

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1220 - Project # P2-15-00161

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 # A02878 CITY ELECTION WARD # _____

Legal Description of Property: LOT 9 Block 6 of Barth-Fortin Subdivision

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

2107 Colton Blvd. Billings MT 59102

Zoning Classification: ~~R96~~ R96

Size of Parcel (Area & Dimensions): 10,085 FT, 23 acre 129,26 FT X 78 FT

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

Variance(s) Requested: I request a variance to allow my fence to stand as built per the permit I received from the Billings Zoning office. Permit # R01-15-01942. Front set back 10 FT from center of sidewalk as per original permit drawing.

Facts of Hardship: I received a permit from your office to build a fence with all dimensions on the permit I had for a built the fence to the permit specs months later was could not build it.

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

Owner(s): Chad Torgrimson

(Recorded Owner)

2107 Colton Blvd. Billings mt 59102

(Address)

406-861-7867

(Phone Number)

TORLOFF1@yahoo.com

(email)

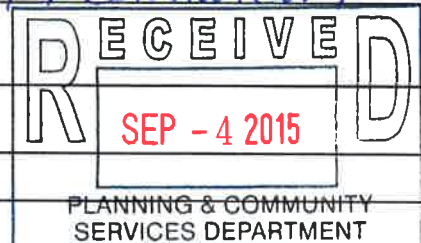
Agent(s): _____

(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: 8-27-15
(Recorded Owner)



Google earth

feet
meters

200

900





Subject property at
2107 Colton Blvd.



Looking west from subject property
at fence between subject property
at 2107 Colton Blvd. and neighboring
property at 2111 Colton Blvd. Fence
has structure above 30" in the Clear
Vision Area and a portion of the
fence is above the 4' in front yard
setback of 20'



Looking east from subject property at fence between subject property and neighboring property that faces 21st Street West. The fence shown is in the back and rear side yard of the neighboring property. No fence permit for the fence was found on file and the driveway of the subject property was expanded (note new concrete panel) sometime after the fence was built, based on historic photos.



Looking east at existing fence on the subject property from in front of neighboring property at 2111 Colton Blvd.



PHONE: (406) 247-8676

CODE ENFORCEMENT DIVISION
"PROTECTING QUALITY OF LIFE IN BILLINGS"
PLANNING & COMMUNITY SERVICES DEPARTMENT
2825 3RD AVENUE NORTH, 4TH FLOOR
BILLINGS, MONTANA 59101
FAX: (406) 657-8327



EMAIL: AdamsT@ci.billings.mt.us

TORGRIMSON, CHAD W
2107 COLTON BLVD
BILLINGS, MT 59102

CASE NUMBER: CE-15-00609

Apr 08, 2015

**SECOND & FINAL NOTICE
NOTICE OF VIOLATION**

YOU ARE HEREBY NOTIFIED that a recent inspection found a violation of Billings, Montana City Code:

City Code Description

Violation Detail

27-604(h) Fence Permit Required
Date Est: 03/23/2015

Violation Description

SECTION 27-604(h) - Any fence between a height of three and six feet shall require a permit from the Planning Department. Any retaining wall exceeding a height of four feet or any fence exceeding a height of six feet shall require a permit from the Building Department.

Violation Detail

27-604(a) Fence or Wall
Date Est: 03/23/2015

Violation Description

SECTION 27-604(a) - Fences, walls and hedges are allowed within any required yard provided that no fence, wall or hedge over four (4) feet in height shall be placed within the front setback. Fences or walls not located in the front setback shall not exceed six (6) feet in height. No fence shall be placed or maintained in the public right of way. Height, for the purposes of this code, shall be defined as the vertical distance from the top rail, board or wire to the ground directly below.

LOCATION 2107 COLTON BLVD

YOU ARE HEREBY REQUIRED to please come in and get a fence permit and comply with the proper height of the fence in the front yard. If this is not done a citation will be written at the above named location. Failure to remedy this violation within ten (10) days of the date of this notice may result in appropriate legal action by the City of Billings. If for some reason, you are unable to correct the above mentioned violation within the time set forth or if you have any questions, please call the Code Enforcement Officer at the number listed below.



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EMAIL: AdamsT@ci.billings.mt.us

PLEASE BE ADVISED, violations of this section or failure to comply within the requested time period may be a municipal infraction and may result in civil penalties as specified in section 18-1304 of the City Code.

Your prompt attention and cooperation in resolving this matter is appreciated.

