

Applicant Site Plan and Letter

VARIANCE APPLICATION

TO: CITY OF BILLINGS BOARD OF ADJUSTMENT
FROM: NEIL KINER, AGENT
SUBJECT: VARIANCE APPLICATION FOR 2244 FAIRVIEW PLACE
DATE: FEBRUARY 25, 2015

Members of the City of Billings Board of Adjustment:

The property owners of 2244 Fairview Place, Roger and Susan Santala, are replacing their existing fence, and respectfully request a variance from Section 27-604.

The existing fence extends to the southwest property corner at a 6'-0" height, and it is the owners' desire is for the new fence to maintain the 6'-0" to the property corner. However, when obtaining a fence permit last fall, it was discovered that the plat on record shows an alley running east/west between the subject property and the properties to the south. The alley, however, was never built and the 20'-0" of alley, has for all intents and purposes, has become part of (maintained by) the property owner to the south. See photos.

In addition to this alley corner visibility fence height variance request, the property owner also seeks a second determination for corner visibility at the concrete driveway approach that abuts Fairview Place. The existing fence has been built with a 45 degree angle, but it is the desire of the owners to have the new fence built with a 90 degree angle at the driveway approach. It should be noted that a 12' grass boulevard would still be maintained outside the fence, which provides ample visibility for vehicles backing out of the driveway onto Fairview Place.



Looking east along platted alley - property has 'become' part of neighbor's yard



Corner of fence requesting height variance from stepping down in height

VARIANCE APPLICATION - CONTINUED



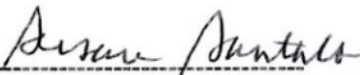
View of grass boulevard
west of existing fence




Existing 45 degree fence – area
would potentially be enclosed
in back yard with 90 degree fence

Thank you for the consideration given to this request.

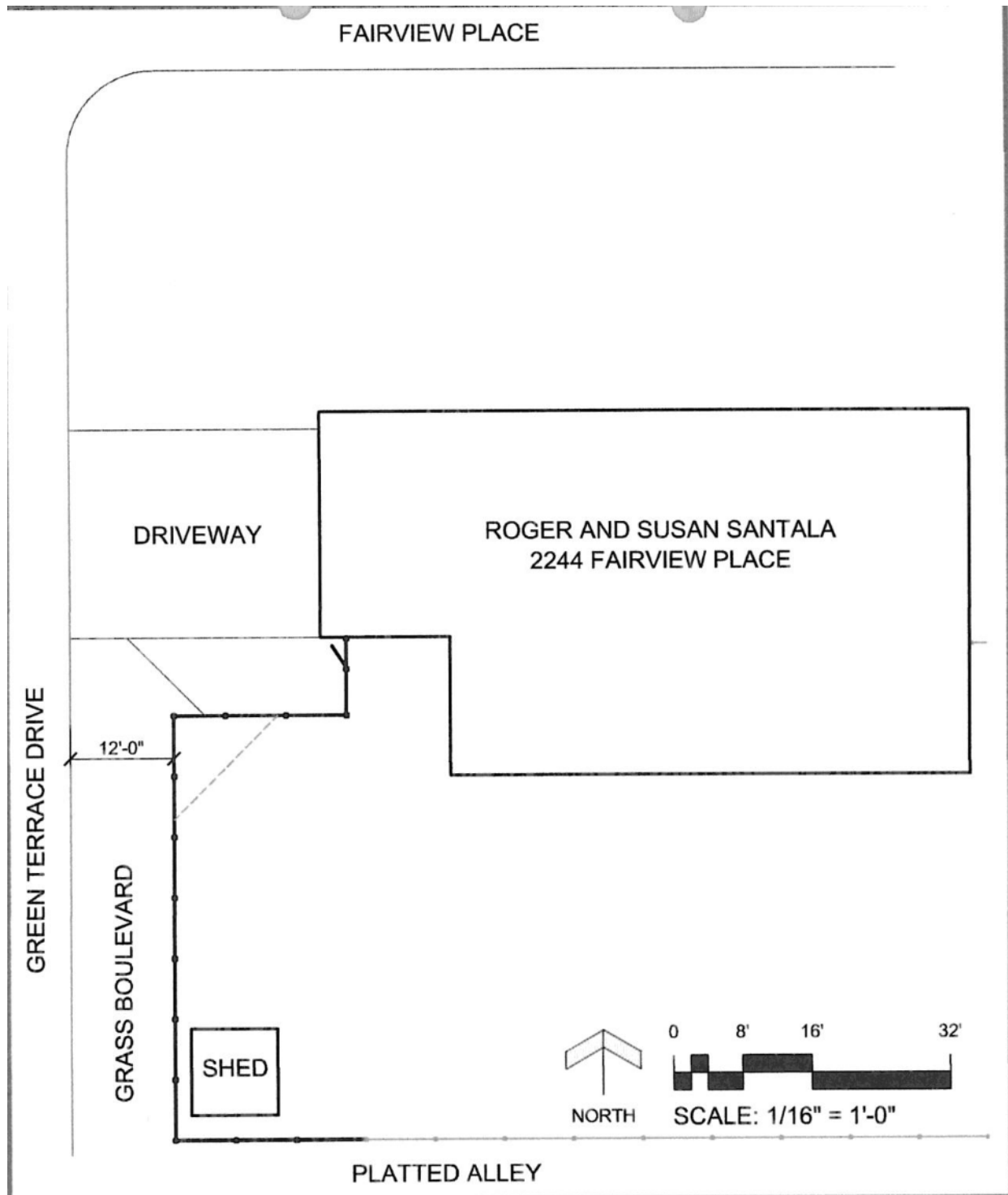
Sincerely,



Roger and Susan Santala 2/25/15
2244 Fairview Place



Neil Kiner, Landscape Architect 2/25/15
Agent



Drawn By
 Checked By
 Date
 Project #
 Cad File:

