

NOTICE * CITY OF BAKER PROPERTY OWNERS

In the future, when a property owner picks up a Non-Conforming Use Permit Application or a Variance Application, the following list will be provided to the applicant. This list of questions is used to predicate decisions by the Fallon County Planning Board before an action to recommend or not recommend property owner's application to the City Council. Please take a moment to study this list. At the same time examine these points of concern carefully and see how a future project might be scored. If you have questions about this notice, please contact City Hall at (406)778-2692 or the Fallon County Planner at (406)778-7111.

Non-Conforming Use Application

- What is the impact on the community?
- Is this issue a zoning "precedent setter"?
- What will be the environmental impact on the neighborhood (i.e. green areas, emissions, aesthetics, and so forth)?
- What will be the impact of a permit to real estate values in the neighborhood?
- Has the applicant applied for applicable state building codes permits?
- What will be the impact to traffic flow?
- What will be required for safety in the area (i.e. fire service access, ambulance service access, regular removal of snow)?
- What will be required for adequate parking to accommodate the business?
- What will be required for adequate water, sewer, and garbage service?
- What are the necessary easements for access and utility lines?
- What is the proximity of a zone similar to the type of use desired?
- How will the desired use blend with/resemble the existing properties/uses in that zone?
- Does the applicant reside in the building and if so, continue to do so?

Variance Applications

- Will the proposed project intrude on setbacks? If so, is there the ability for an alternative placement of the project on the property?
- Will the proposed project intrude on alley ways and bounds of adjoining property owners?
- What is the environmental and/or safety impact on the neighborhood (i.e. will it cause blocked view of stop or yield signs)?
- Will the proposed project detract from aesthetics (i.e. view obstruction, unkempt appearance) of the neighborhood?
- Will the proposed project hamper snow removal?
- Will the proposed project result in foot traffic hazards?
- Will the proposed project result in traffic congestion around schools and/or parks?
- Will granting of this variance be a precedent setter for the neighborhood?
- How is the owner currently restricted from use of his property?