

APPLICATION FOR VARIANCE

City of Three Forks, P.O. Box 187, Three Forks, MT 59752
Phone/Fax: (406) 285-3431

Date 3-5-2026

The undersigned hereby makes application for a Zoning Permit pursuant to the requirements of the City of Three Forks Zoning Code.

Name of Applicant Stanford
BILL + CAROL STRATFORD Phone # 406-581-7137
40 JOEL HIBSTER

Mailing Address of Applicant P.O. Box 539 ROUNDUP, MT 59072
Address City, State, Zip

Email Address: NEKA.SOLUTION@PM.ME

Subject Property

Legal Description: Lot(s) 8 Block 2 Addition THREE FORKS ORIGINAL TOWNSHIP
Address (if available) 7 NORTH 2nd AVE. EAST
Current Zoning RESIDENTIAL Land Area 7000 Sq. Ft., or Acres _____

Explain Variance Request:
OWNER WOULD LIKE TO PLACE A
MANUFACTURED HOME ON THE PROPERTY THAT IS 29'6"
WIDE. TO DO THIS A VARIANCE REDUCING THE NEEDED
AMOUNT OF SETBACK ON THE SIDE YARDS WOULD BE NEEDED
THE OWNERS ARE REQUESTING A 10' SETBACK THAT
WILL ALLOW PLACEMENT OF THIS HOME.

In addition to the above, submit a **Plot Plan** (drawn to scale) including the following information: All existing and proposed structures and proposed variance measurements. (The lack of any of the above information may delay this application).

FOR OFFICIAL USE ONLY
Filing Fee (\$500) <u>4/1/26</u>
Zoning Board Hearing <u>4/20/26 bpm</u>
Action Taken _____
Logged _____

I hereby certify that the above information is true and correct and that I am the owner of this property.

JOEL HIBSTER - FOR BILL + CAROL
Applicant Signature STRATFORD
Stanford

CITY OF THREE FORKS
Request For Variance
From Zoning Regulations Criteria

Applicant should answer the first three un-numbered questions. The 6 numbered questions are for the Variance Board use.

Name of Applicant: JOEL HIESTER FOR BILL + CAROL Hearing date: _____

This variance is requested with regard to the following zoning regulations:
STRATFORD
Stanford

THE SIDE YARD SETBACKS, IN CONJUNCTION WITH THE
NEEDED FILL TO MEET BFG REQUIREMENTS

Describe the hardship imposed by the zoning regulations:

DUE TO THE SIZE OF THE LOT THE OWNERS
NEED A VARIANCE TO PLACE THE HOUSE THAT FITS THEIR
NEEDS AND WORKS WELL WITH THE LOT LAYOUT.

It is the applicant's responsibility to describe how this requested variance will serve the public interest:

THE OWNERS FEEL THAT THE PROPOSED HOME COMPLIMENTS THE AREA
HAS FRONT AND REAR PORCH AREAS THAT WORK WITH THE LOT, DOES
NOT COVER MORE THAN 35% WITH STRUCTURES. AND IMPROVE:
THE OVERALL AREA AROUND SAID LOT.

The prime purpose of the variance is to benefit the community and the individual property owner by assuring that property capable of being used will not lie idle.

1. Is the hardship self-imposed? Yes No

A variance may not be granted for a self-imposed hardship.

Comment: _____

2. Did the condition creating the hardship or zoning regulation(s) identified as having created the hardship exist prior to the property owner's purchase of the land? Yes No

A variance may not be granted if the disputed zoning regulation existed prior to the purchase of the parcel of land for which the variance is requested.

Comment: _____

3. Will the granting of this variance be in the public interest? **Yes No**
A variance may not be granted if the applicant fails to show that the variance will serve the public interest.

Comment: _____

4. Will a literal enforcement of the zoning ordinance result in unnecessary hardship due to conditions unique to the property? **Yes No**

A variance may not be granted unless the conditions necessitating the variance are unique to the property.

Comment: _____

5. Will the spirit of the zoning ordinance be observed and substantial justice done by granting the variance? **Yes No**

A variance may not be granted if the spirit of the zoning ordinance is not observed.

Comment: _____

6. Will the failure to grant this variance render the property unsuitable for the permitted and conditional uses for which the property is zoned? **Yes No**

A variance may not be granted if the property is unsuitable for the permitted and conditional uses for which the property is zoned.

