

ATTACHMENT A
Surrounding Zoning & Site Location



Subject
Property ★

ATTACHMENT B
Site Photographs



Subject Property



Subject Property looking south east toward the alley proposed location of detached garage



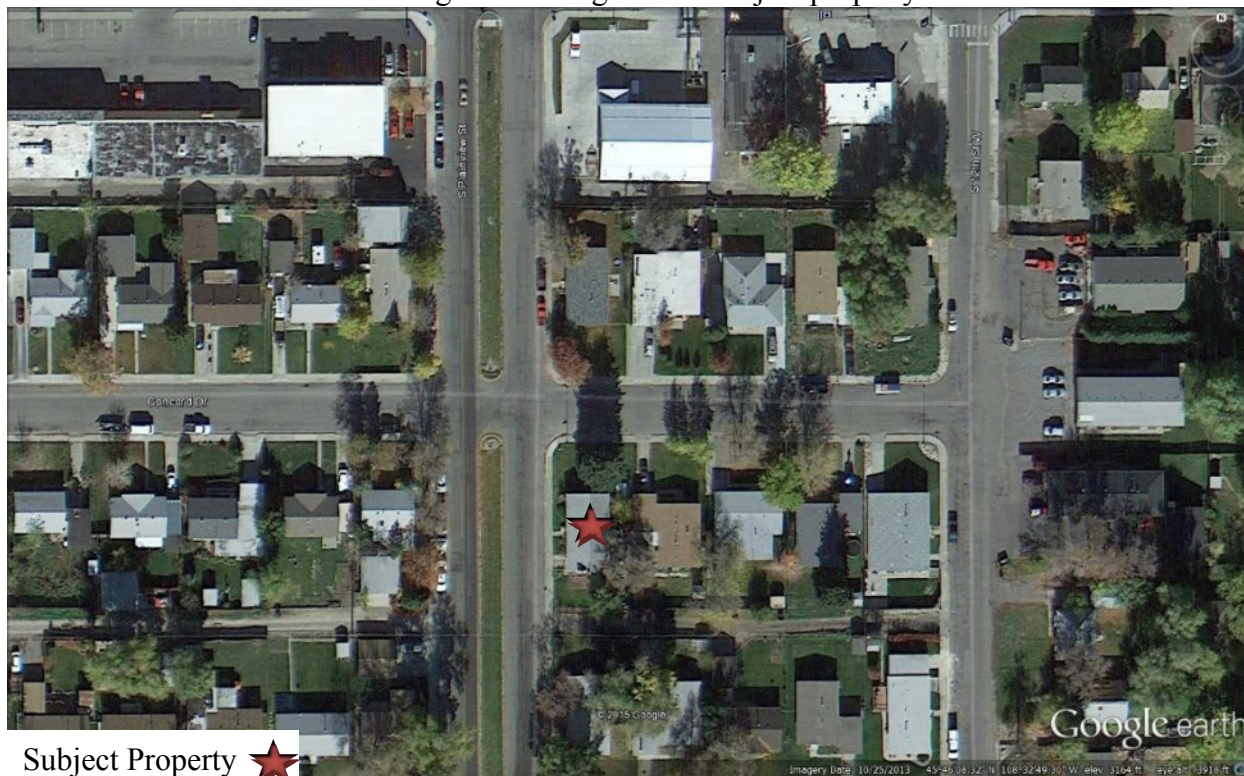
View north from subject property



Looking north west across S. Plainview Street



Looking south along face of subject property



Aerial View

ATTACHMENT C
Applicant and Applicant Letter
APPLICATION FOR

CITY VARIANCE ID: Billings Variance # 1210 - Project # P2-15-00033

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 # A04329 CITY ELECTION WARD # 3

Legal Description of Property: CENTERVIEW SUBD 2ND FILING B2,45
SECTION 08, TOWN O1 S, RANGE 26 E

Address or General Location (If unknown, contact City Engineering): 1220 CONCORD DRIVE

Zoning Classification: R7000

Size of Parcel (Area & Dimensions): 5720 sq. ft.

Covenants or Deed Restrictions on Property: Yes _____ No

If yes, please attach to application

Variance(s) Requested: DRIVEWAY & SIDE SETBACK FOR
PROPOSED NEW GARAGE Drive approach setback 10.5 ft
instead of the required 20 ft

Facts of Hardship: SMALL LOT & UTILITY CORRIDOR AT BACK
OF PROPERTY WHERE NEW GARAGE IS PROPOSED.

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

Owner(s): Roger W. Boss
(Recorded Owner)
1220 CONCORD DRIVE, BILLINGS, MT. 59101
(Address)
248-1496 rbboss@msn.com
(Phone Number) (email)

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: Roger Boss Date: 2/25/15
(Recorded Owner)

Response to questions for Request for Variance at 1220 Concord Dr., Billings, MT

1. A. What reasons prevent you from using this property in conformance with the Zoning Regulation requirements?

The original placement of the house on the property in 1956 is a drawback as to how I can use the property today in conformance with the Zoning Regulation requirements.

The placement of a new garage on the property only fits and makes sense on the south side of the property. To meet the current setback requirement of 20' off the street I would have to move the existing incoming natural gas line. I have met with a representative of MDU on site and their requirements will greatly affect the cost of the project. Their proposal as to not stacking utilities close to each other would be to run the new gas line within inches of the property line with my neighbor. There is currently a fence on this property line, but should it need to be replaced in the future, the gas line could conflict with digging and setting new posts.

1.B. Why is there a need for the intended use of the property at this location?

I would like to build a garage for the secure storage of at least one personal vehicle, personal lawn and garden equipment and other personal property.

2.B. Prepare a written statement addressed to the Chairperson of the Board of Adjustment. State what is intended to be done with the property, including new construction or change in the use of the property, and why the variance is being sought.

See attached letter.

Roger W. & Barbara J. Boss
1220 Concord Dr.
Billings, MT 59101

February 23, 2015

Re: Centerview Subd. 2nd Filing, Section 08, Town 01S, Range 26E, Lot: 5, Block: 2

To Chairperson of the Board of Adjustment,

My intent is to build a single oversized garage on my property to securely store one personal vehicle and other yard and garden items that are typically stored in a garage. I am seeking a variance that will align the front of the new garage with the existing house instead of having a 20' setback off of the street. This variance still allows for the needed clear vision zone required at the alley entrance. the variance, if granted, will allow me to construct the garage without having to pay additional costs to utility companies to move and stack incoming existing utilities and keep a reasonable utility corridor intact should future repairs be needed.

Thank you for your consideration in this matter.

Sincerely,

Roger W. Boss Barbara J. Boss

Roger W. & Barbara J Boss, owners
1220 Concord Dr.
Billings, MT 59101

ATTACHMENT D

Site Plan

