

Applicant Site Plan and Letter

February 26, 2015

TO: City of Billings
Billings, MT

RE: Variance for 3759 Poly Drive

Poly Drive is named a minor arterial requiring a 70' setback from the center line to any structure being built. We have a buyer who wants to build a house with a 3 car garage and position the house so the garage is on the street side of the lot, placing the bedrooms on the north side of the lot. When we developed the cul-de-sac in 1999 we were required to widen Poly on the north side and install curb, gutter and city sidewalks. The entrance to the cul-de-sac has a no access area on this lot which covers the majority of the lot frontage. The driveway has to be on the north side of the lot. We tilted the house as we positioned it to have the drive way meet with the drive approach. When we turned the house the south 4'9" of the third car stall was encroaching into the 70' setback.

This is the last vacant lot on this cul-de-sac and would finish the infill for this property. Completing this cul-de-sac of residential homes which is what it was developed for.

Everything is completed as far as widening the street, curb, gutter and sidewalk and there should be nothing to hamper any plans the city might have in the future for this area.

February 26, 2015

TO: Chairperson of the Board of Adjustment
Billings, MT

RE: Variance for 3759 Poly Drive

We have started a new construction house on the lot located at 3759 Poly Drive. Due to the city naming Poly Drive a minor arterial in this area, we have found the requirement to be 70' setback from the center line of Poly. At the entrance to the cul-de-sac to the North of Poly Drive we were required to have a no-access zone for the majority portion of the lot where we are building a new house. This is a pre-sold house and the buyer wanted a 3 car attached garage. They want their bedrooms to be opposite the street side of the house. In order to fit the house on the lot and tilt it to face the driveway on the north side of the lot, the south corner of the third stall encroaches 4'9" into the 70' setback. We were given the permit to start the house with only a two stall garage. The buyer wants the third car stall and we are asking for a variance to the 70' setback in order to build the third stall.

This is the last vacant lot on this cul-de-sac and would finish the infill for this property.

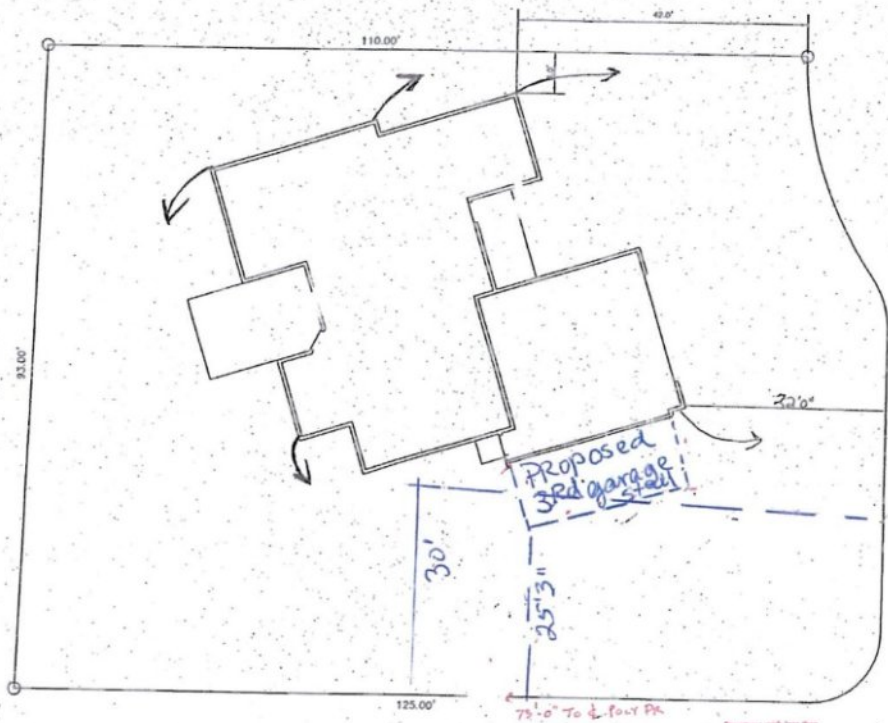
We developed this cul-de-sac and the one to the east in 1999. When we did so, we were required to widen Poly Drive on the North side and install curb, gutter and sidewalk. There is no need for further widening and therefore we believe this would not interfere with any plans the city might have in the future for improvements on Poly Drive.

Thank you for your consideration on this matter.

Cordially,



Barbara Hawkins, Vice President
LAIS Development, Inc.



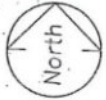
PLOT PLAN.

SCALE: 1/8" = 1'-0"

LEGAL DESCRIPTION

LOT 41 BLOCK 3
 POLY VISTA ESTATES SUBDIVISION
 ADDRESS: 3759 POLY DRIVE
 BILLINGS, MONTANA
 Lot sq ft 11,715
 Building sq ft 8,720
 Lot Coverage 23%

Dimensions with less than 2' as a property shall be provided with notes.



DOELNER

ESTATES