

ATTACHMENT A
Surrounding Zoning & Site Location



Subject Property ★

ATTACHMENT B
Site Photographs



Subject Property



View from Subject Property north on Hoover

ATTACHMENT B
Site Photographs, Continued



View of property to the south



House to the east of subject property

ATTACHMENT B
Site Photographs, Continued



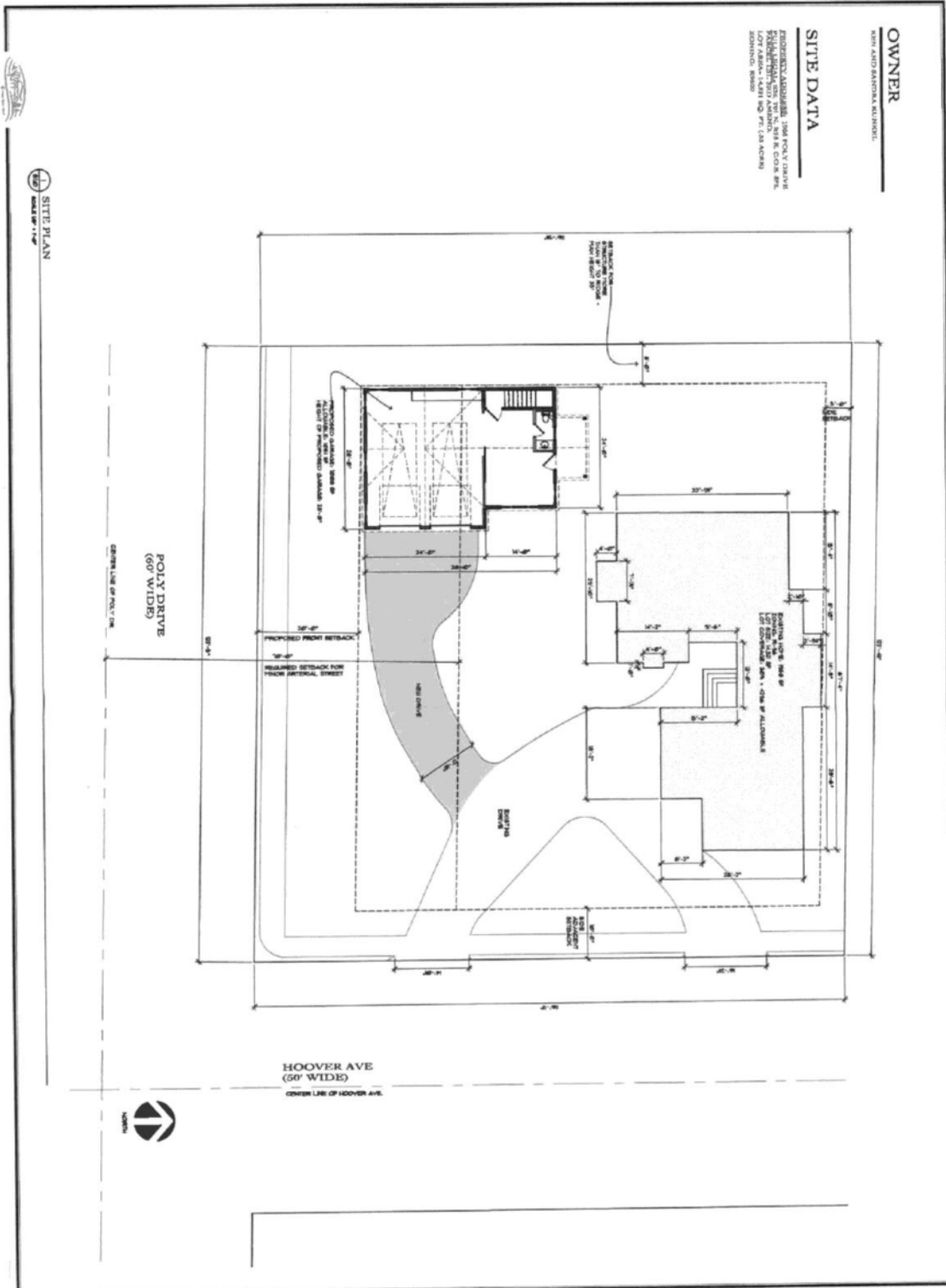
View of proposed location of detached garage on subject property