Comment: _____

Conclusion: _____

Approval

Denial

Approved with Conditions

APPLICATION FOR A VARIANCE FLOOD PLAIN HAZARD MANAGEMENT REGULATIONS

A variance is a grant of relief given by the Board of Adjustments from the terms of the specific standards required in the City of Three Forks' Flood Plain Hazard Management Regulations. The issuance of the variance is for floodplain management purposes only. Insurance premium rates are determined by the Federal government or Private Insurance Companies according to actuarial risk and are not modified by the granting of a variance. ANY VARIANCE GRANTED BY THE BOARD OF ADJUSTMENTS MUST BE CONSISTENT WITH THE CITY OF THREE FORKS' FLOODPLAIN HAZARD MANAGEMENT REGULATIONS.

Per Title 12 of the Zoning Code, a fee of \$150 - \$500 must accompany this application.

Date of Application: 3-5-2026 Application No: _____

Property Address of Request: 7 NORTH 2ND AVE EAST

Lot No.: 8 Block: 2 Subdivision: 3 FORKS ORIGINAL TOWNSITE

Name of Property Owner: BILL + CAROL STANFORD Phone Number: 918-636-9396

Name of Applicant: JOEL HIESTER - INTEGRITY INDUSTRIES Phone Number: 406-581-7137

Address (if different than Owner): P.O. BOX 539 ROUNDUP, MT 59072

SECTION 1 - VARIANCE REQUESTED:

Cite the minimum development standard of the Flood Plain Hazard Management Regulations from which a variance is sought: VARIANCE FROM THE STANDARD 15' OF BFE FILL ON ALL SIDES OF THE STRUCTURE DOWN TO 10' BFE FILL.
Flood ordinance 12-1-9 C

Explain how proposed development would vary from the provision of the Flood Plain Hazard Management Regulations: SEE ABOVE - REDUCTION TO 10' OF BFE FILL

SECTION 2 - APPLICATION FOR VARIANCE: Complete a Joint Permit Application and the attached worksheet to address the submittal requirements of the City of Three Forks' Flood Plain Hazard Management Regulations.

Worksheet completed and attached

AN APPLICANT RECEIVING A VARIANCE TO BUILD A STRUCTURE NOT MEETING THE MINIMUM STANDARDS OF THE REGULATIONS, ESPECIALLY IF THE LOWEST FLOOR IS CONSTRUCTED BELOW THE BASE FLOOD LEVEL, MAY RESULT IN INCREASED PREMIUM RATES FOR FLOOD INSURANCE. CONSTRUCTION BELOW THE BASE FLOOD LEVEL INCREASES RISK TO LIFE AND PROPERTY. (44 CFR 60.6 (a)(5))

[Signature]
APPLICANT'S SIGNATURE

3-5-2026
DATE

[Type text]

APPLICATION WORKSHEET FOR VARIANCES TO THE
FLOODPLAIN HAZARD MANAGEMENT REGULATIONS

PLEASE NOTE: Your statements and supporting data and information, including a completed Montana joint application or floodplain permit application, will be used to evaluate your variance request.

If these questions are not answered, the variance may be denied due to insufficient information to support it.

The following will be used as a guide to evaluate your petition. Additional information may be requested.

The City of Three Forks' Flood Plain Hazard Management Regulations provides the criteria that must be considered and met before a variance may be granted. The Board of Adjustments must consider the following items when determining a variance request. State in detail the manner in which you believe each of these standards are met in this case:

1. Will the structure or proposed activity/use reside on 0.5 acre or less? YES NO
If NO, what is the size of the lot or parcel? _____

(If the new construction or substantial improvements on a lot of one-half acres or less is contiguous to and surrounded by lots of existing structures constructed below the base flood level, a variance may be approved. However, as lot sizes increase beyond one-half acre, additional technical justification may be required.)

2. Are the surrounding properties pre-FIRM (Built before 1980 original flood map in TF)? YES NO
I BELIEVE SO
3. Are the lowest floor of the pre-FIRM structures on the adjoining and contiguous lots below the base flood elevation? YES NO

(Attach documentation which show the contours and lowest floor elevations of the surrounding property, if you or the City have that information) GASTON ENGINEERING HAS SET A HUB w/ A HEIGHT OF 1070.4 OR .9' BELOW CURRENT BFE

4. Is the proposed work on a recognized historic structure? YES NO

If yes, will the improvements maintain the historic integrity of the structure and not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.)

