



# Flathead County Planning & Zoning

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## APPLICATION FOR LAKE AND LAKESHORE VARIANCE

Filing Variance - Minor: \$550 Permit Application # \_\_\_\_\_  
Fee: Variance - Major: \$1,350

### OWNER/APPLICANT

Owner:	<u>Flathead Lake Land Partners LLC Kevin Lange, Manager</u>	Applicant:	<u>nuWest Builders Inc.</u>
Address:	<u>109 W 7<sup>th</sup> St. Suite 200</u>	Address:	<u>100 Central Ave. Suite 204</u>
City/State/Zip:	<u>Georgetown, TX 78626</u>	City/State/Zip:	<u>Whitefish MT 59937</u>
Phone:	<u>512-360-8918</u>	Phone:	<u>(602)300-8733</u>
Email:	<u><a href="mailto:legalnoticesmontana@improveone.com">legalnoticesmontana@improveone.com</a></u>	Email:	<u><a href="mailto:eric@nuwestbuilders.com">eric@nuwestbuilders.com</a></u>

*Note: If applicant is not owner, the attached authorization form must be filled out and signed.*

### CONTRACTOR (or person responsible for doing the work, if other than above)

Name:	<u>nuWest Builders Inc.</u>	Address:	<u>100 Central Ave. Suite 204</u>
City/State/Zip:	<u>Whitefish MT 59937</u>	Phone:	<u>(602)300-8733</u>
Email:	<u><a href="mailto:eric@nuwestbuilders.com">eric@nuwestbuilders.com</a></u>		

### LOCATION OF THE PROJECT

Lot: TR5, Lot 01 COS 9268 Section: 18 Township: 26N Range: 20W

Street Address: 688 Lakeside Boulevard

Lake: Flathead How many feet of Lakeshore frontage do you own? 372

### ROAD DIRECTIONS TO REACH SITE: *(Please include a gate code if applicable)*

See drawings for location map

EXISTING STRUCTURES ON THE SITE: (Describe and give the dimensions of all structures, i.e., docks, boat ramps, boat shelters, buildings, retaining walls, etc., that exist on the lake or within 20 horizontal feet of the average high water line of the lake.)

Hockaday crib dock, two boat lifts

I/We are requesting a variance from the Flathead County Lake and Lakeshore Regulations as described in Section 5.1 of the stated regulations. Below is a summary of the project and findings as to the need and appropriateness of the variance.

REASON FOR VARIANCE:

See attached variance summary

SECTION OF REGULATIONS VARIANCE REQUEST APPLIES TO:

See attached variance summary

FINDINGS OF APPROPRIATENESS AND NEED:

What unusual circumstances exist such that a strict enforcement of these requirements and standards would result in an undue hardship to you?

See attached variance summary

Are there any reasonable alternatives to this project which would allow you to conform to the above regulations? (Please list)

See attached variance summary

Granting of the variance shall not have adverse impacts on the lake or lakeshore in terms of the "policy Criteria for issuance of a Permit" below during either construction or utilization:

- 1) Will granting of the variance materially diminish water quality?

\_\_\_\_\_  
Granting the variance will not materially diminish water quality.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 2) Will granting of the variance materially diminish habitat for fish or wildlife?

Granting the variance will not materially diminish habitat for fish or wildlife.

- 3) Will granting of the variance interfere with navigation or other lawful recreation?

Granting the variance will not materially diminish navigation or other lawful recreation.

- 4) Will granting of the variance create a public nuisance?

Granting the variance will not create a public nuisance.

- 5) Will granting of the variance create a visual impact discordant with natural scenic values, as determined by the governing body, where such values form the predominant landscape elements?

Granting the variance will not create a discordant visual impact.

- 6) Will granting of the variance alter the characteristic of the shoreline?

Granting the variance will not alter the shoreline.

PROJECT INFORMATION: (Maps and drawings must be attached)

- |    |   |   |                             |
|----|---|---|-----------------------------|
| A. | Is Vicinity Plan Attached?  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| B. | Is Site Plan Attached?  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| C. | Is Project Drawing Attached?  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| D. | For a Major Variance, Is an Environmental Impact Statement Attached | Not applicable                          |                             |

SANITATION INFORMATION: Does the proposed activity involve a structure connected to a private well and/or septic system? ☐ Yes ☒ No

If yes, the following section is to be completed by the Flathead City/County Environmental Health Office:

Does the proposed development comply with the Flathead County Regulations for Onsite Sewage treatment systems?

☐ Yes ☐ No ☒ N/A

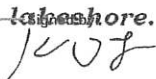
Sanitarian

Date

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#### AFFIDAVIT

*I hereby certify and say that to the best of my knowledge and belief, the statements contained in this Application, together with the plan and other data submitted, are a true and complete statement of all proposed work to be done and its effect or probably effects on the lake and shoreline.*



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Owner Signature

October 20, 2025

Date

#### Notes:

- The signing of this application signifies approval for Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.
- Work will be inspected for conformity with Variance.
- Variance expires one (1) year from date of issuance, unless renewed by governing body upon written request of the Applicant.

Updated 8.25.22