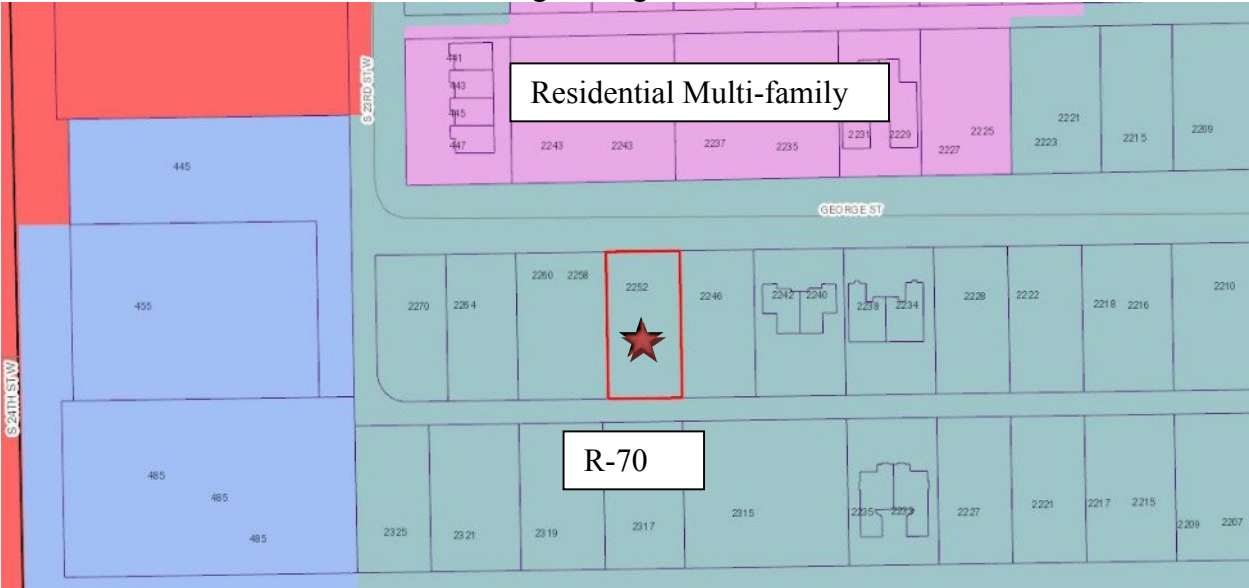


ATTACHMENT A
Surrounding Zoning & Site Location



Subject property ★

ATTACHMENT A
 Surrounding Zoning & Site Location Continued

Subject Property

Properties that may be over lot coverage typ



ATTACHMENT B
Site Photographs



Subject Property



Looking west from subject property

ATTACHMENT B
Site Photographs, Continued



Looking north across from subject property



Looking east of subject property

ATTACHMENT C
Aerial view



Subject Property ★

ATTACHMENT D

Application form

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1219 - **Project #** 02-15-00109

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 # C09350 CITY ELECTION WARD # 3

Legal Description of Property: Valley View Acres Subd, S07, T01S, R26E, Lot 4

Address or General Location (If unknown, contact City Engineering): _____

2252 George Street Billings, MT 59102

Zoning Classification: R-7000

Size of Parcel (Area & Dimensions): 7922 Sq Ft 122 x 65

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

Variance(s) Requested: To exceed the allowed square footage of structures on our property. Existing structure lot coverage is 28%, requested structure lot coverage 39%.

Facts of Hardship: Inadequate indoor storage.

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

Owner(s): Daniel A & Georgia E. Naasz

(Recorded Owner) 2252 George Street Billings, MT 59102

(Address) 406-655-8153 naasz@bresnan.net

(Phone Number) (email)

Agent(s): _____

(Name)

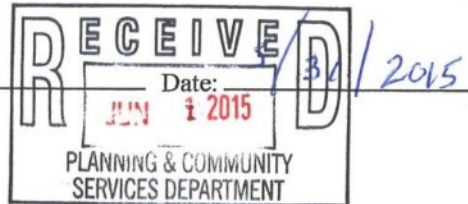
(Address)

(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: Daniel A. Naasz
(Recorded Owner)
Georgia E. Naasz



ATTACHMENT E
Applicant letter

May 31, 2015

Dear Chairperson of the Board of Adjustments,

The proposed detached garage at 2252 George Street, Billings, MT 59102 will consist of an 864 square foot building abiding by city setbacks.

A variance is being sought in order to allow the proposed detached garage to exceed the R7000 limit of 30%. Current existing structures lot coverage is 28%, the proposed structure lot coverage would be 39%.

