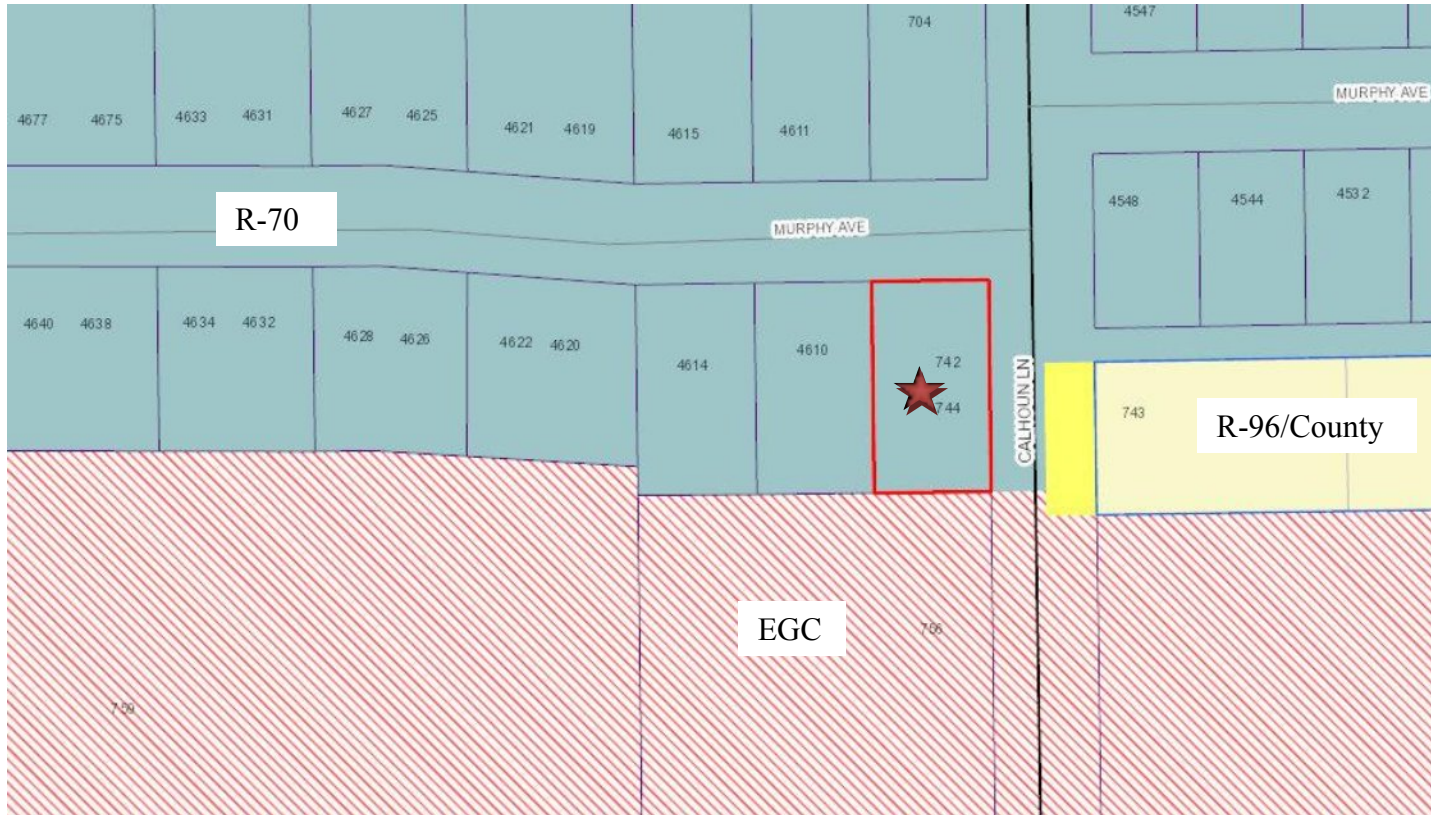


ATTACHMENT A
Surrounding Zoning & Site Location



Subject
Property ★

ATTACHMENT B
Site Photographs



Subject Property from the front



From Subject looking west

ATTACHMENT B
Site Photographs, Continued

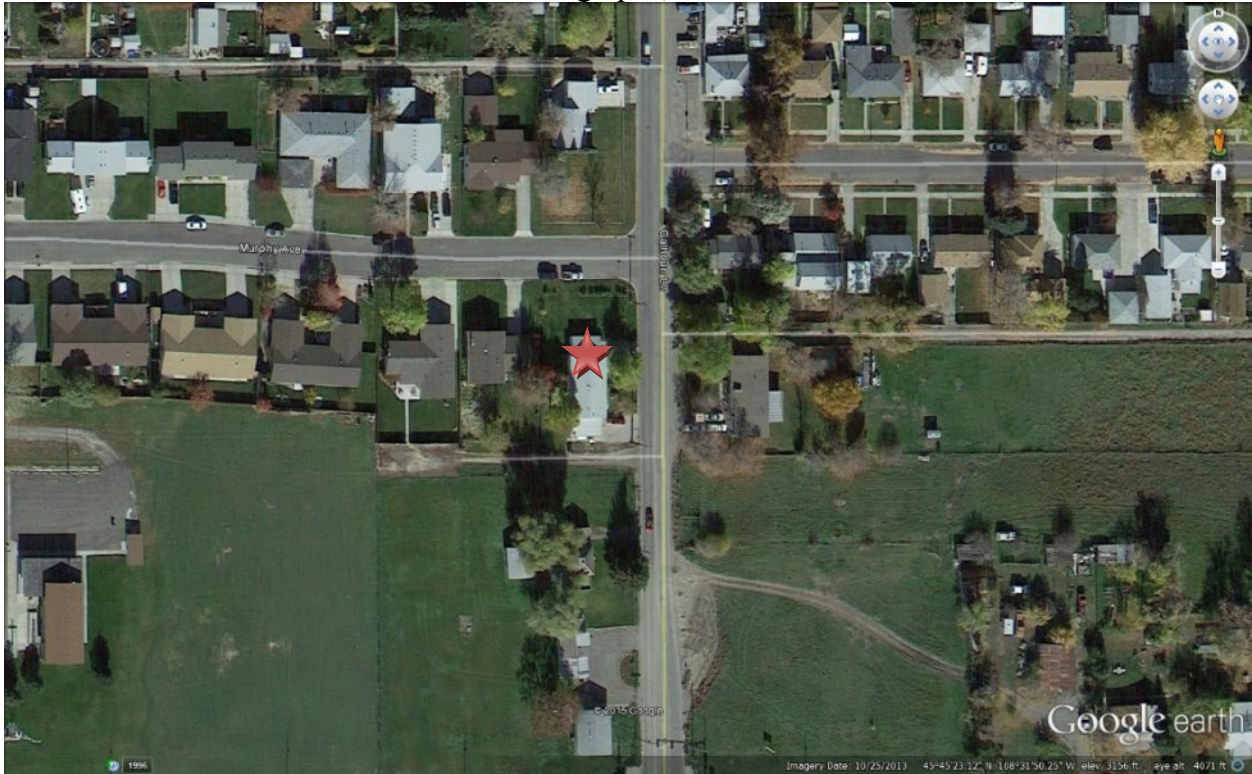


Looking east from subject property across Calhoun



Looking north across Calhoun from subject property

ATTACHMENT B
Site Photographs, Continued



Subject Property



Aerial Photograph

ATTACHMENT C
Application form
APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1214 - Project # P2-15-00050

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 # A20199 CITY ELECTION WARD # 3 (BILLINGS)

Legal Description of Property: PINNICK SUBD 3RD FILING, 509, TOLS,
R26E, BLOCK 5, LOT 4.

Address or General Location (If unknown, contact City Engineering): 742 and 744 Calhoun
Lane, Billings, MT, 59102

Zoning Classification: Residential 7000

Size of Parcel (Area & Dimensions): 0826 s.f.

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

Variance(s) Requested: "Letter of Rebuild" by city for use
of land for duplex of same dimensions as current building.
(see attached description)

Facts of Hardship: Sale and transfer of deed to a new mortgagee
borrow is not possible without the "letter of rebuild".
Insurance companies will not insure the property as a duplex

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

Owner(s): JUDSON GROUP LLC

(Recorded Owner)

3165 Parkhill Drive, Billings, MT, 59102

(Address)

406-690-0373

(Phone Number)

(email)

Agent(s): GREG JUDSON

(Name)

3165 Parkhill Dr, Billings, MT, 59102

(Address)

406-690-0373

(Phone Number)

greg.judson71@gmail.com
(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: [Signature] Date: 3/16/2015

(Recorded Owner)

City Variance Application 2014-2015

ATTACHMENT D
Applicant Letter

To the: Chairperson of the Board of Adjustment,
742 Calhoun Lane “Letter of Rebuild Request”

March 9, 2015

This is a request of the city to provide a letter of rebuild as a two- family multiplex structure. The property appears to have always been zoned Residential 7000. And the original structure was built and used as a duplex. However, although it appears that the city approved its construction in 1975, no variance to the zoning was recorded. This is a request to record the accepted best use of the specific lot as a duplex by providing and recording a letter of rebuild for such usage.

