

and variance request are being processed under the provisions of the previous code. The minimum lot area under the previous code for residential purposes was 7200 sq. feet and the minimum lot width was 60 feet. Therefore, only a variance to the minimum lot width needs to be considered in conjunction with the Amended Plat. The proposed lot widths on the Amended Plat are just over 53 feet for each lot.

According to the Unified Land Development Code, a variance shall only be granted when evidence shows and findings can be made that each of the following conditions exist:

- 1) The variance is not contrary to the public interest.
- 2) A literal enforcement would result in unnecessary hardship, owing to conditions unique to the property.
- 3) The spirit of the Unified Land Development Code would be observed and substantial justice done by granting the variance.

The resulting lot widths and sizes will be comparable to the majority of existing residential lots in the vicinity and not out of character for the neighborhood. The area being subdivided can adequately accommodate three lots with the adherence to City zoning and building standards resulting in three affordable single-family dwellings. Therefore, it was determined that each of the above mentioned conditions exist in conjunction with the subdivision application.

After reviewing the matter during a meeting held November 8, 2005, the Great Falls Planning Board unanimously passed a motion recommending the City Commission approve the Amended Plat of the South ½ of Lot 1, Block 1, Fair Acreage Tracts together with the lot width variance and the accompanying Findings of Fact, subject to the following conditions:

- 1) correction of any errors or omissions on the Amended Plat that may be noted by staff; and,
- 2) preparation of a certificate of title by a title company to be filed with the Amended Plat.

Attachments: Vicinity Map
Reduced copy of the Amended Plat
Findings of Fact (Not available online)

Cc: Neighborhood Housing Services, 509 1st Ave S, Great Falls, MT 59403