

LAND USE VARIANCE APPLICATION AND PERMIT

CITY OF WHITE SULPHUR SPRINGS

105 W. Hampton St., P.O. Box 442, White Sulphur Springs, MT 59645
Phone: (406) 547-3911 Fax: (406) 547-3945 Email: wss@itstriangle.com

Applicant Information:

Applicant Name: Bruce Lay
Physical Address: TBD Lardine
Addition/Subdivision: Higgins Addition

Phone: 406-223-7835
Mailing Address: 57 Cuthroat Lane Liv. 59047
Block: 20 Lot(s): 7 MT.

Application Information:

This application is to obtain a variance for a described piece of property under the City's Municipal Code.

Land Use which is adjacent to or encroaches onto City property or City right-of-way may result in injury or damage. The applicant seeks to modify property which is adjacent to the street, and which may include property owned by the City.

Attach to the application:

1. A detailed drawing of the location of the modifications to existing structures, including the location of the property lines.
2. A recent survey (less than 5 years old).

The attached detailed description of the modifications made, or to be made, to the property along with any required survey, indicate the Applicant's intentions regarding the property and any buildings to be built and/or modified on the property.

Applicant Agreement:

(Please initial next to each statement.)

BL The modification is at my sole and exclusive expense and risk.

BL The Permit/Variance will run with the land associated with the modification such that the Applicant, the Applicant's heirs, devisees and assigns will remain solely and exclusively responsible for any costs associated with the modification.

BL The City is not required to approve a Variance for construction or modification of existing structures occurring before applying for a Variance, unless the site and existing structure has been grandfathered in for purposes of applying the Municipal Code, and then only with respect to non-conforming conditions that existed before adoption of the relevant Municipal Code section.

BL Any modification of an existing structure that is non-conforming and grandfathered in makes the building subject to all existing code provisions and removes the structure from grandfathered status.

BL If I do not include a recent survey, and a survey is required, I will be responsible for all the costs associated with the survey if one is performed or is ordered by the City.

BL The City is not required to approve the Variance. Modifications to the property may be required as part of the Variance Application review. Any and all modifications required by the City must be completed before the Variance Permit is issued. All work is at the expense of the Applicant.

BL The property must conform to current Municipal Code, applicable building codes, and any regulations otherwise imposed by law.

BL Modifications are limited to the diagram as submitted and finally approved.

BL Failing to comply with the application/permit conditions may result in a termination of the Variance Permit and may result in an order to return the property to a condition that does not encroach on City property or City right-of-way.

BL I agree to release, defend, indemnify, and hold harmless the City of White Sulphur Springs, its agents and assigns, from and against any and all actions, claims, demands or assertions of liability, costs and expenses including but not limited to reasonable attorney's fees involving or relating to any harm, injury or damage suffered or sustained which in any manner may arise or may be alleged to have arisen, or resulted or alleged to have resulted from the modification of the identified property.

Applicant Signature/Date: Bruce Lay

10-18-23

Permit/Variance Approval

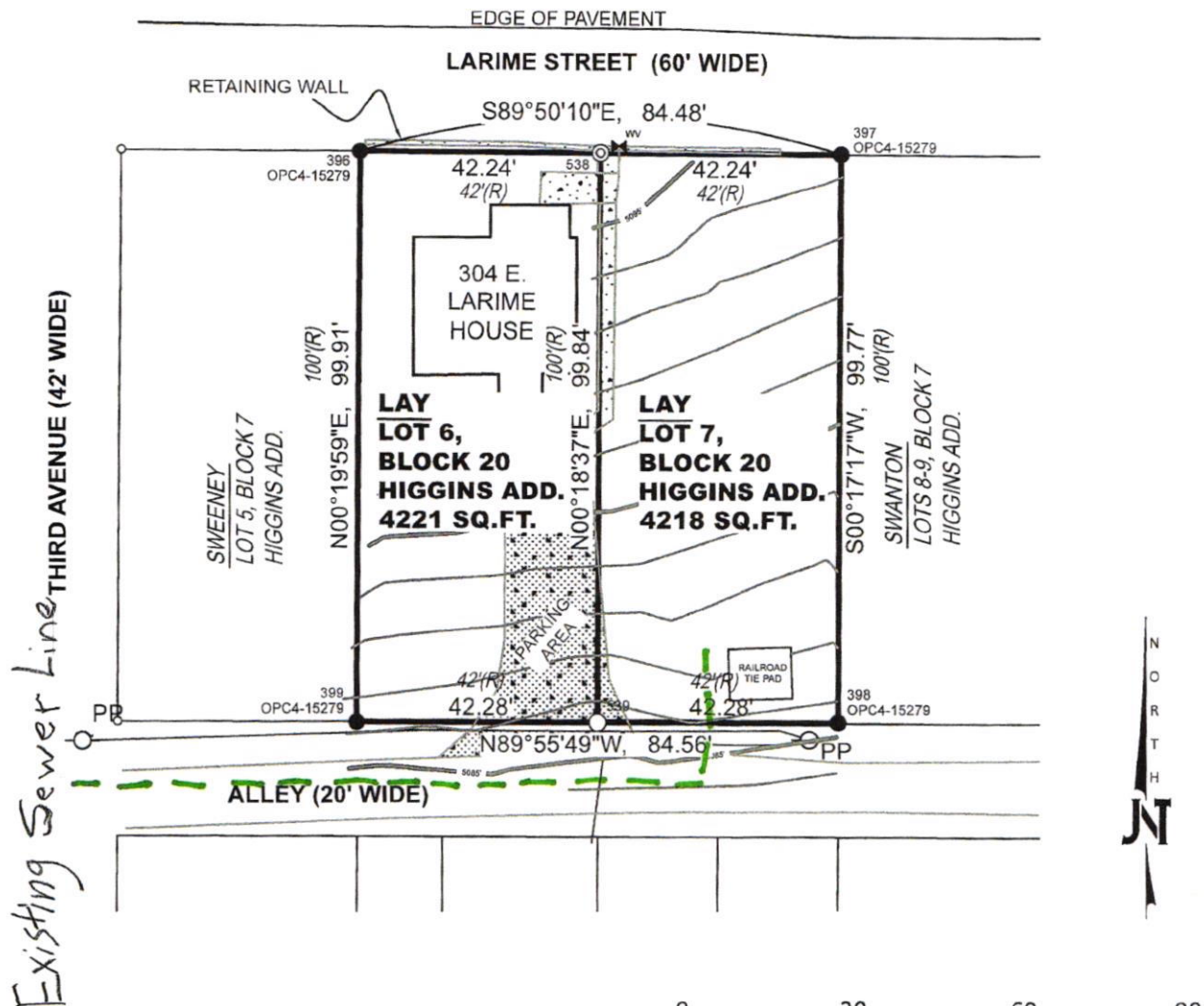
Does the location encroach onto City property or a City right-of-way?

