

Attachment
Application and Applicant Letter



APPLICATION FORM

ID: Billings Variance # 1247 - Project # P2-16-00206

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 # A 01624 CITY ELECTION WARD # _____

Legal Description of Property: Lots 13-15, Block 219, Billings Second Addition

Address or General Location (If unknown, contact City Engineering): 3416 6th Ave S.

Zoning Classification: Residential 6000

Size of Parcel (Area & Dimensions): 140' x 75' (10,500 SF)

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

Variance(s) Requested: Variance from zoning for allowable lot size, to subdivide 10,500 sf lot into 2 5,250 sf parcels

Facts of Hardship: Economic feasibility vs. neighborhood harmony

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

Owner(s): Weber Investment Group
(Recorded Owner) _____
(Address) 2604 Emerson Pl, Billings, MT 59102
(Phone Number) _____ (email) _____

Agent(s): Eggart Engineering Company
(Name) _____
(Address) 720 Lakwest Ln., Billings, MT 59106
(Phone Number) (406) 833-9151 (email) scotts@eecmt.com

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: [Signature] Date: 11.7.16
(Recorded Owner)

11/03/2016

Dear Chairperson of the Board of Adjustment,

This property is located in a prime residential housing area within Billings where all necessary infrastructure for utilities is easily accessible. The site consists of three lots within an existing subdivision; however the existing zoning requires an area equal to about 1.7 times that of a single lot. We are asking for a variance from zoning so that we can divide the existing 3 lots into 2 lots with areas slightly less than the zoning requirement so that two new single family homes can be built on the site with individual owners. Without the passing of this variance, one single family home is allowed on the site, or up to four units by going through a "townhome" process. We think that creating sites for two new single owner, single family homes is a better alternative and fits better in the neighborhood than "townhoming" the lot into multiple units.

There are currently two addresses assigned to this property from Yellowstone County GIS. This is because the property owner was going to construct a duplex on this lot and had two addresses assigned. Since that time, the owner has decided that the cost of building a duplex on the site is not economically viable. He believes that dividing the site so that two individual single family dwellings is a better solution.

Within a one block distance from this site, there are at least 8 other properties which are smaller than the existing zoning requirements, so the granting of this variance will not create a unique situation to the vicinity. Also building on this site fits well with the City's infill ideals.

