



# CITY OF BILLINGS

## BUILDING DIVISION

510 N. BROADWAY  
BILLINGS, MT 59101  
OFFICE (406) 657-8270  
FAX (406) 657-8252

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### RESIDENTIAL PLAN REVIEW CORRECTION LIST

Corrections and comments are that of the Building Division only.

The processing of plans may be delayed if all required items are not properly resubmitted.

ADDRESS: 316 Miles Ave. PLAN REVIEW # 11 - 111  
DATE: 1 - 20 - 2011 CHECKED BY: Harry Hoving

1. Provide revised setback dimensions / building location for this project that will meet the requirements of City – County Planning Department.
2. Provide structural design / calculations to identify how the 24"x24" footing will support the imposed beam / column loads with the soil bearing pressure of 1,500 pounds per square foot as identified per the Foundation Soils Observation report submitted.
3. Provide design information to identify how the exit / means of egress will meet the requirements of section R311.4.1 of the 2006 I.R.C. The required exit from habitable space to the exterior cannot travel through a garage. Identify the minimum exit door and stairway sizes and widths.
4. Provide the individual truss design profiles / design criteria from the engineered roof truss manufacturer for this project.
5. Provide structural design / calculations for the beams / headers supporting point and concentrated loads of the roof system at the window openings of this project. Identify the type size of beam / header at the 9 and 10 foot window / door openings.
6. Provide notations / information on the plans to identify the insulation and glazing values of this project that will meet the minimum requirements of the 2009 I.E.C.C. Identify insulation requirements at the heated areas of the lower level.
7. Provide load calculations / worksheets for the HVAC system (Manual J & S or other documentation) for this project.



**CITY-COUNTY PLANNING DEPARTMENT**  
**510 North Broadway - 4<sup>th</sup> Floor**  
**Billings, Montana 59101**  
**PHONE (406)657-8246 – FAX (406)657-8327**



**PLANNING DEPARTMENT (406) 657-8246**  
**PLAN REVIEW CORRECTION LIST**

THE FOLLOWING CORRECTIONS AND/OR ADDITIONAL INFORMATION MUST BE ADDRESSED BEFORE A BUILDING PERMIT CAN BE ISSUED:

ADDRESS:	316 Miles	PLAN REVIEW NUMBER:	11-111
CONTRACTOR:	Mitzel Construction	DATE:	January 19, 2011
OWNER:	Mike Mitzel	REVIEWED BY:	Karen Miller
ARCHITECT:			

**CORRECTIONS AND COMMENTS ARE THAT OF THE**  
**PLANNING DEPARTMENT ONLY**

**The processing of plans may be delayed if all the required items are not properly resubmitted.**

**Corrections:**

1. The property is located in a Residential Multi-Family Restricted (RMFR) Zoning District. The proposed building must be relocated to meet the 8 foot side setback for a 2-story structure and 15 foot rear setback for a principal structure in the RMFR. In order to build the proposed structure, it must meet the minimum setback requirements from the property line. RMFR zoning district requires:
  - Front: 15 feet
  - Side: 5 feet
  - (second story): 8 feet
  - Rear: 15 Feet
  - Garage approach from the street: 20 feet
2. Please note: In order to build the proposed structure it must meet the setback and lot coverage restrictions of the Unified Zoning Code, or the property owner must apply for and receive approval of a lot size variance from the City Board of Adjustment. PLEASE NOTE: if approval of the variance is not received you will need to resubmit your amended plans including an amended site plan



PHONE: (406) 247-8647

**CODE ENFORCEMENT DIVISION**  
"PROTECTING QUALITY OF LIFE IN BILLINGS"  
**PLANNING & COMMUNITY SERVICES DEPARTMENT**  
510 N. BROADWAY 4<sup>TH</sup> FLOOR  
BILLINGS, MONTANA 59101  
FAX: (406) 657-8327



EMAIL: BalterMe@ci.billings.mt.us

MITZEL, MICHAEL J  
314 MILES AVE  
BILLINGS, MT 59101

Case Number: CE-12-01300

**NOTICE OF CITY CODE VIOLATION**

Jul 31, 2012

In Billings, we value neighborhood and community efforts to maintain a beautiful City. We also rely on property owners to do their part in keeping our City safe and attractive. City Ordinances regulate some property owner responsibilities that are necessary to ensure Billings remains an appealing community in which to live and prosper. The property identified below, located within the City of Billings, Yellowstone County, has been inspected and found to be in violation of Billings, Montana City Code:

Violation Description

Violation Detail

6-201 Building Permit Required  
Date Est: 06/21/2012

Violation Description

SECTION 6-201 - The adopted building code(s) shall regulate the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion occupancy, equipment, use, height, area and maintenance of all buildings and/or structures in the city and its jurisdictional area providing for issuance of permits and collection of fees and penalties.

