

Variance 284 – 3150,3246 and 3316 King Avenue East - LUCZ
Applicant Letter

APPLICATION FORM

COUNTY Land Use Contrary to Zoning ID: County Variance # 284 - Project # P2-16-00181

The undersigned as owner(s) of the following described property hereby request a Public Hearing on a Land Use Contrary to Zoning from the terms of the Yellowstone County Unified Zoning Regulations.

TAX ID # D01861 / A19369 / #D01862 COUNTY COMMISSIONER DISTRICT # 1

Legal Description of Property: (#D01861) S15, T01 S, R26 E. COS 1334 PARCEL 1 (LESS TR 1A COS 1334 1ST AMD) 9.1 ACRES
(#A19369) Cissel Acreage Tracts Subdivision, S15, T01 S., R26 E, Lot TR2 (#D01862) S15, T01S, R26 E. COS 1334, PARCEL 1A, 1ST AMEND .5 ACRES

Address or General Location (If unknown, contact County Public Works): _____
3246 King Ave. E. (#D01861) 3150 King Ave. E. (#A19369) 3316 King Ave. E. (#D01862)

Zoning Classification: RESIDENTIAL 15000

Size of Parcel (Area & Dimensions): #D01861- 9.1 acres / #A19369- 3.447 acres / #D01862- .5 acres

Covenants or Deed Restrictions on Property: Yes No

If yes, please attach to application

Brief explanation of the Project:

Yellowstone County would like to use these parcels of land for future parking and storage buildings for the Yellowstone County Detention Facility located across King Ave. E. to the North.

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

Owner(s): Yellowstone County Board of County Commissioners (John Ostlund- Chairman)
(Recorded Owner) PO BOX 35000, BILLINGS, MT 59107
(Address) 406-256-2703 jostlund@co.yellowstone.mt.gov
(Phone Number) _____ (email) _____

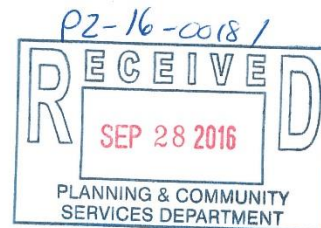
Agent(s): Schutz Foss Architects
(Name) 3030 4th Avenue N., Billings MT 59101
(Address) 406-252-9218 allen@schutzfoss.com / chris@schutzfoss.com
(Phone Number) _____ (email) _____

Greg Erpenbach
Yell Co. Facilities Superintendent
P.O. Box 35005
59107

I attest that all the information presented herein is factual and correct.

Signature: _____
(Recorded Owner)

Date: 9-23-16





September 27, 2016

Carlotta Hecker, Chair
Yellowstone County, Board of Adjustment
2825 3rd Ave. N., 4th Floor
Billings, MT 59101

Re: Yellowstone County Land Use Contrary to Zoning Application
Yellowstone County Detention Facility Addition/Remodel #1629
Parcel ID #: D01861, A19369, D01862

Dear Carlotta,

Yellowstone County owns (3) parcels of properties south of King Avenue East, across the street from the Yellowstone County Detention Facility. The properties are zoned "Residential 15000". Tax identification numbers: #D01861, #A19369, #D01862.

The Yellowstone County Detention Center, located on property within City of Billings jurisdiction, is in the process of adding a 27,324 SF Women's Housing Unit and a 4,474 SF Storage Addition. The housing unit is needed to help alleviate the current population overcrowding at the facility. The storage addition will add general storage that is being absorbed by a Kitchen/Laundry Remodel.

Yellowstone County would like to use the properties within the Yellowstone County Jurisdiction for future parking and/or storage to support the Yellowstone County Detention Facility. The parking will be used for Yellowstone County employees. Storage will utilize existing structures and/or new storage structures could be constructed in future. There is currently no definitive plans for the property, but Yellowstone County is notifying the Board of Adjustments of their intent in the future. Since the properties are zoned "Residential 15000", Yellowstone County is providing application for "County Land Use Contrary to Zoning" for a public hearing and comment at this time.

Sincerely,

By 

Allen Rapacz, President

