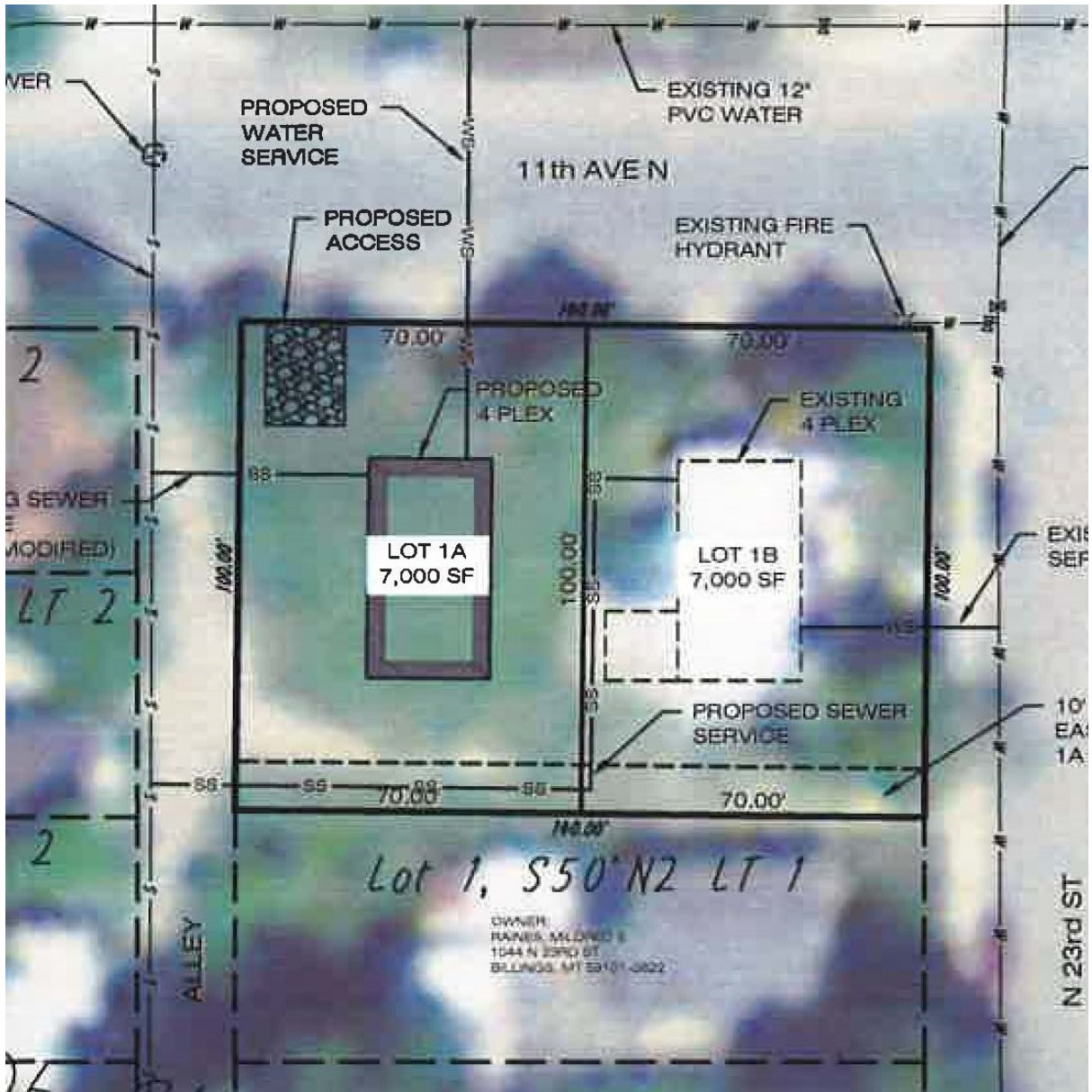


Attachment B
Site Plan



Attachment B
Application and Applicant Letter

APPLICATION FORM

CITY VARIANCE ID: Billings Variance # 1225 Project# PZ-16-023

The undersigned as owner(s) of the following described property hereby requests a Variance from the terms of the City of Billings-Yellowstone County Unified Zoning Regulations.

TAX ID # A16392 CITY ELECTION WARD # I

Legal Description of Property: Lot 1, Blk 8 Sunnyside Subd 2nd Filing

Address or General Location (If unknown, contact City Engineering): 1048 N. 23rd St Billings
MT 59101

Zoning Classification: RMF-R

Size of Parcel (Area & Dimensions): 14,000 sq ft +

Covenants or Deed Restrictions on Property: Yes No

If yes, please attach to application

Variance(s) Requested: Separate existing Framerplex into own legal and establish separate Framerplex lot on remaining ground.

Facts of Hardship: Shortage of affordable housing in area, many examples of grandfathers' subdivisions with more units in area on less sq lot square footage

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

Owner(s): Mark D. Wright
(Recorded Owner)
P.O. Box 123, Billings MT 59103-0123
(Address)
406-598-2725 markwright12@gmail.com
(Phone Number) (email)

Agent(s): Terrestrial Sandworks, Inc
(Name)
3333 2nd ave N suite 100, Billings MT 59101
(Address)
406-721-0142
(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 D. Wright Date: 11/23/15
(Recorded Owner)



February 17, 2016

City Board of Adjustment
Planning Division
2825 3rd Ave. North, 4th Floor
Billings, MT 59101

RE: Request for Variance
Block 8, Lot1, N100 FT LT 1 of Sunnyside Subdivision 2nd Filing, Located in Section 32, T1N, R26E,
Yellowstone County, MT.

Dear Chairperson:

Mark Wright owns the property at 1048 N 23rd St. in Billings. He intends to subdivide the property into two lots. One of the proposed lots is currently undeveloped. The other proposed lot would contain an existing 4-plex. The empty lot would be developed with a 4-plex similar to the existing one.

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

This lot is zoned residential multi-family restricted (RMF-R). Zoning regulation requirements specify a minimum lot size of 10,000 square feet for four attached units per CCBM Sec. 27-308. The proposed lot sizes are 7,000 square feet each.

The property is in an area that has improvements that appear to be nonconforming to permissible lot size, coverage, and zoning designation. Please refer to the attached photo exhibits for examples. The proposed development would be consistent with the neighborhoods appearance and characteristics.

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

The intended development serves to increase desirable affordable housing.

Thank you for consideration of our request.

Sincerely,
Territorial-Landworks, Inc.

Jordan Ornnquist, E.I.

Enclosures: Preliminary Plat (includes site plan)
Site Photos Exhibit

C. File and Scan (w/ enclosures)

\\TLI-MSL-FILE1\Tli work\1_ACTIVE FILES\2015 Projects\3923 - Mark Wright 23rd St. Subdivision\4_PLANNING\Variance Application\tr.2016-02-10.BOA.Variance Request.doc
Wednesday, February 17, 2016, 9:08 AM



3333 2nd Ave North Suite 100 | Billings, Montana 59101
406/248-9000 phone | 406/721-5224 fax
www.TerritorialLandworks.com

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