

Variance 1249 – 434 Terry Avenue  
Applicant Letter and Site Plans



APPLICATION FORM

ID: Billings Variance # 1249 - Project # PZ-1700001

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 # A19013 CITY ELECTION WARD # 1

Legal Description of Property: YELLOWSTONE ADD BLOCK 9 LOT 29  
E 20 FT LT 29-30

Address or General Location (If unknown, contact City Engineering):  
434 TERRY AVE

Zoning Classification: RESIDENTIAL MULTI-FAMILY RESTRICTED

Size of Parcel (Area & Dimensions): 45' X 140' 6300 SQFT

Covenants or Deed Restrictions on Property: Yes \_\_\_\_\_ No X

If yes, please attach to application

Variance(s) Requested: LOT SIZE TO ALLOW (2) TWO DWELLING  
UNITS

Facts of Hardship: LOT SIZE IS 700 SQFT LESS THAN NEEDED  
7000 SQFT FOR 2 DWELLINGS.

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

Owner(s): JOANN AND JOHN STEVENS  
(Recorded Owner)  
1042 HICKORY AVE, BILLINGS MT 59101-6740  
(Address)  
(406) 698-8800 (Phone Number) (email)

Agent(s): ROBERT V WHITE  
(Name)  
805 YELLOWSTONE AVE, BILLINGS, MT 59101  
(Address)  
(406) 672-6642 (Phone Number) robtbwhite@yahoo.com (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: [Signature] Date: 3 Jan 2017  
(Recorded Owner)

3 Jan 2017

# Grace

## CONSTRUCTION

Robert White  
805 Yellowstone Ave  
Billings, MT 59101  
(406) 672-6642

Planning & Community Services Dept  
2825 3<sup>rd</sup> Ave North, 4<sup>th</sup> Floor  
Billings, MT 59101  
(406) 247-8676

Dear Chairperson of the Board of Adjustment,

I am applying on behalf of my friend and client, Joann Stevens, for a variance to allow the construction of two dwellings on her property, 434 Terry Ave, Billings, MT, Tax ID: A19013. The property is zoned Residential Multi-Family Restricted yet is only 6300 sqft, 700 sqft less than the needed 7000 sqft for two dwellings.

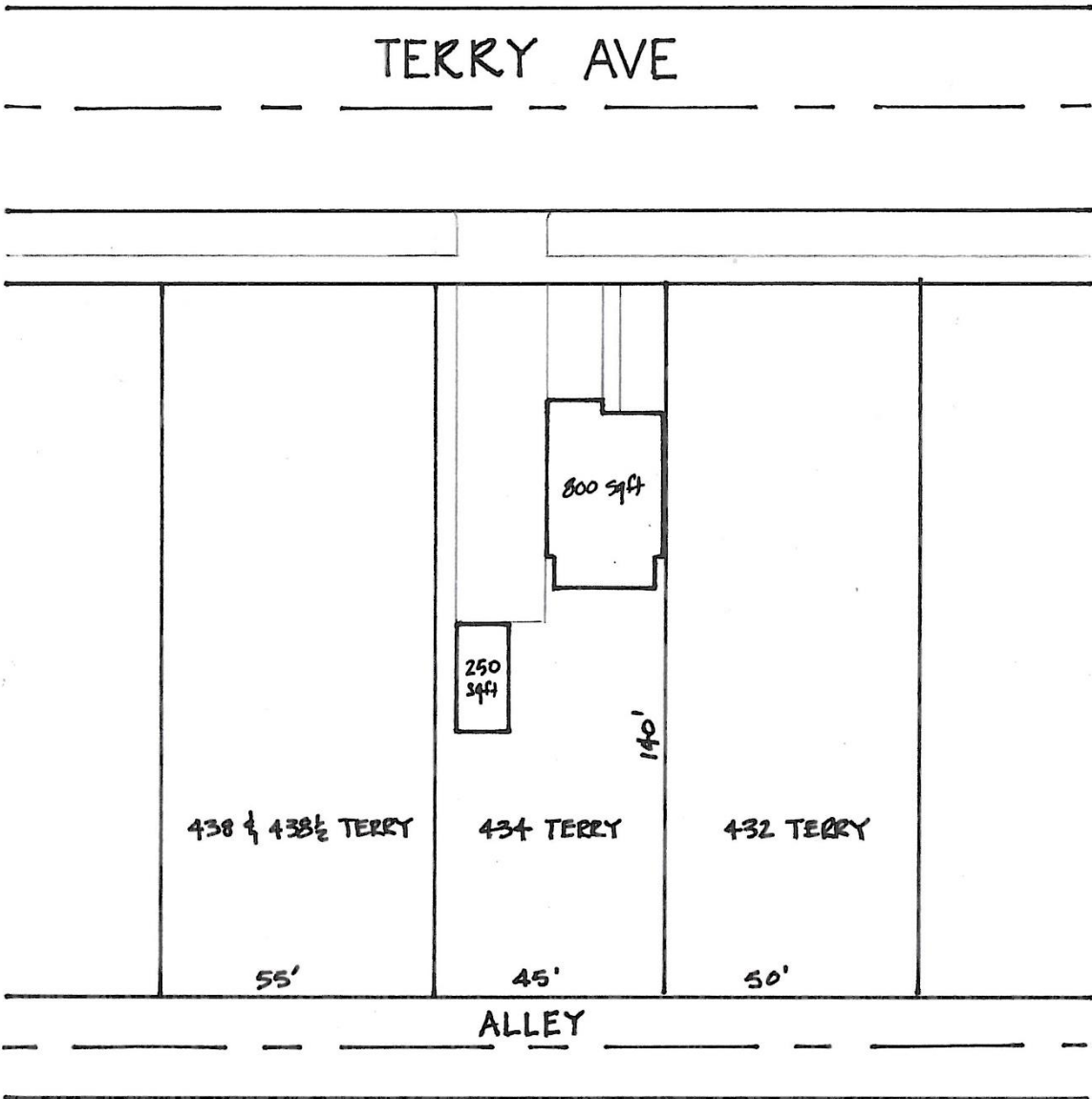
Mrs. Stevens wishes to construct an accessible retirement dwelling for her and her husband, John, and a separate dwelling for either her daughter or a caretaker. We intend to remove the existing structures on the property: an 800 sqft 1920 bungalow, a 250 sqft detached garage, and a small freestanding storage shed. We intend to build two dwellings, not to exceed a total of 3465 sqft on the first floors, to conform to the 55% lot coverage zoning requirement.

