

ATTACHMENT A
Surrounding Zoning & Site Location



Subject Property ★

ATTACHMENT B
Site Photographs



Subject Property



View of Subject Property looking west from 5th

ATTACHMENT B
Site Photographs, Continued



View east from subject property to apartments across Virginia Lane



View south east to multifamily housing across Virginia Lane



Apartment behind subject property



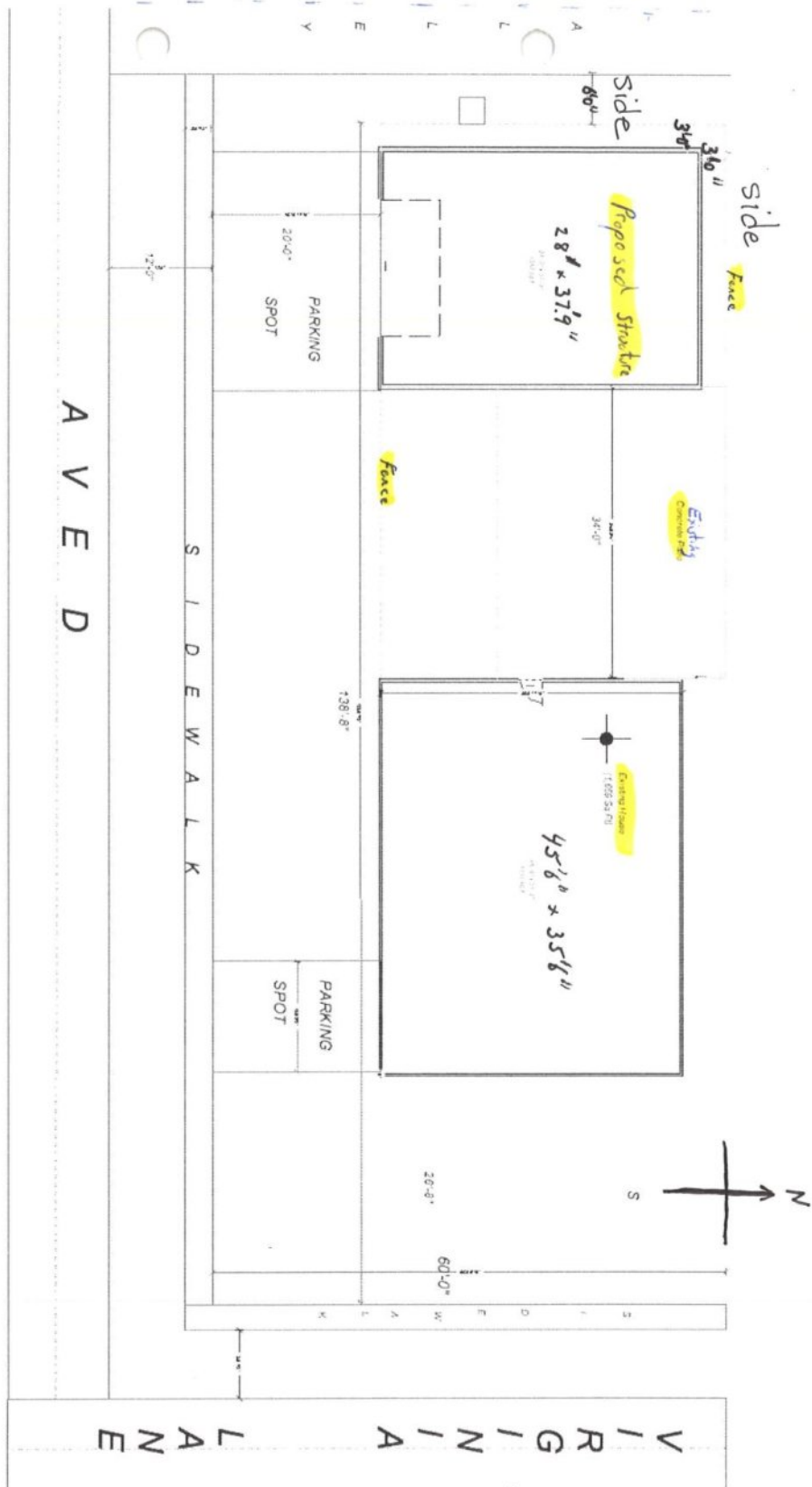
View of subject property with Apartment building behind

