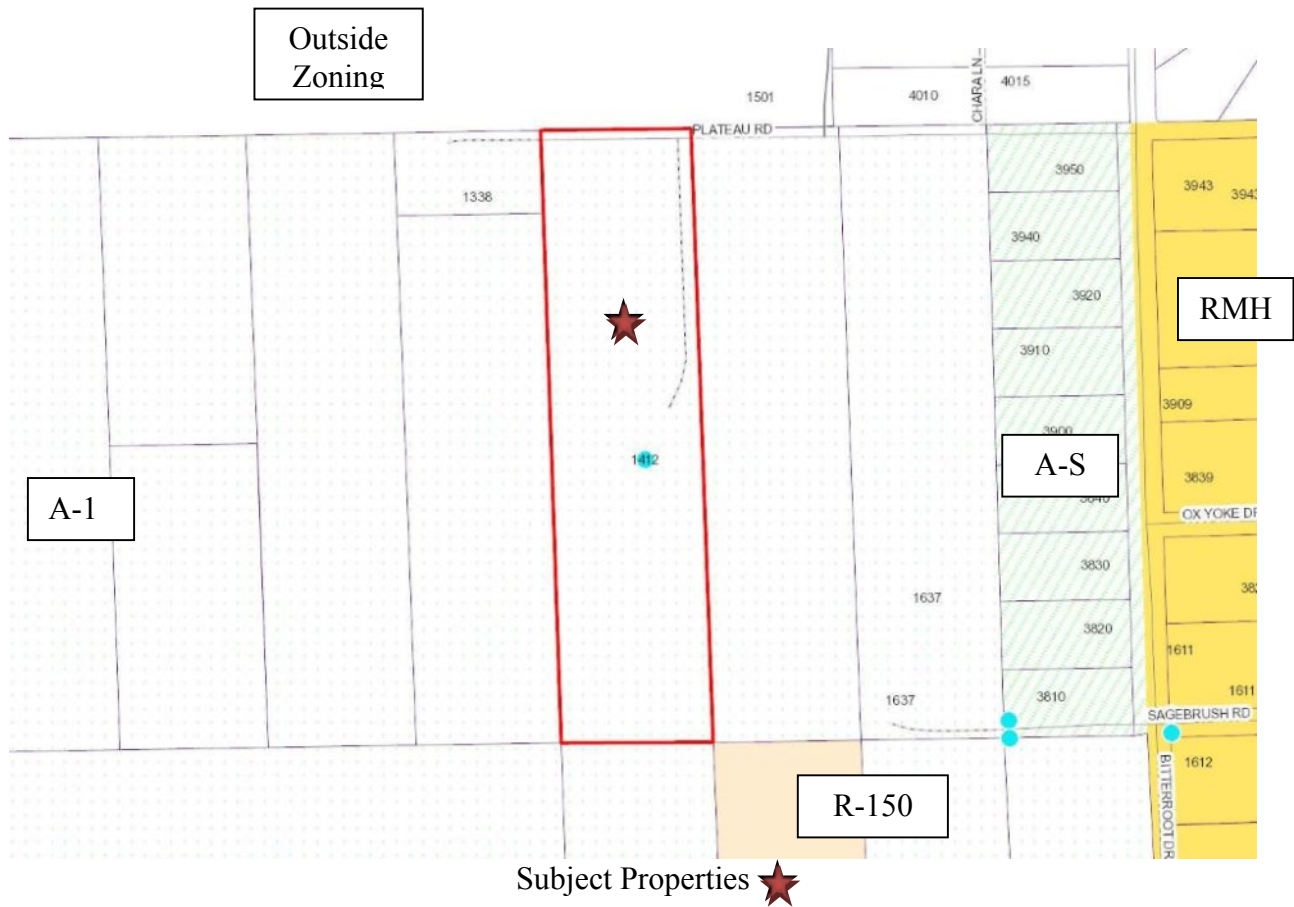


ATTACHMENTS:

- A: Subject Property and Surrounding Zoning
- B: Photos of the Subject Property and Surrounding Area
- C: Site Plan
- D: Application and Applicant Letter