By _____
Don Vegge, 657-8313,
Code Enforcement Officer

04/22/2015 12:43





PHONE: (406) 237-6146

CODE ENFORCEMENT DIVISION
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PLANNING & COMMUNITY SERVICES DEPARTMENT
2825 3RD AVENUE NORTH 4TH FLOOR
BILLINGS, MONTANA 59101
FAX: (406) 657-8327



EMAIL: AdamsT@ci.billings.mt.us

TORGRIMSON, CHAD W
2107 COLTON BLVD
BILLINGS, MT 59102

Case Number: CE-15-00609

COURTESY NOTICE

Mar 27, 2015

In Billings, we value neighborhood and community efforts to maintain a beautiful City. We also rely on property owners to do their part in keeping our City safe and attractive. City Ordinances regulate some property owner responsibilities that are necessary to ensure Billings remains an appealing community in which to live and prosper. The property identified below, located within the City of Billings, Yellowstone County, has been inspected and may be in violation of Billings, Montana City Code:

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2107 COLTON BLVD
BFS-006-009
TAX ID #A02878

Inspection Details: 6 foot fence put in without a fence permit, in the front
Date Inspected: 03/26/2015



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PHONE: (406) 237-6146

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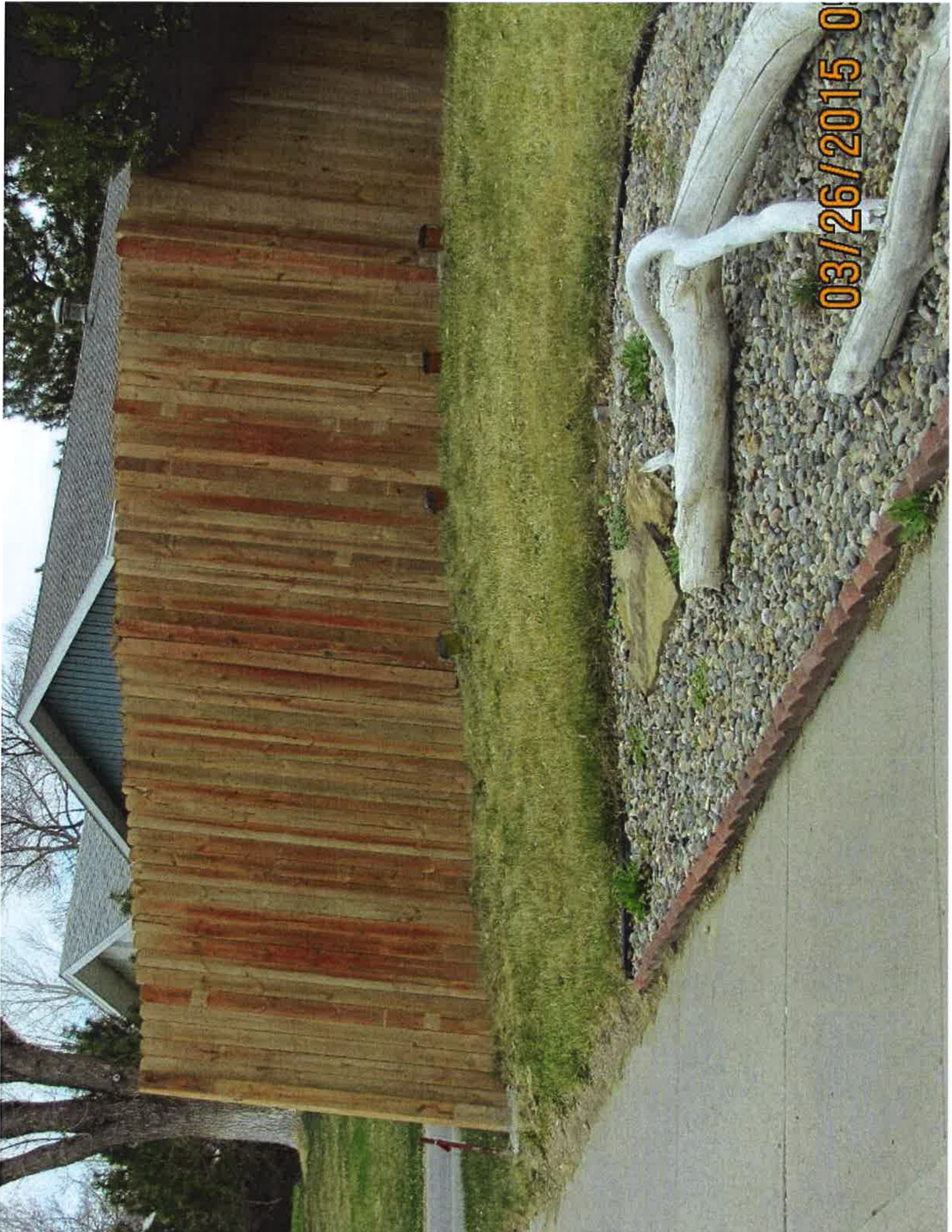
Please take the following action(s) to remedy the potential violation: a fence permit needs to be obtained at the above address, the fence is in violation as it can not be 6' in the front setback and needs to be reduced in height. See the planning clerk to obtain the permit.

We always attempt to work with property owners in correcting City Code violations and we courteously advise you this violation must be corrected within ten (10) days of the date of this notice. If for some reason, you are unable to correct the above violation within the time set forth, or if you have any questions, please call the Code Enforcement Officer at the number listed below.

PLEASE BE ADVISED, violations of this section or failure to comply within the requested time period may be a municipal infraction and may result in civil penalties as specified in section 18-1304 of the City Code.

