

Variance 1236 – 317 S 30th St
Applicant Letter and Site Plans

Ann K. Nelson
317 S. 30th St
Billings, MT 59101

June 1, 2016

Attn: Chairperson of the Board of Adjustment

Hello,

My name is Ann Nelson and I own the property located at 317 S. 30th St, Billings, MT 59101. My home is currently for sale and we have an accepted contract on it. The purchaser is obtaining an FHA loan which requires an FHA appraisal. The appraiser stated in his report that the south side of my dwelling is located too close to the south property line and is not in accordance with the 5 ft side set back requirement. This is preventing FHA from allowing financing for the purchaser because they require a "rebuild" letter stating the home could be rebuilt as it exists. Under current zoning regulations, the home could not be rebuilt in its exact location. I currently have FHA financing on my home and this issue was not included in the appraisal when I purchased the home three years ago. I also have not had any problems obtaining home owners insurance on the property. I am seeking a variance and rebuild letter from the city that we can provide to FHA saying that my home could be rebuilt as it exists. In all practicality an owner would most likely NOT rebuild the home in the same spot and on the same 100+ year old foundation but FHA needs to know that it is possible. My home was built in 1910 as was my next door neighbor to the south. I am not looking to alter the property in any way and neither is the purchaser. We would greatly appreciate if the city will grant the variance so we can carry on with our lives. I can be reached at 406-652-6563 or you can contact my real estate agent, Jami Clark, at 406-696-2215. Thank you in advance for your assistance.

Regards,



Ann K. Nelson



Site Plan
317 S. 30th Street

