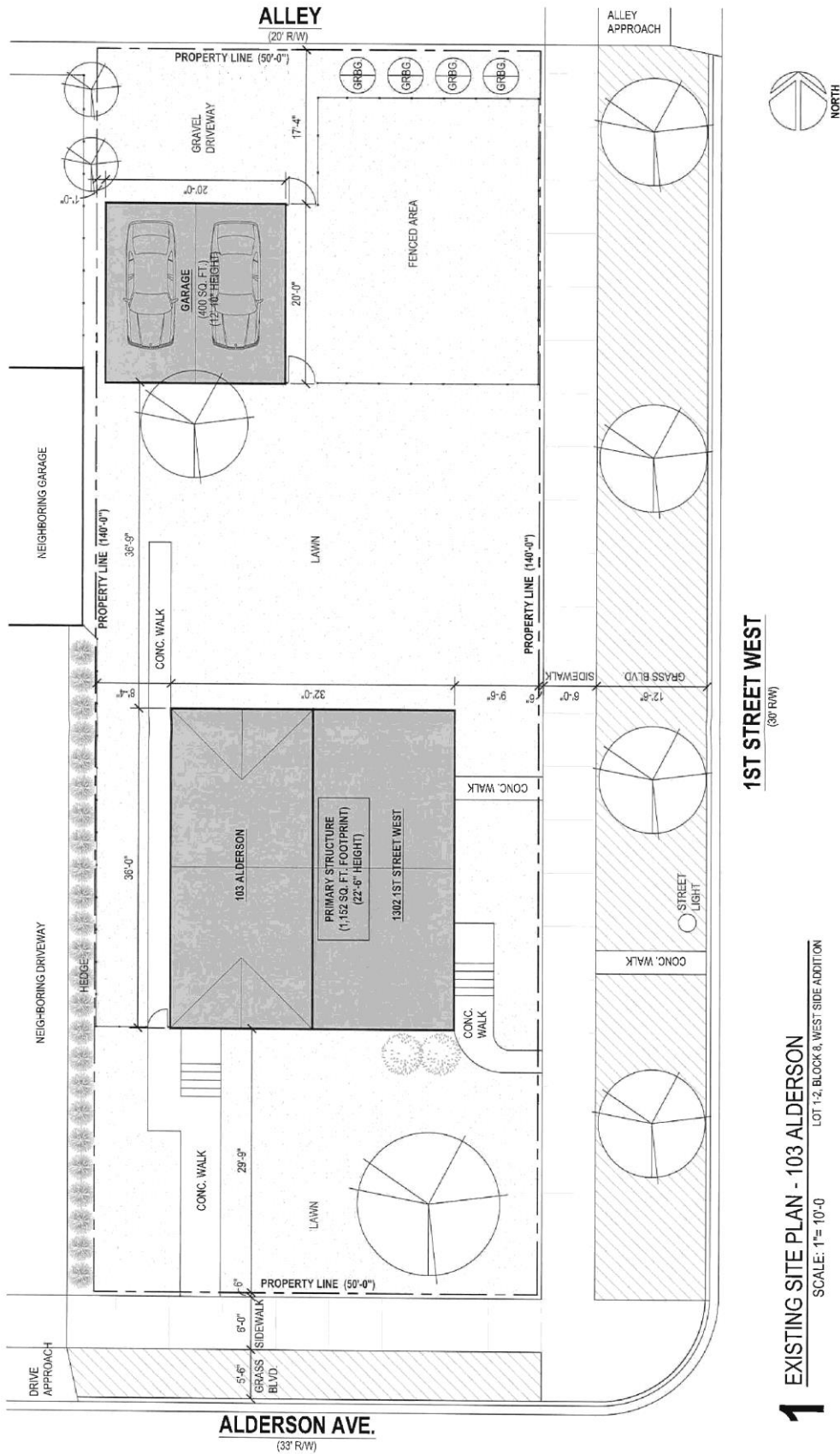


# Attachment Site Plan



**1** EXISTING SITE PLAN - 103 ALDERSON  
 SCALE: 1" = 10'-0"  
 LOT 1-2, BLOCK 8, WEST SIDE ADDITION

**Attachment B**  
**Application and Applicant Letter**



**APPLICATION FORM**

ID: Billings Variance # 1245 - Project # PZ-16-00197

Owner(s) of the following described property hereby request a Variance from the terms of the City of Billings Zoning Regulations.

TAX ID # A 1777.3 CITY ELECTION WARD # #1

Legal Description of Property: West side ADD, 504, T07 S, R 26 E, Block 8, Lot 1-2

Address or General Location (If unknown, contact City Engineering): 103 Alderson Billings, MT

Zoning Classification: R7000

Size of Parcel (Area & Dimensions): 7000 Square feet (50' x 140')

Covenants or Deed Restrictions on Property: Yes  No

If yes, please attach to application

Variance(s) Requested: Lot area variance from 9600 sq ft to 7000 sq ft for existing Duplex

Facts of Hardship: Built in 1939

\*\*\* Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Walter David and Sherry Lynn Herbert  
(Recorded Owner) 1005 O'Malley Dr Billings, MT 59102  
(Address) 831-236-2280 (Sherry cell) herbert.dpm.rn@gmail.com  
(Phone Number) (email)  
406-281-1736 (Dave cell)

Agent(s): \_\_\_\_\_  
(Name)  
\_\_\_\_\_  
(Address)  
\_\_\_\_\_  
(Phone Number) (email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Variance. Also, I attest that all the information presented herein is factual and correct.

Signature: Sherry L. Herbert (Recorded Owner) Date: Oct 27, 2016

**Memorandum**

October 21, 2016

To: Billings, MT Planning Commission

From: Walter David and Sherry Lynn Herbert  
Owners of Duplex at 103 Alderson Ave, Billings, MT 59102

Subject: Request for a City Variance

Request: Lot area variance from 9600 square feet to 7000 square feet for existing duplex for the purpose of financing and resale.

Rationale: This request is NOT a change in use but rather a request to conform to the current zoning requirement for an existing duplex. The current property, a duplex (side-by-side), was built in 1939. In order to sell the property, the lending agents require that the zoning match the type of property so that in the event of a fire or other event, the duplex could be rebuilt.