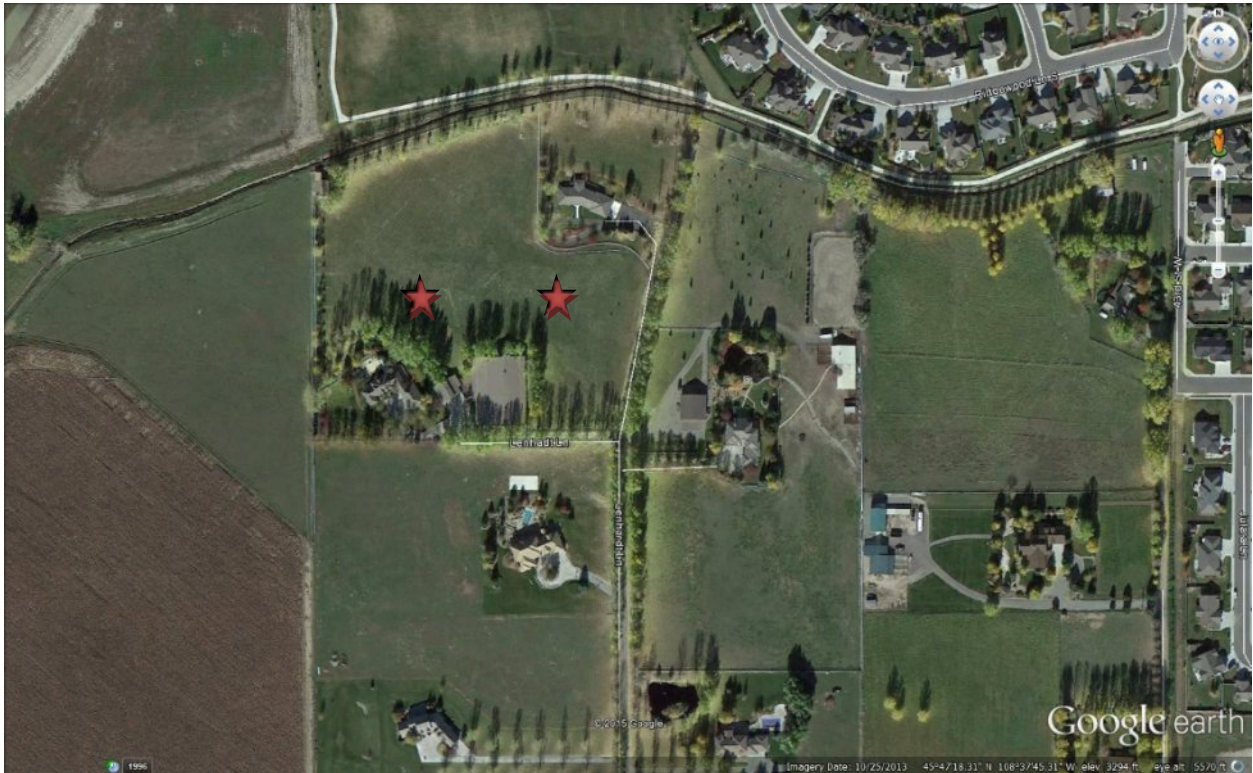
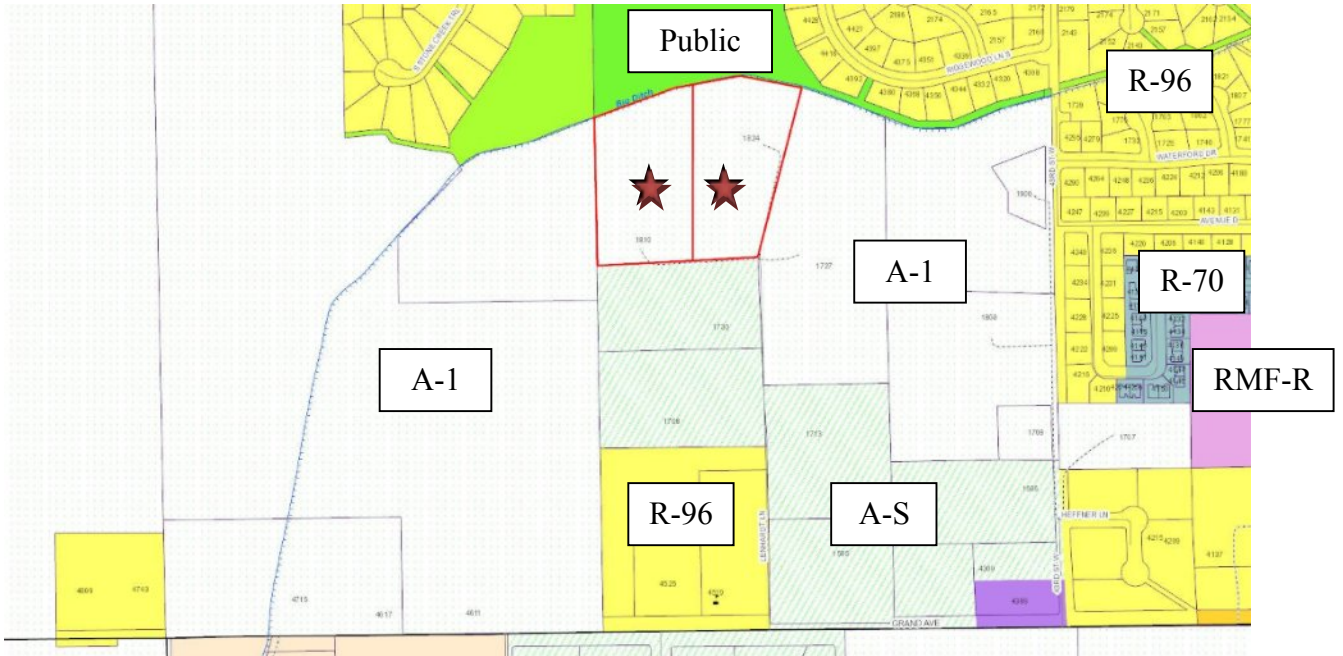