Violation Detail

27-308 Residential Setback  
Date Est: 06/21/2012

Violation Description

SECTION 27-308 - No building, structure or land shall hereafter be used or occupied in any residential zone unless in compliance with all the setbacks as specified in this code.

Violation Detail

27-601(a)(8) Open Storage > 5 Days in R Zone  
Date Est: 07/27/2012

Violation Description

SECTION 27-601(a)(8) - In any residential zone the open storage for more than five (5) consecutive days of junk, salvage and trash is prohibited.

COPY



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EMAIL: [BalterMe@ci.billings.mt.us](mailto:BalterMe@ci.billings.mt.us)

**316 MILES AVE**  
**SUN-012-039,40**  
**TAX ID #A15964**

**Violations Details:** Construction of garage/dwelling unit without approved building permit at 316 Miles Avenue and junk and equip on the property

**Date Inspected:** 07/13/2012

In order to avoid fines or penalties, you are required to **get a building permit and clean up the property or a citation will be written**

We always attempt to work with property owners in correcting City Code violations and we courteously advise you this violation must be corrected within ten (10) days of the date of this notice otherwise, the City may take appropriate legal action.

PLEASE BE ADVISED, violations of this section or failure to comply within the requested time period is a municipal infraction and can result in civil penalties as specified in section 18-1304 of the City Code.

FOR THE SAKE OF A SAFE AND ATTRACTIVE COMMUNITY, your prompt attention and cooperation in resolving this matter is greatly appreciated. If for some reason, you are unable to correct the above violation within the time set forth, or if you have any questions, please call the Code Enforcement Officer.

By \_\_\_\_\_  
Don Vegge, 657-8313  
Code Enforcement Officer

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FAX: (406) 657-8327



EMAIL: [BalterMe@ci.billings.mt.us](mailto:BalterMe@ci.billings.mt.us)

MITZEL, MICHAEL J  
481 CONSTITUTION AVE  
BILLINGS, MT 59105

Case Number: CE-12-01574

**NOTICE OF CITY CODE VIOLATION**

Aug 14, 2012

In Billings, we value neighborhood and community efforts to maintain a beautiful City. We also rely on property owners to do their part in keeping our City safe and attractive. City Ordinances regulate some property owner responsibilities that are necessary to ensure Billings remains an appealing community in which to live and prosper. The property identified below, located within the City of Billings, Yellowstone County, has been inspected and found to be in violation of Billings, Montana City Code:

Violation Description

Violation Detail

27-601(a)(8) Open Storage > 5 Days in R Zone  
Date Est: 07/13/2012

Violation Description

SECTION 27-601(a)(8) - In any residential zone the open storage for more than five (5) consecutive days of junk, salvage and trash is prohibited.

Violation Detail

6-201 Building Permit Required  
Date Est: 07/27/2012

Violation Description

SECTION 6-201 - The adopted building code(s) shall regulate the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion occupancy, equipment, use, height, area and maintenance of all buildings and/or structures in the city and its jurisdictional area providing for issuance of permits and collection of fees and penalties.

**316 MILES AVE  
SUN-012-039,40  
TAX ID #A15964**

**Violations Details:** open storage of junk, equipment, tires barrels and misc debris and junk  
**Date Inspected:** 07/13/2012



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In order to avoid fines or penalties, you are required to **please remover any trailers and debris from the property. If you plan to pursue a variance request come in to the planning office at 510 N Broadway 4<sup>th</sup> floor and get a variance packet to start the process. You need to start that process as soon as possible.**

We always attempt to work with property owners in correcting City Code violations and we courteously advise you this violation must be corrected by the end of the month, August 30, 2012, otherwise, the City may take appropriate legal action.

PLEASE BE ADVISED, violations of this section or failure to comply within the requested time period is a municipal infraction and can result in civil penalties as specified in section 18-1304 of the City Code.

FOR THE SAKE OF A SAFE AND ATTRACTIVE COMMUNITY, your prompt attention and cooperation in resolving this matter is greatly appreciated. If for some reason, you are unable to correct the above violation within the time set forth, or if you have any questions, please call the Code Enforcement Officer.

By \_\_\_\_\_  
Dave Green  
Code Enforcement Officer



## Code Enforcement Division

"Serving Billings, Broadview and Yellowstone County"

### Planning & Community Services Department

510 North Broadway, 4<sup>th</sup> Floor

Billings, Montana 59101

Fax: (406) 657-8327

Phone: (406) 657-8246



Mike Mitzel  
481 Constitution Avenue  
BILLINGS, MT 59105

November 28, 2012

RE: 316 Miles Avenue

Dear Mr. Mitzel:

I am writing to you again about your property at 316 Miles Avenue. I have tried your phone number but there is no answer and the system says your voice mail box is full so I can't leave a message either. I drove by 316 Miles on 11-27-2012 and you have made some good progress on cleaning the place up, there are a few more things but substantially better than before.