The neighborhood contains a good mix of single and multi-family residences leading us to believe that this project would not detract but add to the character and value of the area.

Thank you,



Robert White



SITE MAP

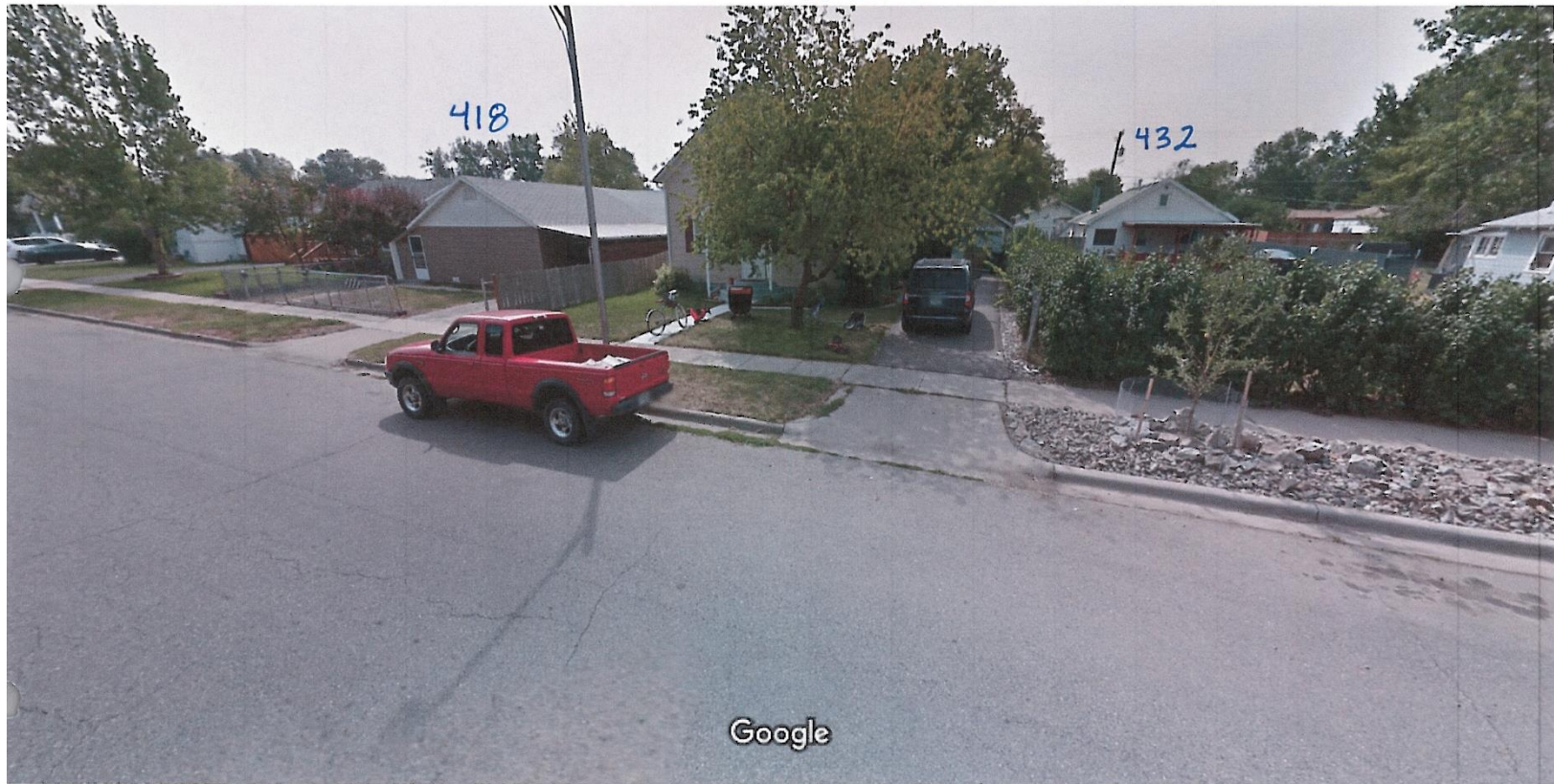
SCALE : 1" = 30'-0"