There is a need for this variance for the proposed detached garage because the owner's current means of storage are inadequate. The new garage will allow us to store our classic vehicles out of sight from neighbors and passing traffic. We have had incidents of vandalism and theft to our vehicles and would like to have them in a secure building on site. The new garage will also increase the value of the lot and make for a more efficient use of the property.

Thank you for consideration of our variance request.

Sincerely,

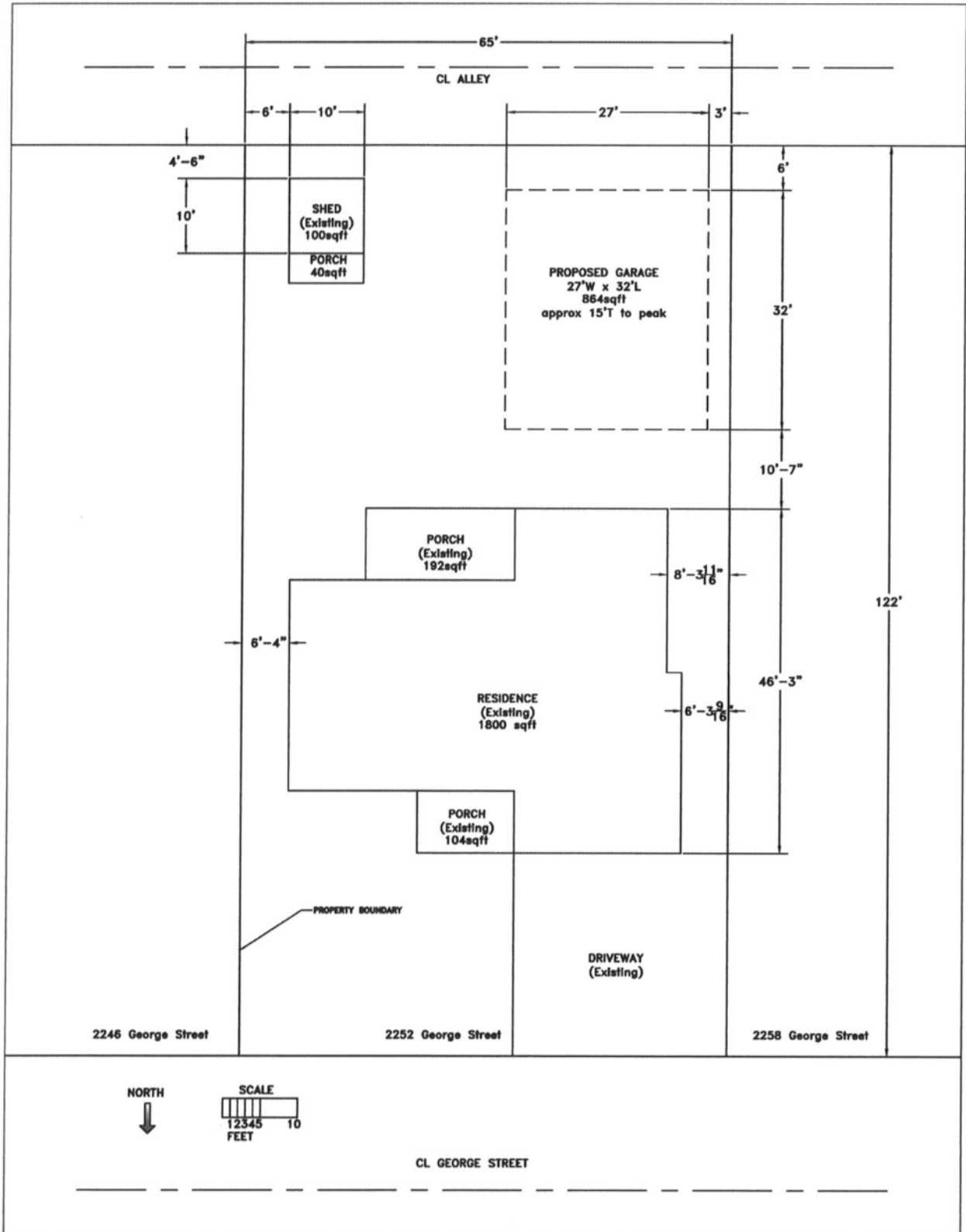


Daniel A. Naasz

Georgia E. Naasz

ATTACHMENT F

Site Plan



Attachment G
Applicant provided photos



2024 Monad Rd



2123 Canyon Dr



2136 George St.