The property known as 742 Calhoun Lane has two street addresses, 742 Calhoun and 744 Calhoun. The building is a side by side duplex that was built as a duplex in 1975. The property tax records indicate the identity as a 2-family structure. The lot is highly suitable for a duplex built in the way that this is designed. There is a lot of open landscaped area around the entire perimeter. It is likely that some of the lots adjacent to it will be developed multi-family. And many (if not most) of the nearby lots (within 1500 feet) are already built as duplex multifamily units.

This area is a great area to increase the number of multi-family units. With its centralized location in the city, the proximity to high traffic capacity roads, retail and industrial businesses, this area in general is great for multi-family development. The best usage of this land is a duplex with the same “footprint” as what is currently built.

Respectfully,

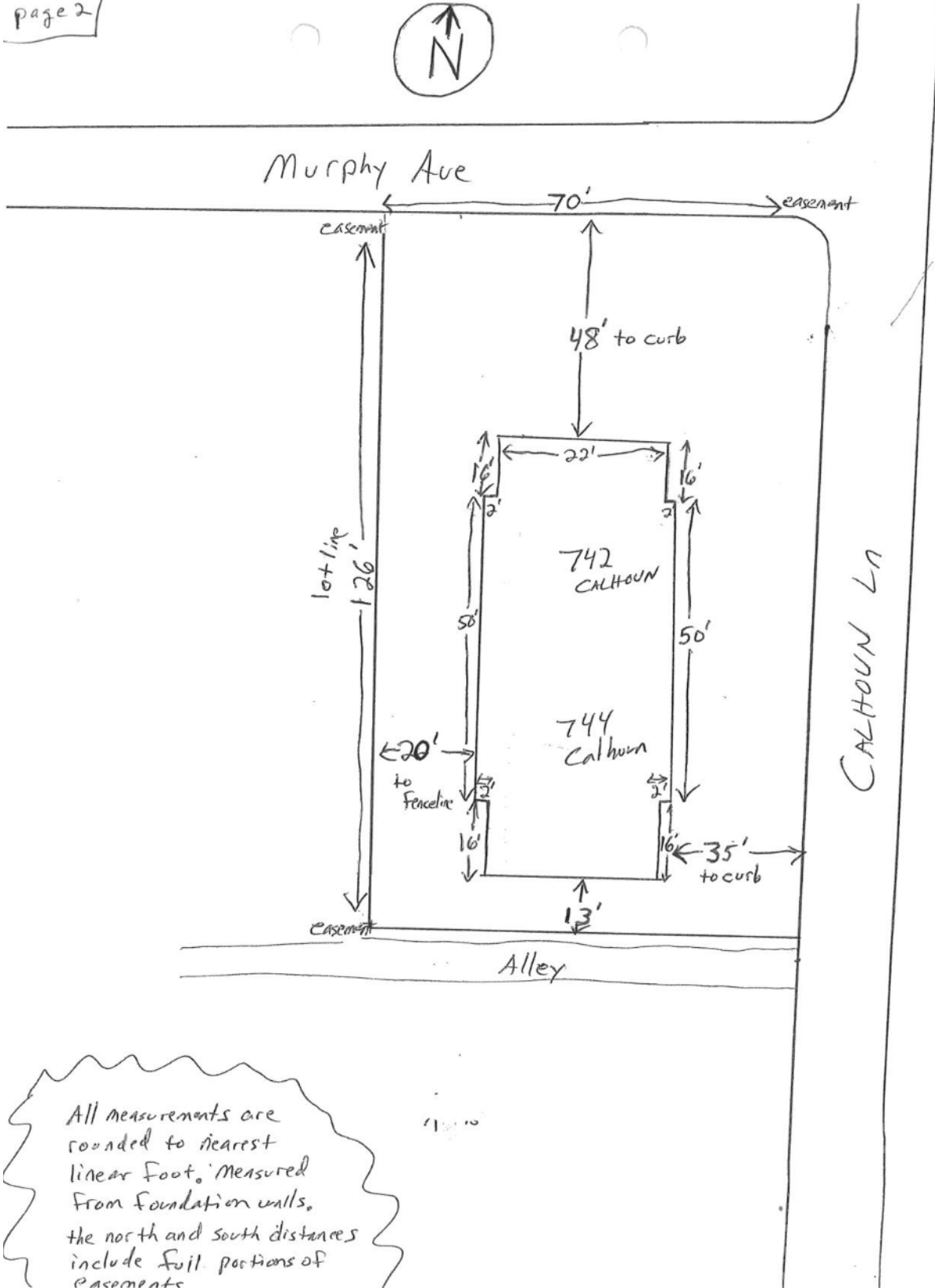
Greg Judson

Judson Group LLC

ATTACHMENT E

Site Plan

page 2/



All measurements are rounded to nearest linear foot. Measured from foundation walls. the north and south distances include full portions of easements