5. Is the proposed work the minimum necessary, considering the flood hazard, to afford relief?

FILL IN ALL DIRECTIONS OF BFE FOR 10' WOULD BE NECESSARY TO MEET CURRENT BFE STANDARDS

6. Does the project show good and sufficient cause for the variance? Financial hardship is not a good and sufficient cause. Describe the exceptional hardship.

YES, THE WIDTH OF THE LOT PRECLUDES 15' OF SETBACK ON THE SIDES
Lot is only 50' wide

7. Basements and/or the lowest floor elevation of a residential structure are not below the Base Flood Elevation?

NO STRUCTURE EXISTS YET.

8. If crawl spaces or enclosures are proposed, they must meet the requirements of Title 12 of the Flood Plain Hazard Management Ordinance. Explain why these minimum building standards cannot be met.

THE WIDTH OF THE LOT DOES NOT ALLOW PLACEMENT OF PROPOSED HOME

9. Describe your analysis or supporting information that the granting of this variance DOES NOT result in increased flood heights to the existing insurable buildings, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with other existing local laws or ordinances.

THE SF. INCREASE IN FILL IS MINIMAL IN A FLOOD CONTEXT

10. Describe how the structure is adequately flood proofed if the variance is granted. VENTING

TO BE INSTALLED AS WELL AS INTERIOR FILL.

11. Describe why reasonable alternative locations outside the Flood Plain are not or available or possible at this location.

LOT SIZE AND LOCATION OFFERS NO ALTERNATIVE BUILDING LOCATIONS.

12. Describe the data or information that there is no danger to life and property by erosion damage or water that may be backed up or diverted by the obstruction or use if the variance is granted. NO DANGER

OR BACKUP WILL BE CAUSED, WE PROPOSE TO SIMPLY ELEVATE SAID H

13. Describe your supporting information that there will not be a danger of materials being swept onto other lands to the injury of others. RETAINING WALLS TO BE USED TO

SECURE MATERIAL ON LOT

14. Describe how the construction or alteration of the obstruction or use is designed as to lessen the danger in a flood. BY RAISING THE MAIN FLOOR ELEVATION

[Type text]

ABOVE BFE.

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the City of Three Forks.

J. Hira

Signature of Applicant

3-5-2026

Date

J. Hira

Signature(s) of Owner(s)

3-5

Date

FOR OWNERS

Signature(s) of Owner(s)

3-5

Date

OWNERS ARE HAPPY TO CALL OR EMAIL VERIFY APPLICANTS ABILITY TO APPLY ON THEIR BEHALF.

***Agent must provide documentation that they are legally representing the property owner**

***Approval does not validate the responsibility of the property owner to meet all restrictions and covenants that are on that property.**

