



40 11th Street West, Ste. 220
Kalispell, MT, 59901
OFFICE: (406) 751-8200
EMAIL: planning.zoning@flathead.mt.gov
WEB: flathead.mt.gov/planning_zoning

December 3, 2021

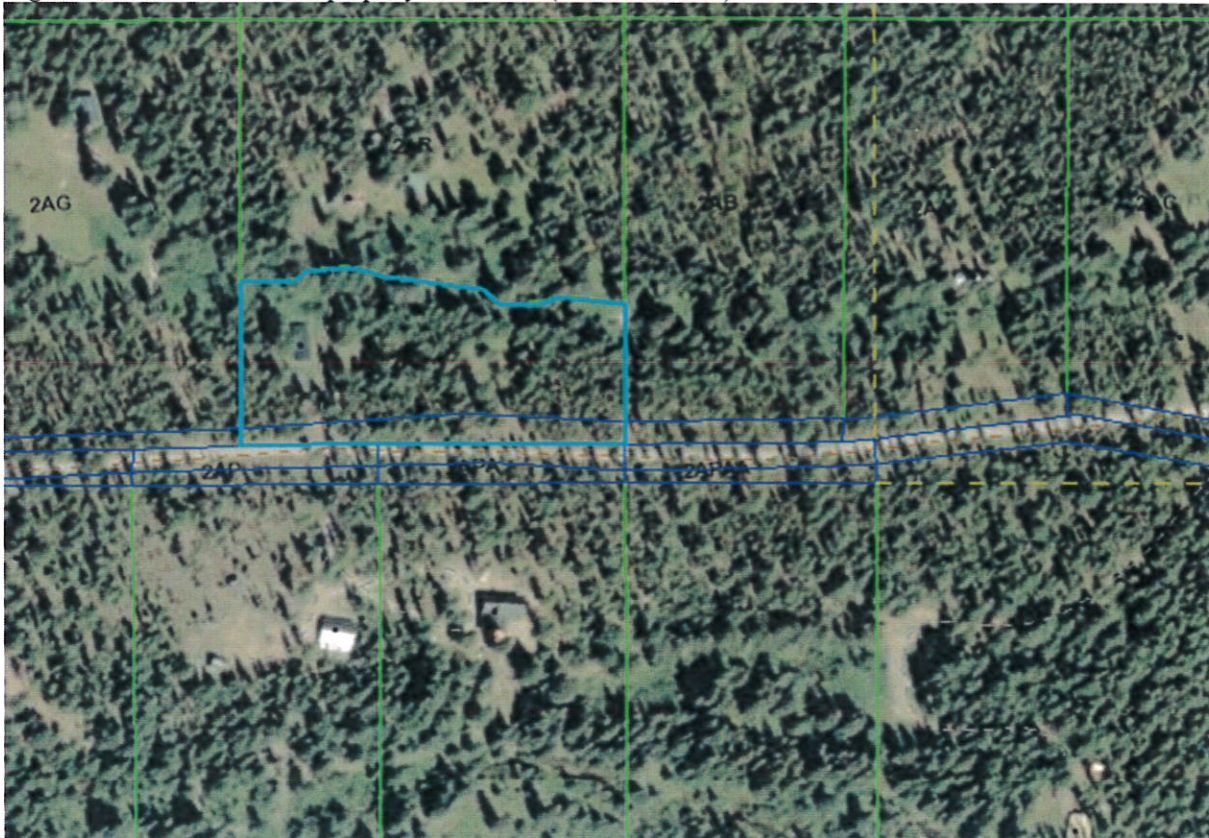
«Name»
«Field1»
«Agency»
«Address»
«City_State_Postal_Code»

RE: FZV-21-08 Cesar and Alexandra Avila – Zoning Variance

«Salutation»

Our office has received a request from Cesar and Alexandra Avila for a variance to Section 3.40.040(2) of the Flathead County Zoning Regulations (FCZR), to the setback requirements. The subject property is currently zoned 'North Fork' and is located at 881 Trail Creek Road in Polebridge, MT 59928. The subject property is approximately 2.36 acres and can be legally described as Tract 2A in Section 28, Township 37 North, Range 22 West, P.M.M., Flathead County, Montana.

Figure 1: Location of current property boundaries (outlined in blue)



The application indicates the reason for the variance is to accommodate the addition of a guest cabin, a permitted use, on the property.

I encourage your comments and ask that you please submit them to the Flathead County Planning and Zoning office, in writing or via email at lstevens@flathead.mt.gov by **5:00 p.m. on Friday, December 17, 2021**, so they may be included in the staff report and considered by the Flathead County Board of Adjustment at the January 4, 2022, public hearing. If you have any questions, feel free to contact me at (406) 751-8200.

Sincerely,



Landon Stevens
Planner I

Attachments: Application
Site Plan

The following is a list of agencies we will be contacting during our review process. This list does not limit this office from contacting additional agencies if necessary:

- ✓1. *Conservation Districts Bureau – Department of Natural Resources and Conservation*
- ✓2. *Flathead City-County Environmental Health Department*

FLATHEAD COUNTY PLANNING & ZONING

40 11th Street West, Ste 220
OFFICE: (406) 751-8200

Kalispell, MT 59901
FAX: (406) 751-8210

EMAIL: Planningweb@flathead.mt.gov

WEB: flathead.mt.gov/planning_zoning