NK
 NK
 02/25/15

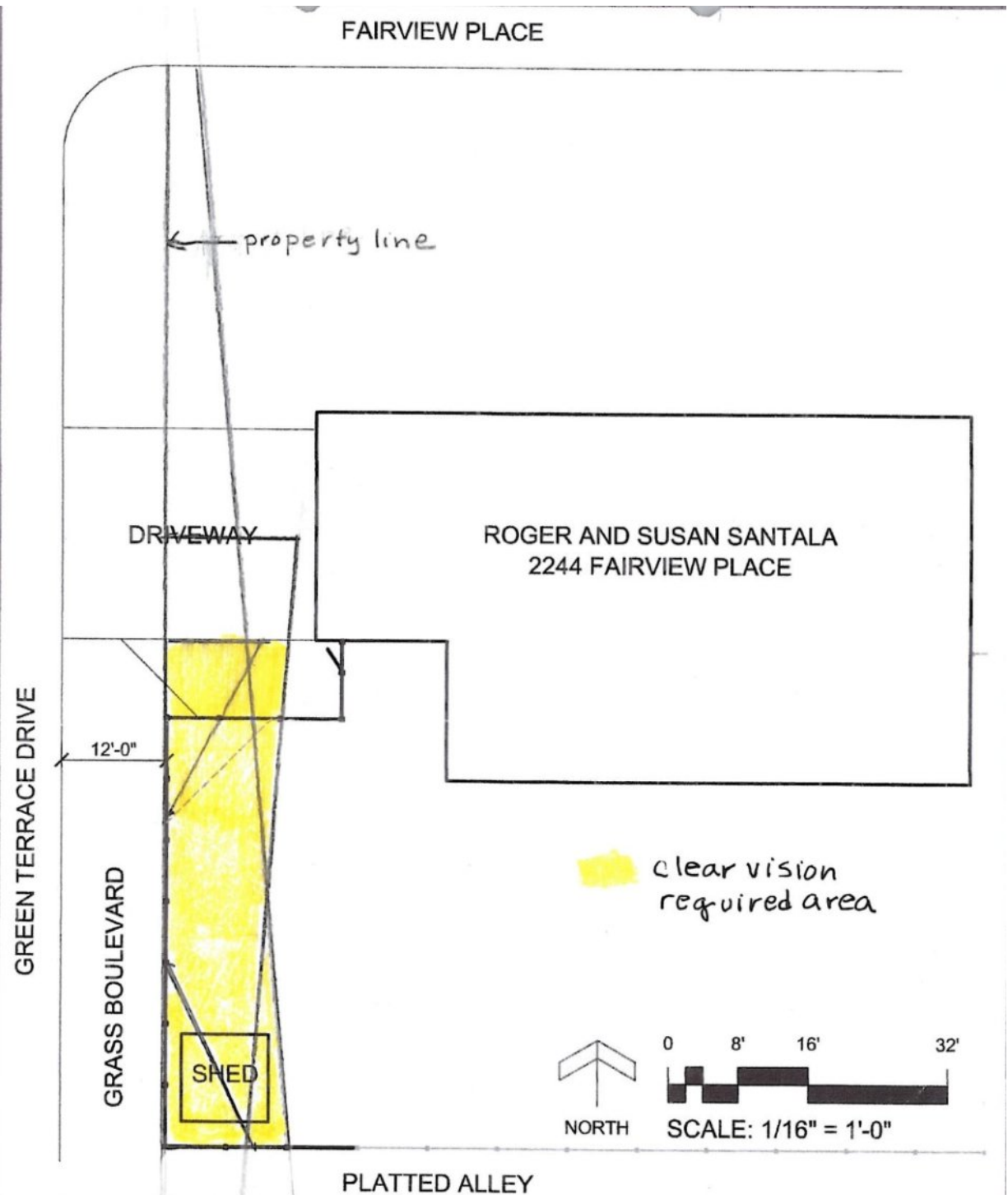
IN THROUGH THE
 OUTDOOR, LLC

BELLEVILLE, MT
 (409)850-0481
 © 2015

SANTALA RESIDENCE
 2244 FAIRVIEW PLACE
 FENCE VARIANCE REQUEST

SHEET#

1



Drawn By
Checked By
Date
Project #
Cad File

IN THROUGH THE
OUTDOOR, LLC

NK

02/25/15

BELLINGHAM, MT
(406) 533-0481
© 2015

SANTALA RESIDENCE
2244 FAIRVIEW PLACE
FENCE VARIANCE REQUEST

SHEET#
1