Existing Structures



Billings, Montana  
Street View - Aug 2015





Billings, Montana

Street View - Aug 2015

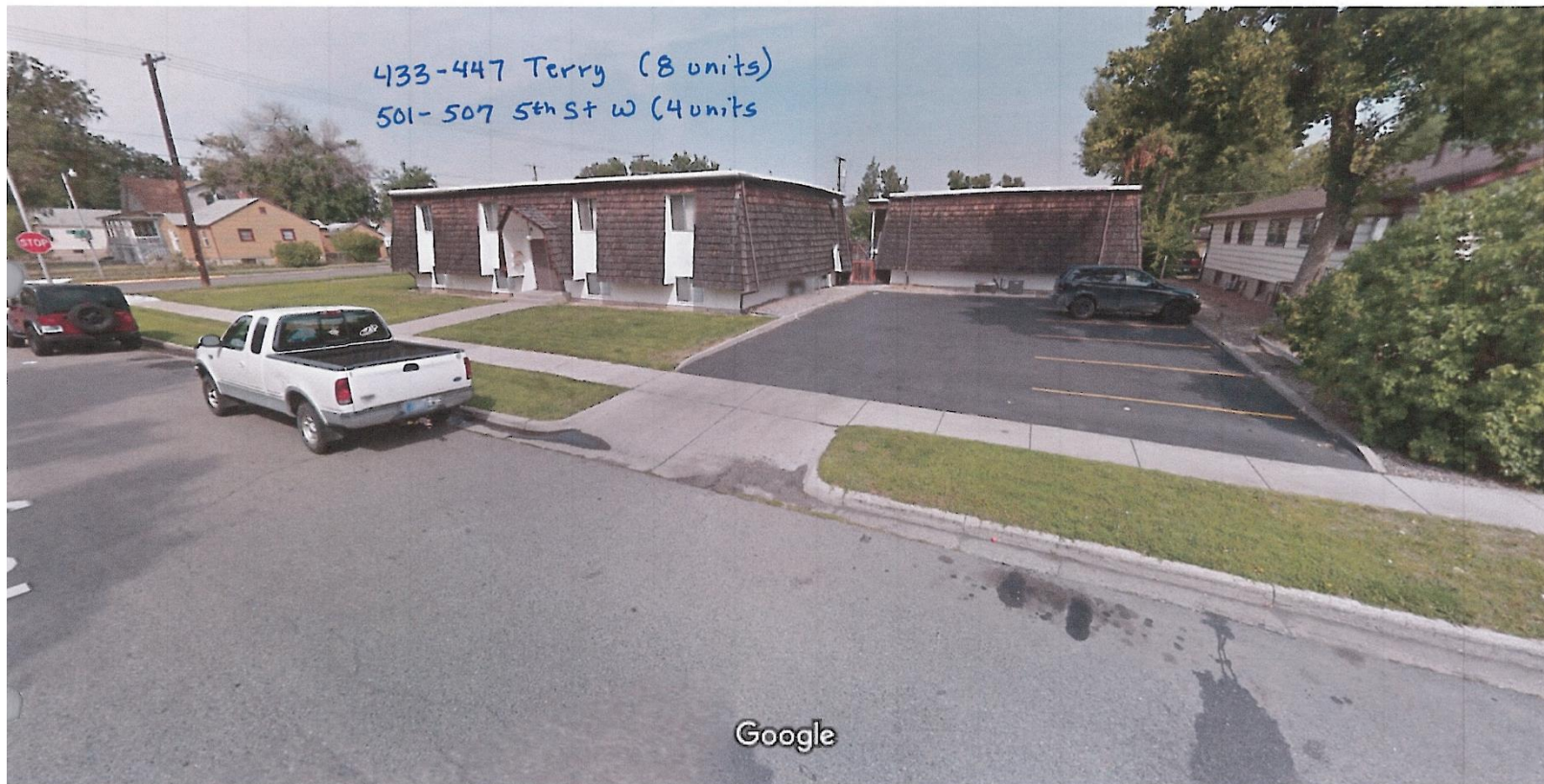


Image capture: Aug 2015 © 2017 Google

Billings, Montana

Street View - Aug 2015





433-447 Terry (8 units)  
501-507 5th St W (4 units)

Google

Image capture: Aug 2015 © 2017 Google

Billings, Montana

Street View - Aug 2015