



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



**APPLICATION FORM**

CITY VARIANCES DEPARTMENT ID: Billings Variance # 1248 - Project # P2-16-0001

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 # A09751 CITY ELECTION WARD # 3

Legal Description of Property: Kober Subd 3<sup>rd</sup> filing, 536, Tol N, R2SE, Block 6, Lot 13, & 65' Lt 12 & 565' of W20' Lt 14

Address or General Location (If unknown, contact City Engineering): 1413 18<sup>th</sup> St W,

Billings, mt

Zoning Classification: R7000

Size of Parcel (Area & Dimensions): 5166 Sq Ft recorded  $79.5 \times 65 = 5167.5 \text{ Sq Ft}$   
 $79.5 \times 68 = 5406.0$

Covenants or Deed Restrictions on Property: Yes \_\_\_\_\_ No X (3 ft of alley) - 1953 resolution

If yes, please attach to application

Variance(s) Requested: In the 40+ years I have owned/lived @ this address, it has been a duplex & want to keep this lot as such. Asking for 15' front yard variance as building on south side of alley also built on edge of alley - hard to get cars into driveway (space) because of the corner of the building.

Facts of Hardship: My husband had a stroke in June, he continues to walk, every day to the house (therapy). I also have a grandson who is special needs - this as a duplex townhouse or condo helps keep the family together

for emergency reasons and mental stability for my husband. We all help each other & are there for each other.

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

Owner(s): Christopher & Barbara Cox

(Recorded Owner) 1413 18<sup>th</sup> St W, Billings, MT

(Address) 406-256-2743 (D) 406-591-5565 (C) bc Cox@co.yellowstone.mt.gov

(Phone Number) (email)

Agent(s): Josh Schaefer

(Name) 2300 Elizabeth St Billings MT 59102

(Address) 406-208-1855 josh@schaefermt.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: Barbara Cox Date: 12-2-16

(Recorded Owner)

1. A & B have been a duplex for over 50 years. We need 2 family dwelling for my self & husband & my daughter who has a special needs son. We need to be there for each family. My daughter has problems renting because of her son & she can't own... no credit. My husband needs the family for therapy because of his stroke. If we can not use as always, we can not use the property at all - not usable as is.
2. I want to rebuild to code a living place that is comfortable and where my grandchildren can have a nice place to play. We want to stay with a duplex - just a bit different for comfort.
- 3- plans submitted with paperwork.