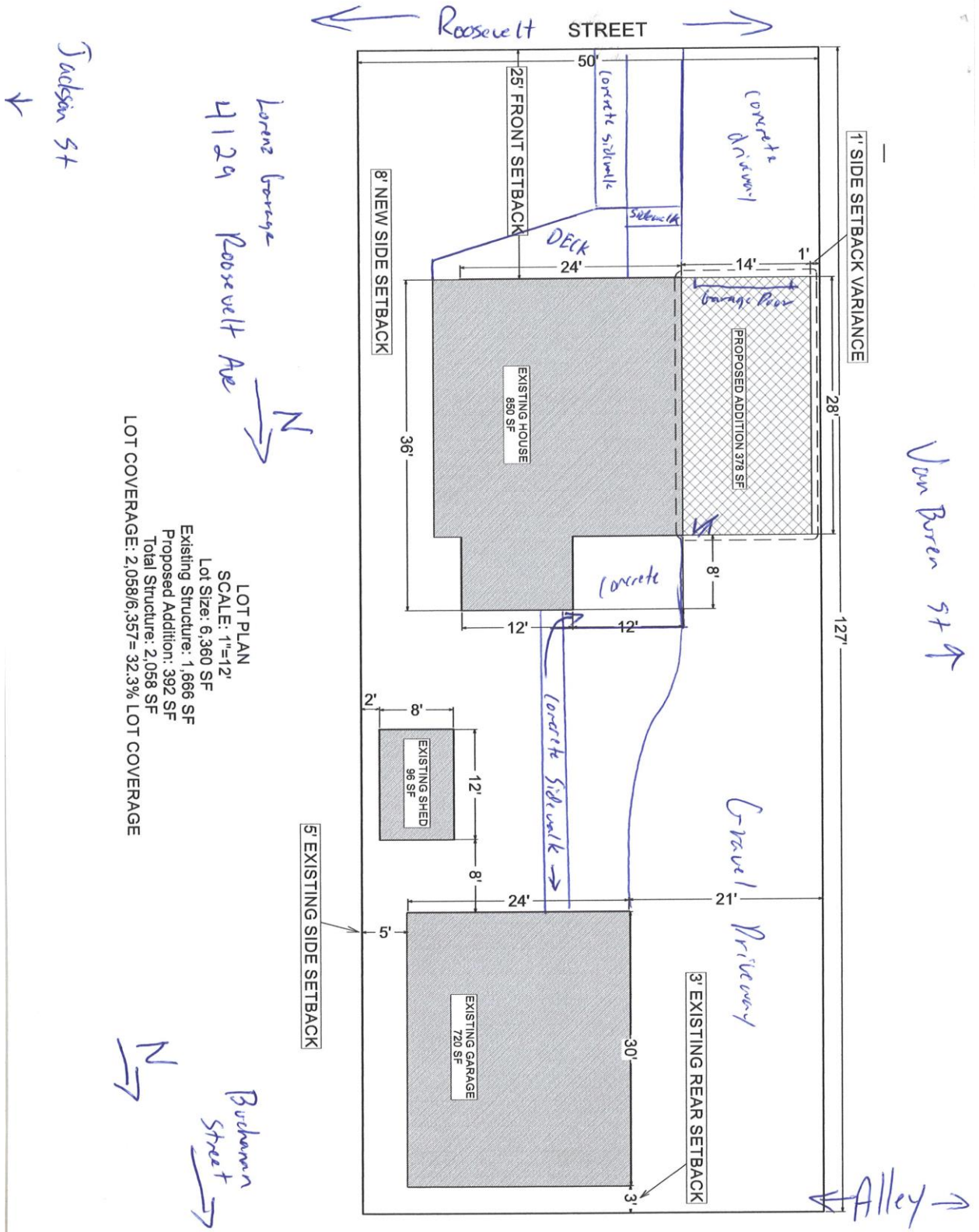


Site Plan



LOT PLAN
 SCALE: 1"=12'
 Lot Size: 6,360 SF
 Existing Structure: 1,666 SF
 Proposed Addition: 392 SF
 Total Structure: 2,058 SF
 LOT COVERAGE: 2,058/6,357=32.3% LOT COVERAGE

Lorenz Garage
 4129 Roosevelt Ave
 Jackson St

Buchanan Street

Applicant Letter and Application

To: Mr. and/or Mrs. chairperson of the Board of Adjustment

Tira Lorenz and I, Drew Lorenz, of 4129 Roosevelt Ave Billings Montana, would like to build a new construction garage on our driveway. The garage will be attached to our house. The reason for the zoning variance request, is we would like to build closer to our west property line than the setback of 5 feet.

Thank you for your consideration

Drew Lorenz

Questions:

A: The Zoning Regulation requires a 5 foot setback from the west side of our property. Tira and I would like to add an attached garage to our house. To do this, we would like to build closer than the 5 foot setback to our property line. This would make the garage wide enough to easily open car doors inside of the garage and not hit walls

B. Tira and I would like to build this garage, so she can drive into the garage from Roosevelt Ave and/or back out onto Roosevelt Ave. Our current garage is challenging to drive forward in or back into from the alley. We would also like to build this garage to limit foot traffic through our property.

Our property is located on the north side of Orchard Elementary School. We have a driveway that connects between Roosevelt Ave and our alley. This encourages foot traffic. We installed fences to limit car traffic. Before the fences, on average, we had a car drive through our property once a week. Now we have gates left open or witness people and/or kids walking through. We are concerned that one of these individuals will hurt themselves and we will be responsible for damages. With no view from the street to alley or visa versa, we feel the foot traffic will diminish