

Attachment
Application and Applicant Letter

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1246 - Project # P2-16-00203

The undersigned as owner(s) of the following described property hereby request a Variance from the terms of the City of Billings Zoning Regulations.

TAX ID # C02266 & C02267 CITY ELECTION WARD # 4

Legal Description of Property: Lots 5, 6, 7, 8, 9 & 10 Westfield Sub
S33, T01N, R25E

Address or General Location (If unknown, contact City Engineering): 2730

41st St West, Billings, MT 59106

Zoning Classification: R-96

Size of Parcel (Area & Dimensions): 4 acres (3.731)

Covenants or Deed Restrictions on Property: Yes _____ No

If yes, please attach to application



Variance(s) Requested: Increasing the max outbuilding size from 1,500sf to 2,200sf and the site total allowable outbuilding size to 3,000sf.

Facts of Hardship: Singular structure has problems with grade. Want privacy. If divided into 4 lots could have significantly more outbuilding footage than owners are requesting.

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

Owner(s): Adam & Kevin Kimmet
(Recorded Owner)
3630 Powderhorn Circle Billings, MT 59102
(Address)
406.698.1015 KJKimmet@gmail.com
(Phone Number) (email)

Agent(s): Frank Nieuser, Studio 4 Architects
(Name)
1430 Country Manor Blvd, Suite 42
(Address)
406 656 1714 fnn:u@studio4architects.com
(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: Kevin Kimmet Date: 10-31-16
(Recorded Owner)



Chair Person of the Board of Adjustment

10/30/16

Re: Kimmert Residence
Variance Request
2730 41st St. West

The property owners are requesting a variance for the zoning requirement of 1,500 sf max for an out building and 2,000 sf total max for out structures.

The owners are asking to build a detached garage of 2,100 sf and a pool equip/storage building of 400sf totaling 2,500 sf. This is 600 sf over the allowed for a single structure and 500 sf over the allowed total. We request the max single structure to be 2,200 sf and the site total for detached to be 3,000 sf per the variance request form.

One reason the owners bought more property is to create an out garage for their other vehicles etc. The owners would like to make it a detached rather than attached garage in order to create privacy from the neighbors and more importantly because of site grade. The site drops from north to south and the garage needs to have a significantly lower finished floor and there needs to be space between home and out garage to allow drainage from back yard.

This Lot is capable of being subdivided into multiple R-96 lots. Each of those lots would have a primary residence and each could have a 1,500 sf out building on it. The proposed single family residence and out buildings would still have far less total out building footprint put on the property than current zoning would allow if it were subdivided.

Further in keeping with the intent of zoning, this variance will not adversely affect the property value or the property value of neighboring lots. We appreciate your consideration in this matter.

If there further explanation is needed, please do not hesitate to contact me.

Kind Regards,

Frank Nienaber IV, AIA

A handwritten signature in black ink, appearing to read "Frank Nienaber IV", written over a horizontal line.

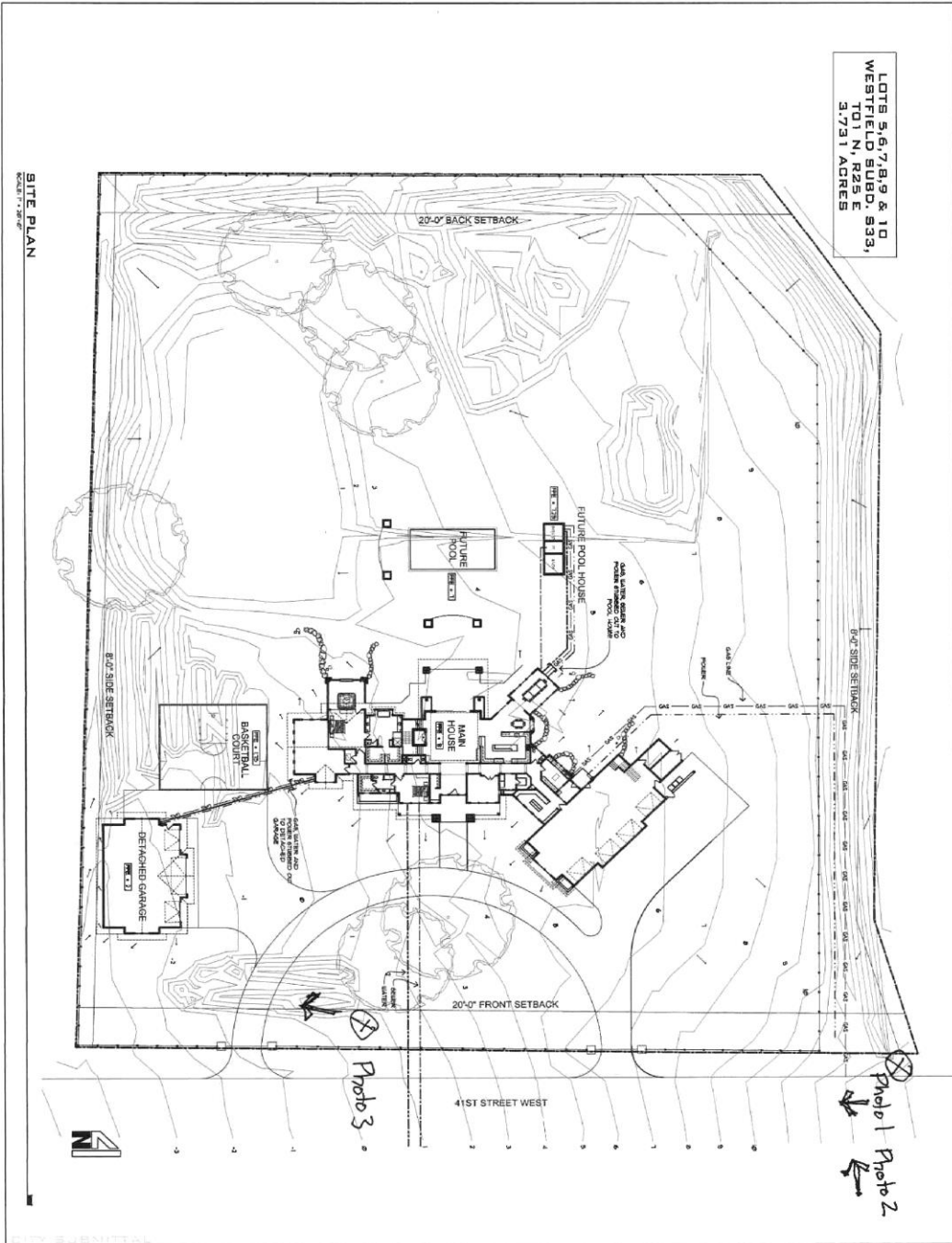
Studio 4 Architects
59102 PH: 406.656.1714
www.studio4architects.com

1430 Country Manor Blvd. Suite 4A, Billings, MT
WEB:

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Attachment Site Plan

LOTS 5, 6, 7, 8, 9 & 10
WESTFIELD SUBD. S33,
T01 N, R25 E
3.731 ACRES



STUDIO 41
ARCHITECTS

1430 Country Manor
Billings, MT 59102
PH: 406.658.1714
FX: 406.658.1718
WWW.STUDIO41ARCHITECTS.COM



PROJECT:
KIMMET RESIDENCE
41ST ST. WEST
BILLINGS, MONTANA

**KIMMET
RESIDENCE**
41ST ST. WEST
BILLINGS, MONTANA

SET:
PROJECT: KIMMET RESIDENCE
OWNER: KIMMET RESIDENCE
DATE: 10/2018
SHEET: 1.0
SITE