ATTACHMENT B
Site Photographs, Continued

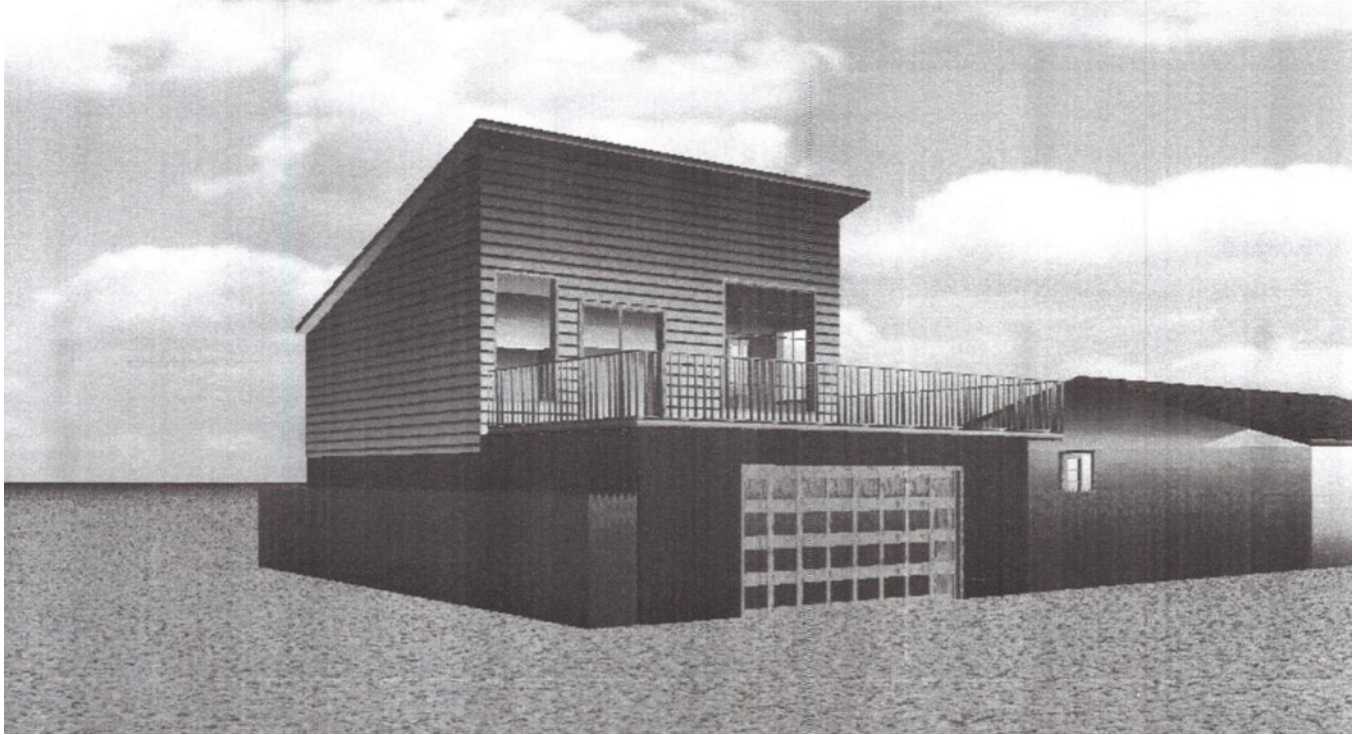


Aerial View of Subject property ★

ATTACHMENT C
Site Plan and Elevations



New structure at its peak would be 28' tall or less ^(26')



Possible appearance of proposed new structure

ATTACHMENT D
Applicant Letter and Application

Rusty & Tiffany Gackle

503 Avenue D
Billings, MT 59102
406-671-3874
rusty@rustygackle.com

March 30, 2015

City Board of Adjustment
210 N. 27th St.
Billings, MT 59101

Dear Chairperson:

I am writing to seek approval for a variance from City Zoning Regulation Requirements. My family purchased a new home on December 30, 2014, and intend to build a two-car detached garage with a second story mother-in-law/studio apartment above. The new structure will measure 24 feet wide (east-to-west) and 37'9" long (north-to-south).

Zoning Regulations require us to leave a 15-foot setback from the back property line and a 15-foot setback from the front. We are requesting approval to shorten the rear setback to as little as three feet from our back fence, which appears to run adjacent to the rear property line, and as little as three feet from the property line along the alley. Allowing the building to be pushed back closer to the rear of the property will ensure sufficient off-street parking for residents and our guests, particularly during the school year, since most street parking gets used by Senior High students on school days.

We would additionally request a variance in the number of dwelling units allowed on the property. Our property is zoned Residential Multifamily Restricted; our lot is 8,338 SF, which allows two dwelling units. If we had just 162 more SF of lot, three units would be allowed according to Zoning Requirements. Our house has a footprint of 1,698 SF, which covers about 21% of our lot. Adding the new garage with apartment will only increase our lot coverage to 30%, well within the 55% maximum for RMFR zoning. Being so conveniently located to downtown Billings, the hospital corridor, the airport, and the Interstate, this area is perfect for corporate/executive rentals. As you probably know, the demand for these higher-end units is quite high right now. Many of our neighboring structures are multi-family residences with four or more units, so we believe this would be a well-suited inclusion to our neighborhood and would in no way cause any detriment to any of our neighbors. Thank you for your consideration.

Sincerely yours,



Rusty Gackle



APPLICATION FORM

ID: Billings Variance # 1215 - Project # PZ-15-0005-8

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 # A12852 CITY ELECTION WARD # 3

Legal Description of Property: PIONEER PARK SUBD, S31, T01N, R26E, BLOCK 1, LOT 1

Address or General Location (If unknown, contact City Engineering): 503 AVENUE D BILLINGS, MT 59102

Zoning Classification: RESIDENTIAL MULTI-FAMILY RESTRICTED

Size of Parcel (Area & Dimensions): 8338 SF

Covenants or Deed Restrictions on Property: Yes No [checked]

If yes, please attach to application

Variance(s) Requested: • LESSEN SETBACK REQUIREMENTS (SEE ATTACHED LETTER) • ALLOW THREE DWELLING UNITS • existing structure 8' side setback to 3' on north and west up/down 2-family

Facts of Hardship: • NEED TO KEEP SPACE FOR LAWN & PARKING • JUST SHORT REQUIRED LOT SQUARE FOOTAGE (SEE ATTACHED LETTER)

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

Owner(s): RUSTY & TIFFANY GACKLE, PAULINE GACKLE (Virginia D LLC) (Recorded Owner) 503 AVENUE D, BILLINGS, MT 59102 (Address) 406-671-3874 (Phone Number) RUSTY @ RUSTYGACKLE.COM (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: [Signature] Date: 25 MAR 2015 (Recorded Owner)