ATTACHMENT A
Subject Property and Surrounding Zoning



Subject Properties ★

ATTACHMENT B
Photos of the Subject Property and Surrounding Area



Subject properties gated road entrance



Looking south of subject property entry gate



Looking north at gated road to subject properties



View west at Cornerstone Community Church and School



Location where pictures were taken ★

ATTACHMENT D
Application and Applicant's letter

APPLICATION FORM

COUNTY VARIANCE County Variance # 273 - Project # P2-15-00039

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 # D04723J & D04723B COUNTY COMMISSIONER DISTRICT # 3

Legal Description of Property: Parcels 3A & 3B of Amended Tract 3, C.O.S. 2085
SW 1/4 of S33, T1N, R25E, P.M.M.

Address or General Location (If unknown, contact County Public Works): _____
1810 & 1824 Lenhardt Ln. Billings, MT 59106-1741

Zoning Classification: A1

Size of Parcel (Area & Dimensions): Parcel 3A: 5.829 acres Parcel 3B: 5.828 acres

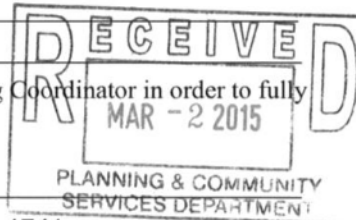
Covenants or Deed Restrictions on Property: Yes No

If yes, please attach to application

Variance Requested: Owners of parcels request relocating the common boundary between the adjoining properties. Variance #117 allowed for two dwellings in an Agricultural Open Space zone. Requesting that parcel 3A becomes 8.365 acres and parcel 3B becomes 3.290 acres.

Facts of Hardship: A potential future sale of either parcel with the existing common boundary is not reasonable with the existing building and yard layouts.

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



Owner(s): Lenhardt, Mark Douglas & Lisa R
(Recorded Owner) 1810 Lenhardt Ln. Billings, MT 59106-1741
(Address) _____
406-652-6600 mark.lenhardt@hubinternational.com
(Phone Number) _____ (email)

Agent(s): Blueline Engineering, LLC
(Name) _____
2110 Overland Avenue, Suite 119B Billings, MT 59102
(Address) 406-294-2294 mphil@blueline-eng.com
(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: *Mark Lenhardt* Date: 3/2/15
(Recorded Owner)

March 2, 2015

Planning & Community Services Department
2825 3rd Ave North, 4th Floor
Billings, MT, MT 59101

To Whom It May Concern:

We are submitting this Variance Application for Tracts 3-A and 3-B of C.O.S. 2085, situated in the SW ¼ of Section 33, T.1 N., R.25 E., P.M.M. in Yellowstone County, Montana (Tax ID # D04723B & D04723J). The following paragraphs are in response to the questions found within the County Variance Application.

1. What reasons prevent you from using this property in conformance with the Zoning Regulation requirements?

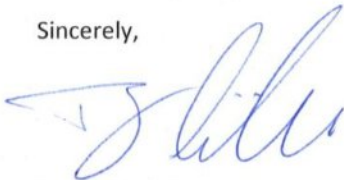
Both tracts are currently zoned as Agricultural Open Space and are owned by the same family. Variance #117 granted a variance from the required 10 acres per single family dwelling to 5.829 and 5.828 acres to allow for two dwellings. Because of how the buildings and yards are laid out on the properties, it is requested that the dividing property line be adjusted to make the properties more representative of the existing layouts. This will make a potential future sale of either property achievable and would substantially decrease the likelihood of quarrels between future neighbors if a lot were to be sold.

2. Why is there a need for the intended use of the property at this location?

The intended use of the properties will not change.

Additional information and materials specified within the Application forms are included in those forms and/or attached to this letter. We thank you very much for your continued support on this request, and for your consideration of our variance application. Please feel free to contact me at (406) 294-2294 if you have any questions.

Sincerely,



Tobias Liehti, E.I.

March 2, 2015

Ms. Carlotta Hecker
Chairman
Yellowstone County Board of Adjustment
2825 3rd Ave North, 4th Floor
Billings, MT, MT 59101

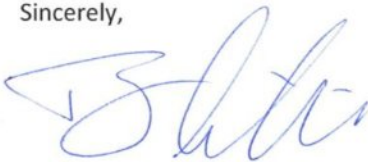
Ms. Hecker:

We are submitting this Variance Application for Tracts 3-A and 3-B of C.O.S. 2085, situated in the SW $\frac{1}{4}$ of Section 33, T.1 N., R.25 E., P.M.M. in Yellowstone County, Montana (Tax ID # D04723B & D04723J).

Both tracts are currently zoned as Agricultural Open Space and are owned by the same family. Variance #117 granted a variance from the required 10 acres per single family dwelling to 5.829 and 5.828 acres to allow for two dwellings. Because of how the buildings and yards are laid out on the properties, it is requested that the dividing property line be adjusted to make the properties more representative of the existing layouts. This will make a potential future sale of either property achievable and would substantially decrease the likelihood of quarrels between future neighbors if a lot were to be sold. The intended use of the properties will not change.

We thank you very much for your continued support on this request, and for your consideration of our variance application. Please feel free to contact me at (406) 294-2294 if you have any questions.

Sincerely,



Tobias Liechti, E.I.