Circle One: Yes or No

Permit/Variance Approval Date: _____

Mayor's Signature: _____

Proposed Sewer Line Easement



Existing Sewer Line

LEGEND

- = Found survey monument, as described
- = Set 5/8" x 24" rebar with 1.25" blue plastic cap mk'd: "67665LS"
- ⊙ = Set 1/4" x 2" magnail with 1.25" washer mk'd "67665LS"
- = Calculated point, no monument found or set, this survey

C.O.S. = Certificate of Survey

(R) = Record per Higgins Add. to WSS



LOT 7. BLOCK 20. HIGGINS ADD.
SITE PLAN
 WHITE SULPHUR SPRINGS, MONTANA



J BART ENGINEERS LLC
 1229 E. Lyndale Ave.
 Helena, MT 59601
 www.jbartengineers.com
 406.449.1306

A

PROJECT: 23-02
 DATE: 5/01/2023
 DRAWN BY: MTN

Montana Cadastral

SEARCH

DATA

TOOLS

LEGEND

Try Cadastral Beta

Print button workarounds

Take our Cadastral User Survey

Find Your Geocode

DISCLAIMER

HELP

Choose Parcel Search Criteria:

By Owner

County: MEAGHER

Owner Name: lay

SEARCH

Choose Owner Name...

- LAY BRUCE L & PAMELA A
- LAY BRUCE L & PAMELA A
- LAY CHARLES W
- LAY CHARLES W & NORMAN (SUPERESTATE)

By Geocode

By Assessment

By Certificate of Survey

By Address

By Subdivision

Property Record Card
Tax Year: 2023

Print

Summary

Primary Information

Property Category: RP
Geocode: 47-1799-07-3-09-16-0000
Primary Owner: LAY BRUCE L & PAMELA A
57 CUTTHROAT LN
LIVINGSTON, MT 59047-9136

Subcategory: Residential Property
Assessment Code: 0000000108
Property Address: 304 LARIME ST E
WHITE SULPHUR SPRINGS, MT 59645
COS Parcel:

NOTE: See the Owner tab for all owner information

Certificate of Survey:
Subdivisions: HIGGINS ADD (WSS)
Legal Description: HIGGINS ADD (WSS), S07, T09 N, R07 E, BLOCK 20, Lot 6 - 7, 8400 SQUARE FEET
Last Modified: 10/4/2023 6:36:17 PM

General Property Information

Neighborhood: 247.002
Living Units: 1
Zoning:
Property Type: IMP_U - Improved Property - Urban
Levy District: 47-0569-81
Ownership No: 100

Linked Property: No linked properties exist for this property

Exemptions: No exemptions exist for this property

Condo Ownership: General: 0 Limited: 0

Property Factors

Topography:
Utilities:
Access:
Location:
Fronting:
Parking Type:
Parking Quantity:
Parking Proximity:

Land Summary

Land Type	Acres	Value

Owners

Appraisals

Market Land Info

Dwellings

Other Buildings/Improvements

Commercial

Aq/Forest Land

