



**ATTACHMENT B**  
Site Photographs



Subject Property



Subject Property from the alley



View West from subject property



Looking south east across Avenue D



Looking west along Avenue D



Subject Property 

Aerial View

**ATTACHMENT C**  
Applicant and Applicant Letter  
**APPLICATION FORM**

CITY VARIANCE

ID: Billings Variance # 1209 - Project # P2-15-00019

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# A 12858 CITY ELECTION WARD # 3

Legal Description of Property: Block 1, Lot 748  
Pioneer Park Sub Division

Address or General Location (If unknown, contact City Engineering):  
519 Avenue D

Zoning Classification: R 6000

Size of Parcel (Area & Dimensions): 60' X 220' 13,200 SF

Covenants or Deed Restrictions on Property: Yes  No

If yes, please attach to application

Variance(s) Requested: To build an additional garage  
936 sq ft with 12 ft wall height  
Existing garage 624 sq ft home footprint = 1702 sq ft

Facts of Hardship: It would be 153 square feet larger  
and have 12' side walls

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

Owner(s): Wayne & Judy Brownson

(Recorded Owner)

(Address) 519 Avenue D

(Phone Number) (406) 698-5783 (email) jwbrownson@q.com

Agent(s): \_\_\_\_\_

(Name)

(Address)

(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: Wayne Brownson Date: 1-30-15  
(Recorded Owner)

Wayne and Judy Brownson  
519 Avenue D  
Billings, Montana 59102  
(406) 698-5783



### Questions

1. A

I would like to build 12 foot high walls on the garage which are higher than my home walls of 8 feet 2 inches. I do have an upstairs on my home.

1. B

I plan to retire soon and am a life-long "car-buff/motor-head". I have an extra car which will not fit in my existing small two-car garage. I have long wanted a shop to tinker on my cars and have some extra storage for mowers, an ATV, yard tools and so on. I would like to have a 12 foot high ceiling so I can have a car lift in it.

2. The variance is being sought to build a two-car garage with a lift for personal fun and enjoyment as described above. To have a car lift I must have a 12 foot ceiling which is greater than the residential standard because of my house wall height not counting the upstairs.

**ATTACHMENT D**  
Site Plan

