

## NCOA Application

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Any exterior work to residences within the Neighborhood Conservation Overlay District (NCOD) is subject to review. This includes alterations to existing structures, movement of structures, or demolition of structures. No residential building, demolition, or moving permit may be issued within the NCOD district until an NCOA has been issued by the appropriate review authority and until final action on the proposal has been taken as described in 38.240.020 of the Bozeman Municipal Code.

## Digital Submittal & Naming Protocol

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MINIMIZE DELAYS WITH CORRECT FORMATTING. APPLICATION SUBMITTAL REQUIREMENTS ARE MANDATORY PER BMC 38.220

- 1) Create and submit a Planning application using the [ProjectDox portal](#);
  - a) After completing your Development Review Application, you will receive a Notification Letter ([example](#)) via email. Please download this document and obtain the owner's signature. Upload as a PDF to the "Documents" folder in ProjectDox.
- 2) The digital copies must be separated into two categories: Documents and Drawings.
  - a) The Documents folder should include items such as application forms, narrative, response to City comments, supplemental documents, technical reports, easements, legal documents, etc.
  - b) The Drawings folder should include items such as site plans, civil plans, landscape plans, irrigation plans, photometric plans, elevations, etc. All drawing files must be drawn and formatted for a 24" x 36" sheet file or an 11" x 17" sheet file. Plan pages shall be properly oriented in landscape mode. Refer to our [Quick Guide](#) for additional information.
- 3) Naming protocol. All files should be numbered and named according to their order listed on your provided Submittal Checklist. File names should start with a numeric value followed by the document name. The numeric value at the beginning of the file name ensures the order in which they are displayed. Refer to our [Quick Guide](#) for additional information.

## NCOA Checklist

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- 1) If demolition is proposed, provide a complete submittal with checklist items in the form [DEM](#).
  - a) If a building is claimed to be unsafe, provide evidence to support that claim.
- 2) Date of construction of the structure, if known.
- 3) Property record form, both original and updated, found on the [Historic Preservation](#) website.
- 4) Project narrative providing a thorough description of what is being proposed, including a list of all alterations/changes proposed on the property.
- 5) Historical information such as pictures, plans, authenticated verbal records, and similar research documentation that may be relevant to the proposed changes to the property.

- 6) One current picture of each elevation of each structure planned to be altered that will clearly express the nature and extent of the changes planned. All pictures should include elevation direction and relevant information on the proposed changes.
- 7) Include a separate site plan displaying existing conditions such as lot boundaries, dimensions, setbacks, existing easements, access points, vehicular and pedestrian circulation, buildings, natural features, and topography
- 8) Site plan depending on project complexity with north arrow, property dimensions, location of buildings, parking, driveways, fencing, landscaping, setbacks, utilities, access, pedestrian facilities, and location of changes proposed.
- 9) Front, rear, and side elevations of all buildings, structures, fences, and all wall plates with height dimensions and roof pitches if new construction or changes to elevations are proposed. Show existing and proposed changes.
- 10) Lot coverage required by Lot standards in Article 2 by zoning district and defined in BMC 38.260.040.A for new infill construction of dwellings, accessory dwelling units, accessory buildings, and large major building additions.
- 11) Open space required by Lot standards in Article 2 and defined in BMC 28.260.040.B for new infill construction of dwellings, accessory dwelling units, accessory buildings, and large major building additions.
- 12) Building elevations shall include proposed exterior building materials, windows, and doors, including a color and building material palette for all proposed features keyed to the building elevations.
- 13) One exhibit/illustration shall include all the internal and external elements of a structure to be removed or altered by a project. All elements to be removed or altered shall be clearly identified and include elements to be removed and reinstalled.
- 14) For a new infill dwelling/structure, provide additional information to demonstrate how the new structure fits within the context of the existing neighborhood. This shall include a streetscape study of the proposed structure within the context of the block face, a discussion of how the style and materials relate to the existing environment, and how the project complies with applicable NCOD guidelines.
- 15) For any non-conforming structure, an analysis of demolition to determine whether the threshold for loss of protected non-conforming status per BMC 38.790.040.B has been met or surpassed.
- 16) Cutsheets or brochure pages for proposed windows, doors, exterior lighting, or other detailed alterations if building elevations are not detailed enough to depict features accurately.
- 17) Floor plans showing floor layout, including square footage and proposed use for each room and area within the building, clearly showing areas to be changed or added to. Suggested scale of ¼ to 1 foot.
- 18) Parking plan and calculation for all uses, if proposed changes to the property require review of parking requirements
- 19) A schedule of planned actions that will lead to the completed alterations

## Deviations

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If the proposal includes a request for a deviation, the following are required:

- 1) If the proposal is being processed independent of a site plan application, then this application shall be accompanied by written and graphic material sufficient to illustrate the conditions that the modified standards will produce.
- 2) Either through the site plan requirement above or a separate exhibit clearly showing any proposed deviations related to site requirements such as setbacks, lot coverage, or other applicable standards.
- 3) Either through the building elevation requirement above or a separate exhibit clearly show any proposed deviations related to building construction, such as height, second-story additions, or other applicable standards.
- 4) A deviation, BMC 38.710.080.A.1.h, narrative shall be added to the project narrative stating which section(s) of the BMC are proposed for deviation, to what extent, and include a response to the following:
- 5) Modifications must be more historically appropriate for the building and site in question and the adjacent properties, as determined in BMC 38.240.020.G, than would be achieved under a literal enforcement of this chapter;
  - a) Modifications will have minimal adverse effect on abutting properties or the permitted uses thereof; and
- 6) Modifications must assure the protection of the public health, safety, and general welfare. Approvals may be conditioned to assure such protection, and such conditions may include a time period within which alterations will be completed; landscaping and maintenance thereof; architectural, site plan, and landscape design modifications, or any other conditions in conformity with the intent and purpose set forth in BMC 38.240.020.A.

## Other Required Forms

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Depending on the scope of the project, supplemental checklist information may be required.

- [DEM](#)

## Application Fee(s)

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For the current application fee, see the current [Fee Schedule for Planning Review](#)

## Contact Us

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Bozeman Community Development  
Planning Division  
20 East Olive St., Bozeman, MT 59715  
Phone: 406-582-2260  
Email: [planningtech@bozeman.net](mailto:planningtech@bozeman.net)  
Website: [www.bozeman.net/planning](http://www.bozeman.net/planning)