Aerial View Subject property ★

ATTACHMENT C

Site Plan and Elevations



 2007 S. 20th St. Billings, Montana 59102 Tel: (406) 251-1111	KEN & SANDRA KUNKEL GARAGE BILLINGS MONTANA FLOOR PLAN	CONSTRUCTION CONTRACT NO. 1381 POLY DRIVE BILLINGS, MT 59102 SHEET NO. 1 of 1	SHEET NO. 1 of 1 S1.0 SHEET HOME SITE 1381 POLY DRIVE BILLINGS, MT 59102 DRAWN BY: JMS CHECKED BY: JMS DATE: 10/1/07 SITE PLAN
---	--	--	---



ATTACHMENT D
Applicant Letter and Application

Kenneth L. and Sandra Z. Kunkel
1905 Poly Drive
Billings, Montana 59102

January 2, 2015

Chairman of the Board of Adjustments
City of Billings, Montana
Billings MT 59101

Re: 1905 Poly Drive Variance Request
Kenneth L. and Sandra Z. Kunkel Residence

Dear Sir/Madam:

We are writing to request a variance on our property at 1905 Poly Drive here in Billings. We would appreciate your consideration of our request for a 50-foot setback from a 70-foot setback so that we can build a detached double garage on our property.

The proposed garage will be approximately 1,000 square feet in size and will not be accessed from Poly Drive. Currently our drive-way is accessed from Hoover Drive even though our address is a Poly Drive address. We are proposing to access the new garage from our current drive-way on Hoover Drive. We understand that the set-back for the proposed garage from centerline of Poly Drive would be 70 feet. Unfortunately, we could not build the garage as proposed if this set-back is enforced. However, a 50-foot set-back would allow us to build this garage.

The proposed garage would be too close to or impede on our current home if we are forced to comply with the 70-foot set-back. Our home is of modest size (about 1,500 sq. ft.) and our storage is limited. Our lot is approximately 14,262 sq. feet. The proposed location is the only place on our lot where this structure could be built per the city codes. We are hoping to increase our capacity for storage with this proposed garage. We have lived in this home for 31 years and we do not want to be forced to sell our home as we get older, so having more storage capacity is important to us. We are also planning ahead for our retirement and older years in this home. Our home is above grade and there are several stairs into the home. Should it become necessary in the future to install a handicap ramp, it would be necessary to use our current attached garage to install the ramp, thus limiting our use of the current garage, creating a hardship for us. The proposed garage would allow us flexibility to use it instead of our current garage for parking vehicles in the event we need to install a handicap ramp in our current garage.

We have included, with this letter and the application, site plans and elevations as proposed by our architect for your review. Allowing the proposed garage to be built on our property would prevent multiple hardships for us as we age. We feel that the 70-foot set-back is excessive and hinders our ability to enhance our property and creates a hardship for us. We love our home and its close-in location and do not want to be forced to sell our home as we age, but need more garage space and respectfully ask that you consider a variance so that we may build this garage to enhance our property further. We will also be doing extensive landscaping on our property to blend in and enhance the new garage space.

Again, thank you for your consideration of our request to reduce the setback from a 70-foot setback to a 50-foot setback.

Sincerely,


Ken L. and Sandra Z. Kunkel

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1207 **- Project #** P2-14-00271

The undersigned as owner(s) of the following described property hereby request a Variance from the terms of the City of Billings-Yellowstone County Unified Zoning Regulations.

TAX ID # D04845 CITY ELECTION WARD # IV

Legal Description of Property: C/S 375, PARCEL 1B1, 3RD AMENDED

Address or General Location (If unknown, contact City Engineering): 1905 POLY DRIVE, BILLINGS, MT

Zoning Classification: R9600

Size of Parcel (Area & Dimensions): 14,321 SQ.FT., APPROX. 117' X 123'

Covenants or Deed Restrictions on Property: Yes No

If yes, please attach to application

Variance(s) Requested: REDUCE SETBACK FROM CENTERLINE OF POLY DRIVE FROM 70' TO 50'

Facts of Hardship: CURRENT SETBACK OF 70' WILL NOT ALLOW US TO BUILD A DOUBLE GARAGE

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): KEN L. & SANDRA Z. KUNKEL

(Recorded Owner) 1905 POLY DRIVE, BILLINGS MT.

(Address) 406-591-1234 KKUNKEL@NAIBUSINESS

(Phone Number) (email) PROPERTIES.COM

Agent(s): JEFF ROBERTSON, HOMESITE DESIGN

(Name) 302 S. 27th STREET, BILLINGS, MT.

(Address) 406-259-7003

(Phone Number) (email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Variance. Also, I attest that all the information presented herein is factual and correct.

Signature: Ken L. Kunkel Date: 12-31-14
(Recorded Owner)