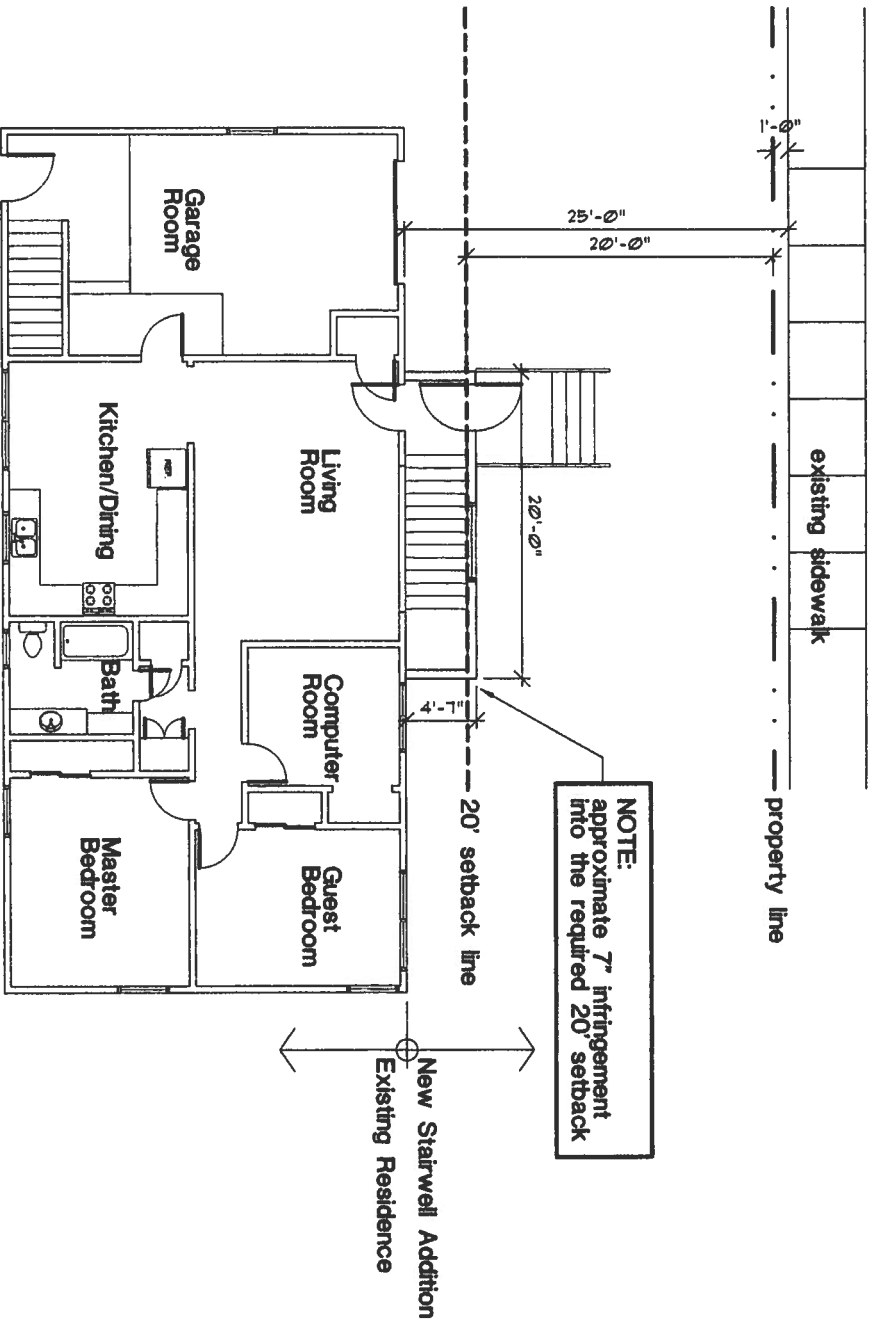


PRELIMINARY CONCEPT LAYOUT STUDY FOR:
THE HERGENRIDER RESIDENCE

211 FAIR PARK DRIVE BILLINGS, MONTANA

1/8" = 1'

Fair Park Drive



VARIANCE APPLICATION

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

The current stairs to access the basement of the house has some safety concerns (the access is through the garage) and thus I would like to add an addition to avoid the garage. Building the access on the backside of the house has problems with utilities (gas, electrical power and sewer) entering the house on that side. I would like to add 4 feet 7 inches by 20 feet addition to the front of the house to install stairs.

1B- Why is there a need for the intended use of the property at this location?

The addition of the stairs to the front of the house will improve safety concerns for exiting the house in case of fire (reducing the number of doors to open and close and more direct route to exit). The current access is through the attached garage and causes a person to open and close two doors.

2- Prepare a written statement address to the Chairperson of the Board of Adjustment. State what is intended to be done with the property, including new construction or change in the use of property, and why the variance is being sought.

I would like to construct an addition (4 feet 7 inches x 20 feet) to the front of the house for stairs to access the basement. The construction of the addition on the backside of the house is restricted due to that utilities (gas, electrical power and sewer) enter the house on this side.

3- Prepare a dimensioned site plan:

See attachments.

4- Site Plan

See attachments

5- Photographs maybe submitted and are often helpful.

6- Obtain from the Planning & Community Services Department a three hundred (300) foot radius map showing all property which lies within 300 feet of the exterior boundaries of the subject property.

See attachments

7- Obtain certified list of names and addresses of owners of all property shown within 300 foot radius on the map as provided by Planning & community Services Department.

See attachments