a distance of 408.07 feet; thence $N36^{\circ}12'36''W$ a distance of 128.53 feet; thence $N25^{\circ}19'47''W$ a distance of 223.99 feet; thence $N5^{\circ}57'49''W$ a distance of 307.98 feet; thence $N18^{\circ}40'31''E$ a distance of 129.09 feet; thence $N33^{\circ}40'23''E$ a distance of 193.30 feet; thence $N7^{\circ}49'12''E$ a distance of 190.05 feet; thence $N18^{\circ}40'20''E$ a distance of 236.61 feet; thence $N3^{\circ}04'23''W$ a distance of 236.53 feet; to the north line of said Section 1; thence $N89^{\circ}56'32''E$ a distance of 538.06 feet along said north line to a brass capped iron pipe marking the North Quarter Corner of said Section 1; thence $N89^{\circ}17'10''E$ a distance of 773 feet, more or less, to the westerly low-water mark of the Bitterroot River; thence southwesterly and upstream along said low-water mark to its intersection with a line bearing $N89^{\circ}45'59''E$ from the point of beginning; thence $S89^{\circ}45'59''W$ a distance of 200 feet to the point of beginning

John P. Dillon

Nancy J. Dillon

[Signature]

Tom C. Karr

Merill Schwartz

Ann C. Schwartz

Maurice H. Baisserau

Marjorie L. Baisserau

Dora F. Karr

Dorcas Karr

July W. Wainwright

John H. Wainwright

Harold J. Smith

Janita Smith

6218

I certify that I received and filed the

instrument on this 26th day of

April, 1975, at 11:50

o'clock ^{PM} at

Delaware State

Notary

Delaware

6217

CONTINUATION MEETING OF PLANNING
AND ZONING COMMISSION

On April 9, 1975 at 10:00 A.M., the Planning and Zoning Commission met in the Ravalli County Court House with all members present, to further consider Zoning Regulations for Zoning District #1. District described in Petition and map which are of record in the Clerk and Recorder's office, Permanent File #6218.

Motion was made by County Surveyor Dave Schurian, seconded by County Assessor Cheryl Richards and carried unanimously, that the following regulations be adopted:

Section 1. Land Use and Building Type. The above-entitled land shall be used for residential purposes only, except as hereinafter provided, and no business, trade or manufacture shall be conducted thereon. No buildings shall be erected, placed or permitted to remain on any part of the above-described real property other than detached single family dwelling, not exceeding two (2) stories in height including a tool shed, a private garage for the dwelling and reasonable outbuildings. All single family dwellings shall have a minimum floor space of 1200 square feet, exclusive of any porches or attached garage. All dwellings on said lots shall be constructed with a minimum of 85% of new material and no buildings shall be moved from any other location on any of the said lots. All dwellings shall have a minimum pitch on the roof of 3 1/2". No asphalt siding shall be allowed on any building as an exterior finish. (No vacation trailers, mobile homes, basements, tents, shacks, garages, barns, or any other outbuildings or any structures of a temporary kind shall be used on the said real property at any time as a residence for a period of longer than twelve (12) months and only while building a permanent home), nor shall any residential structure be occupied for residential purposes until the same is completely finished on the outside with siding installed and painted or with brick, stone or stucco veneer which must be completed within one year after commencement of construction. All structures shall be so constructed and erected so that the same will not detract from the other buildings erected on the said real property. All buildings shall also comply with normal building design available in the industry. No construction shall be commenced until such time as the well and septic system have been installed and approved by all applicable governmental agencies.

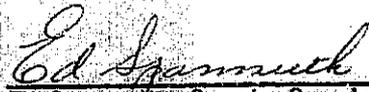
Section 2. Subdividing of Building Lots and Building Sites Thereon. No lot shall be divided so that any tract therein is less than five acres in size and no lot shall have more than one dwelling house and one guest house located upon it except and unless the lot has been divided into tracts of more than five acres each in which event each tract may have one dwelling house located thereon. No houses shall be constructed closer than 40 feet from any lot line. All utilities; i.e., electricity, gas and telephone lines, shall be buried.

Section 3. Fences. All property owners in the area with animals will fence their respective tracts within a reasonable period of time after purchasing the same so that all their animals, other than household pets, will be contained within the said fence.

Section 4. Nuisance. No part of any lot or building plot shall be used for a cemetery, automobile wrecking yard, or any other wrecking yard, rendering plant, abattoir, saw mill or planing mill of any description, junk yard of any type, garbage pit or refuse area, or any other unsanitary, obnoxious, or offensive commercial or industrial purpose, and no noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Section 5. Signs. No advertising signs, billboards or unsightly objects shall be erected, placed or permitted to remain on any part of the above-described real property except real estate promotion signs, mail boxes, name plates or house numbers to identify the occupancy of a residence building.

Section 6, Variance. Inconformity with the provisions of Section 16-4103, Revised Codes of Montana, 1947, the Board of County Commissioners shall have the power to authorize such variance from these regulations that will not be contrary to public interest where, owing to special conditions, the literal enforcement of the Planning and Zoning Commission would result in unnecessary hardship.


Ed Spannuth, County Commissioner


Jim McKinley, County Commissioner


D.W. Galbraith, County Commissioner


Dave Schurian, County Surveyor


Cheryl Richards, County Assessor

#6918

I certify that I received and filed (10)

minutes of the

day of April 1975 at 10:15

o'clock

Paul E. Huff

Secretary

W. J. Dyer

Chairman

76218

SEC. 36
SEC. 1

T10N
R20W
PMM
RAVALLI COUNTY

Merrill Schwartz
7.62 Ac.

580.90'

1020'

156.27'

4.80 Ac.

200.00'

Larry Jones
25.58 Ac.

1005'

833.70'

R. T. Karr

5.79 Ac.

261.90'

946'

906'

5.0 Ac.

James Boisseranc

242.01'

912'

912'

5.0 Ac.

Robert Yast

257.96'

832'

550'

5.08 Ac.

Arley Weisenburger

280.17'

744'

765'

3.21 Ac.

P. F. Karr

190.65'

690'

3.21 Ac.

220.14'

606'

4.26 Ac.

John Dillon

348.66'

466'



11.5 AC

Mrs. Jim
Edwardson

10 Ac.
Marion Smith

R71

BITTERROOT

1338 00

242 95

200

6218

4.7 AC

230

North 1/4 Corner of Section 1 T10N R20W

9900
9600
9300
9000
8700
8400
8100
7800
7500
7200
6900
6600
6300

Follows River Here

6218