FOR THE SAKE OF A SAFE AND ATTRACTIVE COMMUNITY, your prompt attention and cooperation in resolving this matter is greatly appreciated.

By _____
Don Vegge, 657-8313
Code Enforcement Officer



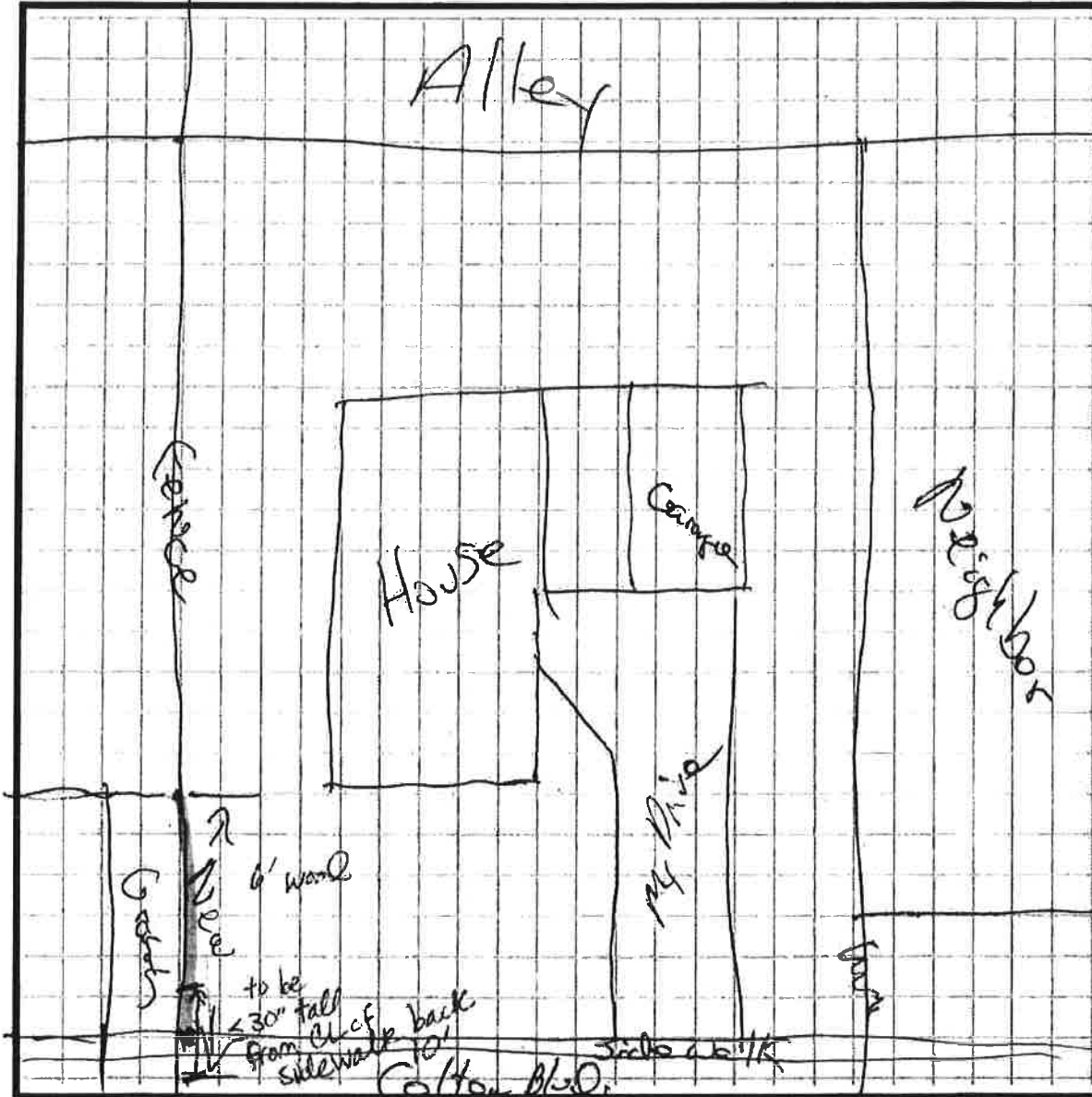
03/26/2015 0



City of Billings and Yellowstone County Zoning Jurisdiction Fence Permit



Use the space provided below to show existing lot lines, structures, all drive approaches (including neighboring drive approaches), streets, alleys, proposed fence location, and height.



This permit will allow a property owner to place a fence on their property. Except in Agricultural-Open Space (A-1), Controlled Industrial (CI) and Heavy Industrial (HI) zones or planned developments, **NO** fence may exceed 48 inches within the required front yard setback. Maximum fence height outside the front setback shall not exceed 6 feet in height. Applicable clear vision triangles shall remain free of any object over 30 inches in height. The property owner should act on this permit within one (1) year of approval.

By signing this permit, I agree to follow all applicable regulations governing location and size of fences on my property.

APPLICANT SIGNATURE: 

DATE: 4-15-15

PLANNING APPROVAL: 

DATE: 4/15/15