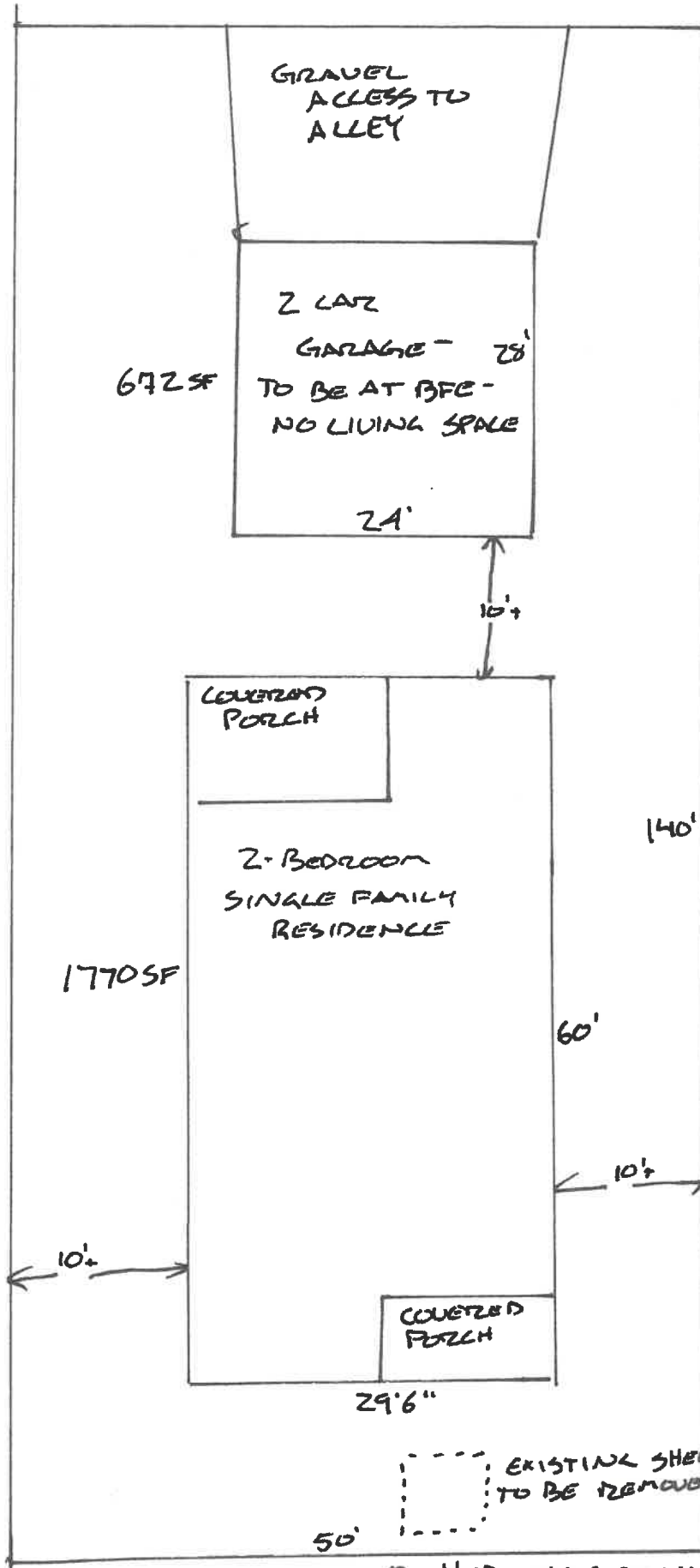
***A record of all actions involving a Flood Plain permit and variance, including the findings and decision must be submitted to DNRC Floodplain Program and FEMA Region VIII.**

ALLEY

Bill + Carol
 STRATFORD
 Stanford
 7 NORTH 2ND AVE EAST
 3 FORKS, MT

House - 1770 SF
 GARAGE 672 SF
2442

35% = 2450 SF

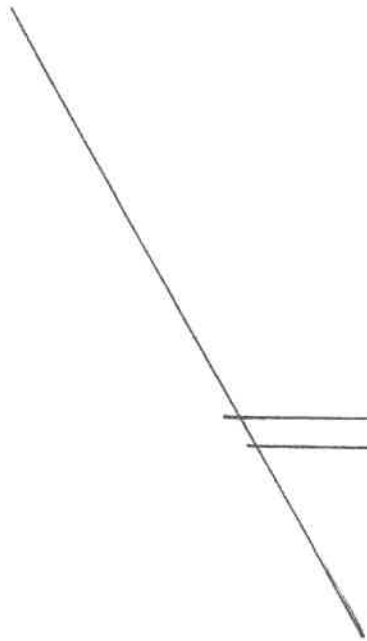


NOT TO SCALE
 LESS THAN 35%
 OF LOT TO BE
 COVERED



NORTH 2ND AVE EAST

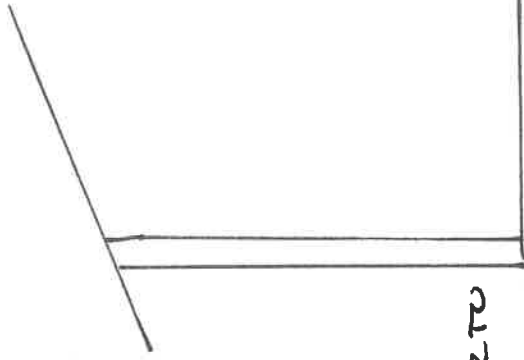
● HUB ON SIDEWALK
 4070.1



FINISH FLOOR HEIGHT TO
BFE BFE + 24"

FILL TO BFE - 4071.3

CURRENT 4070.4



GARAGE FLOOR TO
BFE AT OR
ABOVE BFE ON

COMPACTED GRAVEL

GRAVEL BASE