

Attachment C
Applicant Letter

Jonathan Porta
1603 Howard Ave.
Billings, MT 59102

Chairperson of the Board of Adjustment
2825 3rd Avenue North, 4th Floor
Billings, MT 59101

February 1st, 2016

Re: 304 16th St. W - Lot size variance request

Dear Chairperson:

A lot size variance is being sought for the multifamily property located at 304 16th St. W.

The property has two dwellings, and, as such, does not conform to the current zoning of Residential 7000 due to the lot size. Residential 7000 requires a lot size of 9600 sq. ft. or greater for a property with two dwellings. The lot upon which 304 16th St W is built is 8059 sq. ft., which is 1541 sq. ft. too small under Residential 7000.

Currently, the property is being used as two dwelling units. There are no plans to modify the property, or to change its use in anyway.

Due to the current non-conforming status of the property, the owner, Reagan Lefdahl Geffre, is unable to sell the property. Lenders refuse to lend money on a property that may not be rebuildable if a loss were to occur.

The inability to sell the property is creating a financial hardship on the owner. The requested lot size variance is to allow the owner to enjoy the same rights to transfer or sell their property as is commonly enjoyed by other property owners within the district.

Thank you for your consideration of this variance request.

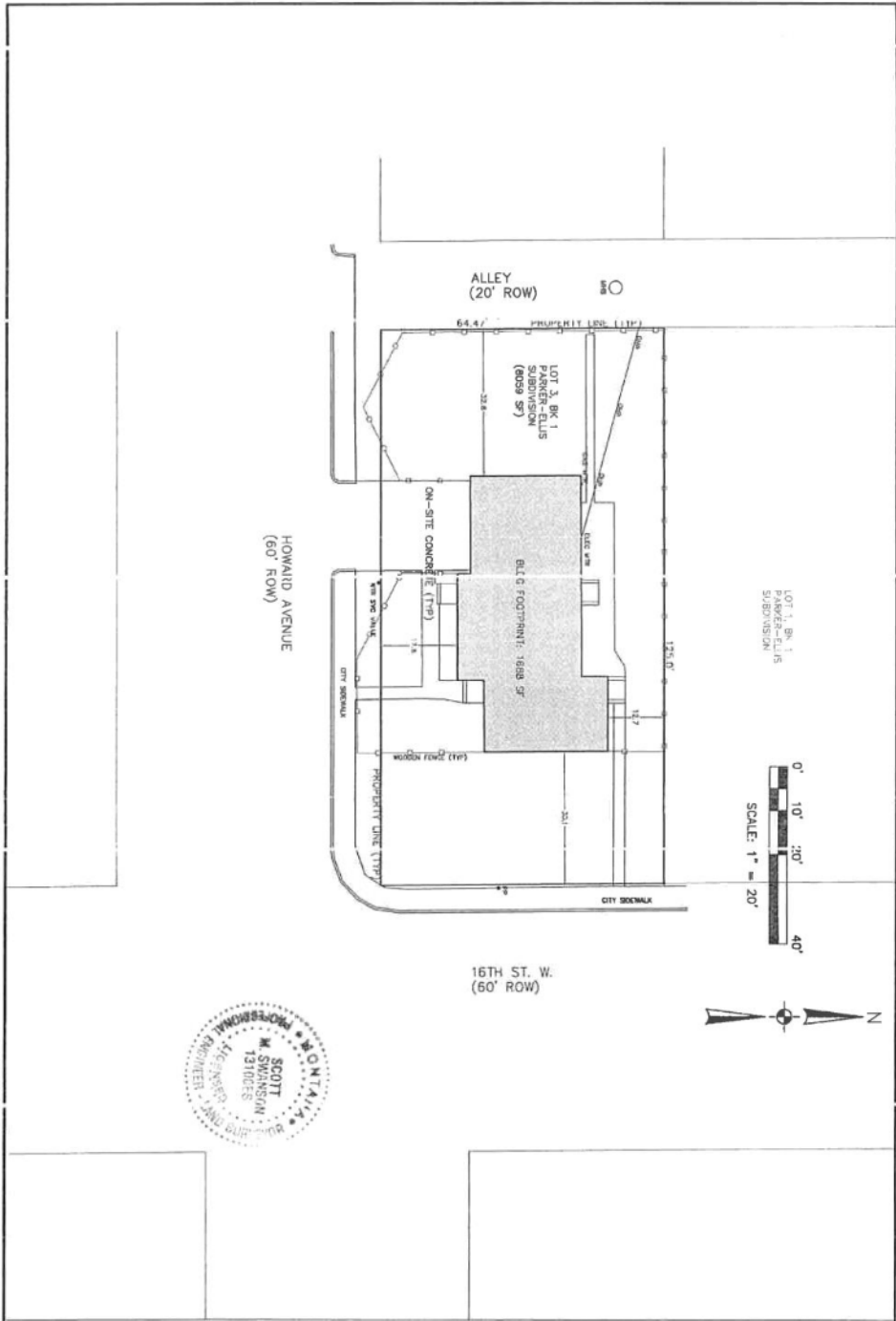
Sincerely,




Jonathan Porta
Agent



Attachment D
Site Plan



| | | | | |
|--|--|---|--|--|
| Drawn By: SMS Checked By: Date: 01-15-16 Project #: Cadd file: |  EGGART ENGINEERING COMPANY | EGGART ENGINEERING COMPANY BILLINGS, MT OFFICE: 406-839-9151 FAX: 406-839-9150 | EXHIBIT LOT 3, BLOCK 1 PARKER-ELLIS SUB. 304 16TH ST. W. BILLINGS, MONTANA | SCALE: AS-SHOWN SHEET #: 1/1 |
|--|--|---|--|--|