I am going to close the case. If I get a complaint again I guess we will start over again at that time. About your house, the only way to get that completed is to have the Board of Adjustments approve a Variance for lot setbacks, side and back. You are kind of dead in the water with the house until you get that variance, so that is up to you at this point.

Please keep the place clean so I don't have to come back to bug you, I prefer to leave people alone.

If you have any questions regarding these matters please contact me at 247-8611.

Sincerely,

A handwritten signature in blue ink, appearing to read "D Green".

Dave Green  
Code Enforcement Officer



# Yellowstone County, Montana

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## Orion Detail

**Disclaimer: Not all fields are currently maintained. The accuracy of the data is not guaranteed. Please notify the Appraisal/Assessment Office (406-896-4000) of any inaccuracies.**

[Back to Search Form](#)

[Property Tax Detail](#)

### Owner Information

**Primary Owner:** MITZEL, MICHAEL J  
**Tax ID:** A15964  
**Geo Code:** 03-0927-04-4-12-16-0000  
**Property Address:** 316 MILES AVE BILLINGS 59101  
**Legal Description:** SUBURBAN SUBD, S04, T01 S, R26 E, BLOCK 12, Lot 39 - 40  
**Property Type :** RU - Residential Urban

To view recorded documents, please login to the [Clerk & Recorder Search](#). (will open in a new tab) and copy/paste the recording number into the search form.

Deed Documents:	Recording #	Document type	Recorded Date	Document Date	Book	Page
	3439353			9/25/2007	0034	39353
	3439352			9/25/2007	0034	39352
	3438834			9/19/2007	0034	38834
	3239762			7/9/2003	0032	39762
	3023609			10/21/1998	0030	23609
	1845217			9/11/1996	0018	45217
	3438834	Warranty Deed				

### Site Data

[View Codes](#)

<b>Neighborhood Code:</b>	03-0965-2	<b>Location:</b>	5 - Neighborhood or Spot
<b>Parking type:</b>	800.2	<b>Fronting</b>	4 - Residential Street%
<b>Utilities:</b>	3 - On and Off Street	<b>Parking Prox</b>	3 - On Site%
<b>Lot Size:</b>	1, 4	<b>Access:</b>	1
	7000 Sq. Ft.	<b>Topography:</b>	1

### Residential Building Data

<b>Type:</b>	SFR	<b>Index</b>	0.96
<b>Year Built:</b>	2011	<b>ECF</b>	1.23
<b>Year Remodeled:</b>		<b>Degree Remodeled</b>	
<b>Effective Year:</b>	2011	<b>Utility:</b>	Fair (6)
<b>Style:</b>	08 - Conventional	<b>Exterior:</b>	1 - Frame - 5 - Maintenance Free Aluminum/Vinyl/Steel
<b>Story Height:</b>	2.0	<b>Condition:</b>	Average (7)
<b>Roof Type:</b>	3 - Gable	<b>Roof Material:</b>	10 - Asphalt Shingle
<b>Foundation:</b>	2 - Concrete	<b>Basement:</b>	0 - None
<b>Central</b>	3 - Gas	<b>Grade-Factor:</b>	40.85
<b>Percent Complete:</b>	40 - 0.4	<b>CDU:</b>	

<b>Bedrooms:</b>	2	<b>Full Baths:</b>	1	
<b>Family Rooms:</b>	0	<b>Half Baths:</b>	0	<b>Addl Fixtr:</b> 3
<b>1st Floor:</b>	372	<b>2nd Floor:</b>	1240	
<b>Additional Area:</b>	0	<b>Bsmt Fnsh:</b>		
<b>Basement:</b>	0	<b>Heated Flr:</b>		
<b>Half Floor:</b>	0	<b>Daylight</b>		
		<b>Basement:</b>		
<b>Attic:</b>	0	<b>Built-in</b>		
		<b>Garage:</b>		
<b>Attic Type:</b>	0 - None	<b>Masonry F/P:</b>		
<b>Total:*</b>	1612	<b>F/P Stacks:</b>		
		<b>Pre Fab F/P:</b>		

\* includes finished, unfinished & attic footprint area(s).

**Residential Building Additions**

Addition Code	Area(Sq Ft)
19 - Garage, Frame, Finished	868

Any comments or questions regarding the web site may be directed to the [webmistress](#).