



April 29, 2016

Nicole Cromwell, Zoning Coordinator
City of Billings - Planning & Community Services Department
2825 3rd Avenue North – 4th Floor
Billings, MT 59101

RE: Variance Request
316 Miles Avenue
Billings, Montana 59101

Nicole,

Attached are the documents for a variance request for 316 Miles Avenue, Billings, Montana.

Answer to question 1.A: What reasons prevent you from using this property in conformance with the Zoning Regulation requirements?

The existing structure is built with a five foot (5') side yard on the west and a ten foot (10') rear yard on the south. The current requirements are eight foot (8') side yard for a two (2) story structure and a fifteen foot (15') rear yard.

Answer to question 1.B: Why is there a need for the intended use of the property at this location?

The site is in a Residential Multi-family Restricted zoning district. The existing, partially completed, two story structure consists of a garage on the first level and a single family dwelling unit on the second level. The completed project will be in keeping with the general intent and purpose of the Zoning Regulation requirements. The owner wishes to complete the project and clean up the site to improve the neighborhood.

If there are any questions or you require any additional information, please contact me or Kevin Lundin at our office.

Thank you in advance for your consideration.

Sincerely,

Eggart Engineering and Construction
Robert Bushing, Architect
720 Lohwest Lane
Billings, MT 59106



April 29, 2016

Chairperson of the Board of Adjustment
City of Billings

RE: Variance Request
316 Miles Avenue
Billings, Montana 59101

Chairperson,

The owner, Mike Mitzel, is seeking a variance to the side and rear yard requirements as described in the Billings Montana – Code of Ordinances, Chapter 27 – Zoning.

The site is in a Residential Multi-family Restricted zoning district. There is an existing, partially completed, two story structure on the site. The building consists of a garage on the first level and a single family dwelling unit on the second level. The owner wishes to complete the project and clean up the site to improve the neighborhood.

The existing structure is built with a five foot (5') side yard on the west and a ten foot (10') rear yard on the south. The current requirements are eight foot (8') side yard for a two (2) story structure and a fifteen foot (15') rear yard. There are structures in the vicinity that have similar conditions regarding location on the lot. The completed project will be in keeping with the general intent and purpose of the Code of Ordinances.

Thank you in advance for your consideration.

Sincerely,

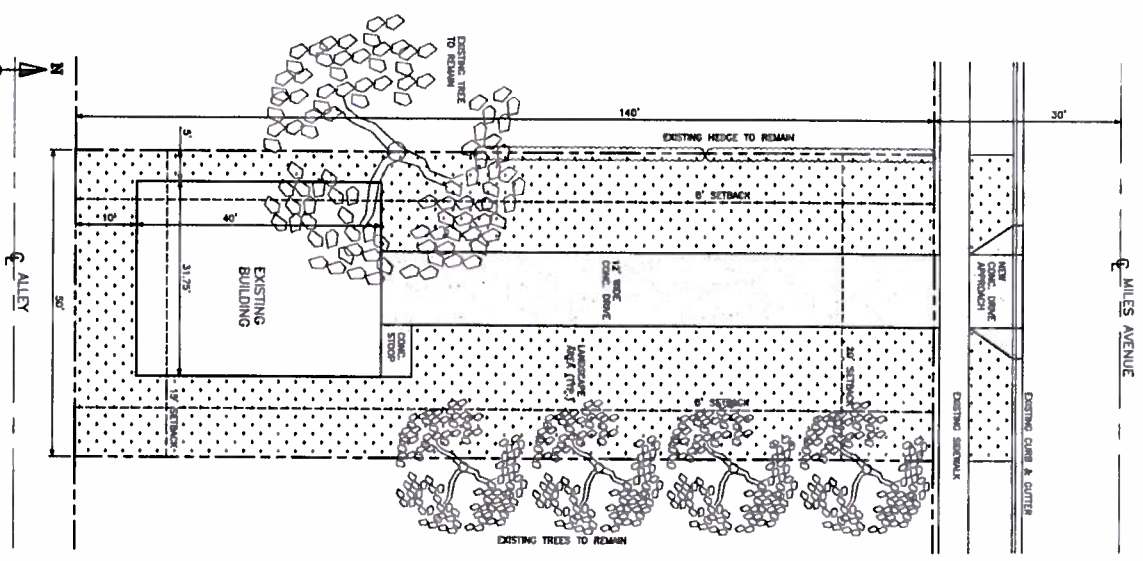


Michael J. Mitzel, Owner
481 Constitution Avenue
Billings, MT 59105

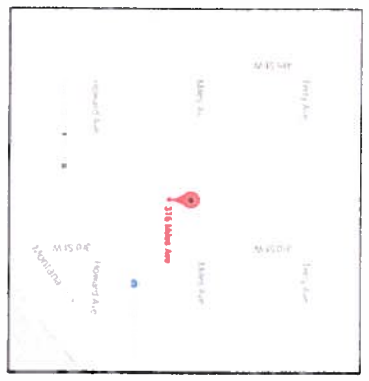


Eggart Engineering and Construction, Agent
Robert Bushing, Architect
720 Lohwest Lane
Billings, MT 59106

1 SITE PLAN
 316 MILES AVENUE, BILLINGS, MONTANA
 SUBURBAN SUBDIVISION, BLK 12, LOT 39-40
 SCALE (1/8"=1'-0")
 SCALE (LAND): 1"=10'



2 VICINITY MAP
 NO SCALE



ZONING INFORMATION:
 ZONING CLASSIFICATION: RESIDENTIAL MULTI-FAMILY RESTRICTED
 BUILDING FOOTPRINT: 1,270 S.F.
 LOT AREA: 7,000 S.F.
 MAXIMUM LOT COVERAGE: 55%
 ACTUAL LOT COVERAGE: 18.1%
 MAXIMUM BUILDING HEIGHT: 40'-0"
 ACTUAL BUILDING HEIGHT: 24'-3" +/-
 REQUIRED LANDSCAPE AREA: 573 S.F.
 ACTUAL LANDSCAPE AREA: 4,607 S.F.

RECEIVED
 9102 8 - AM
 PLANNING & COMMUNITY SERVICES DEPARTMENT

Drawn By: HS
 Checked By:
 Date: 04-22-2016
 Project #: MITZEL
 Cadd file:



EGGART ENGINEERING COMPANY
 720 LOHWEST LANE
 BILLINGS, MT 59106
 OFFICE: 406-839-9151
 FAX: 406-839-9150
 www.eccmt.com

MIKE MITZEL'S SHOP
 SUBURBAN SUBD,
 S04, T01 S, R26 E,
 BLOCK 12, LOT 39-40
 316 MILES AVE
 BILLINGS, MT 59101

VARIANCE REQUEST
 SHEET#: C101