ATTACHMENT A
Subject Property and Surrounding Zoning



ATTACHMENT B
Photos of the Subject Property and Surrounding Area



Subject property



Looking north of subject property



Looking west



View East from subject property

ATTACHMENT C
Site Plan



ATTACHMENT D
Application and Applicant letters

APPLICATION FORM

COUNTY VARIANCE County Variance # 278 - Project # P2-15-00199

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 # D049350 COUNTY COMMISSIONER DISTRICT # 2

Legal Description of Property: The West 1/2 of the West 1/2 of Lot 1, Section 02, Township 01N, Range 26E

Address or General Location (If unknown, contact County Public Works): 1412 Sagebrush Road

Zoning Classification: Agricultural Open

Size of Parcel (Area & Dimensions): 7.623 Acres (1007.94' x 329.54' x 1007.94' x 329.45')

Covenants or Deed Restriction on Property: Yes _____ No X

If yes, please attach to application

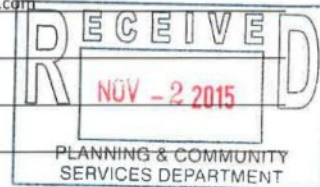
Variance Requested: Requesting a variance that will allow the parcel to deviate from the 10-acre minimum requirement in Agricultural Open Zoning by modifying the lot size to 7.62 acres.

Facts of Hardship: The owner would like to relocate the boundary for Tract 12-B of Certificate of Survey 1420. The boundary relocation will change the size of the parcel of interest from 10.13 acres to 7.62 acres.

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

Owner(s): Production Consulting LLC
(Recorded Owner)
3201 Hesper Rd., Suite 5, Billings, MT 59102
(Address)
406-371-7177 jmorrell@productionconsultllc.com
(Phone Number) (Email)

Agent(s): Scott Aspenlieder
(Recorded Owner)
2101 Overland Ave., Billings, MT 59102
(Address)
406-461-8392 scott@performance-ec.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 Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature:  Date: 10/28/15
(Recorded Owner)



2101 Overland Ave • Billings, MT 59102 • 406-461-8392

November 2, 2015

Ms. Carlotta Hecker, Chairperson
Yellowstone County Board of Adjustment
2825 3rd Avenue, Billings, MT 59101

Dear Ms. Hecker,

On behalf of Production Consulting, LLC (Owner), Performance Engineering & Consulting, PLLC (PEC), is requesting a variance from Section 27-308 from the Yellowstone County Unified Zone Regulations for the property located at 1412 Sagebrush Road. The requested variance will allow the property to be resized to 7.62 acres but stay within the Agricultural Open zoning. The property located at 1412 Sagebrush Road is not intended to see a change in use, currently consisting of one single-family residence with pasture.

The Owner is requesting a variance from the current Zoning Regulations in coordination with submittal of a major subdivision which includes adjacent Tract 12-B, Certificate of Survey 1420. To facilitate legal access to the subdivision a lot line relocation will result in the tract of interest being 7.62 acres, which falls under the 10-acre minimum size for Agricultural Open zoning. Without approval of the variance the 220-acre subdivision will not have legal access to Plateau Road. The proposed use of the Tract of interest will not change.

Feel free to contact PEC Project Manager Scott Aspenlieder with any questions or concerns at 406-461-8392 or scott@performance-ec.com. Thank you for your consideration and coordination in our project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'S. Aspenlieder', is written over a light blue horizontal line.

Scott Aspenlieder, PE

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

The property is currently in conformance with the Zoning Regulation requirement for Agricultural Open. The property owner would like to relocate the boundary of Tract 12-B, Certificate of Survey 1420. The boundary relocation would increase Tract 12-B from 8.99 acres to 11.71 acres and decrease the interested parcel from 10.13 acres to 7.62 acres. The 7.62 acre parcel would not be in conformance with the Zoning Regulation requirements for Agricultural Open as it would be under 10 acres.

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

The intended use of the property at this location is not expected to change. There is currently one residence on the property and that residence will remain with the property. The lot variance would allow the relocation of the boundary for Tract 12-B, C.O.S. 1420. The property owner is trying to relocate the boundary to create an easier access to a high end subdivision that is proposed west of the parcel of interest. The subdivision will give property owners the opportunity to live outside of Billings with a great view of the town along with a large sized lot to own.