

Dear Chairperson of the Board of Adjustment,

The owner would like to construct a detached 1,250 s.f. garage on this property. Under the current zoning regulations, only 1,013 s.f. would be allowed. The owner feels that the proposed garage size is needed to adequately store his vehicles. This size of garage would be allowed if it were attached to the existing house, but the roof lines and configuration of the existing house prohibit this. We also request to be allowed a sidewall height of 15'-5" on the proposed detached garage. The existing house has a sidewall height of 10'-0". Due to site grading and the proposed bonus room above the garage, we feel that matching this structure to the existing sidewall height of the house would be difficult. All site setbacks and lot coverage requirements will be adhered to. The alley abuts the big ditch, so there will be approximately 130' to any structures on the north side of ditch.

The owner would like to replace the current garage with a new garage that is over the allowed lot coverage in order to have more covered vehicle parking and to make the garage usable from the alley side of the property. The garage will be constructed of similar siding, roofing & rock wainscot as the existing residence, so it will blend in nicely with the existing residence and neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Travis McDowell". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Travis McDowell

Attachment
Application and Applicant Letter

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1250 - Project # PZ-17-00009

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 # A11290

CITY ELECTION WARD # 3

Legal Description of Property: Block 2, Lot 1 and 41.67'
Neidemire Subdivision



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

1147 O'Malley Drive

Zoning Classification: R9600

Size of Parcel (Area & Dimensions): 11,745 s.f. 150'-0" x 78.34'

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

Variance(s) Requested: Allow a 1,250 s.f. detached garage - 1,013 s.f. is
allowed by code. Allow a sidewall height of 15'-5" on
proposed detached garage - existing sidewall height of house is 10'-0"

Facts of Hardship: A 1250 s.f. detached garage would be allowed if attached to the house,
but would not work with existing roof lines. Limiting the sidewall height to 10'-0" would not
allow for bonus space above garage.

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

Owner(s): Mark Morehead

(Recorded Owner)

1147 O'Malley Drive Billings, MT 59102

855-5010

(Phone Number)

mmorehead@bigskyed.com

(email)

Agent(s): Travis McDowell - Bluewater Design

(Name)

2029 Forest Park Drive Billings, MT 59102

647-2173

(Phone Number)

travis@bluewaterdesignmt.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: _____

(Recorded Owner)

Date: _____

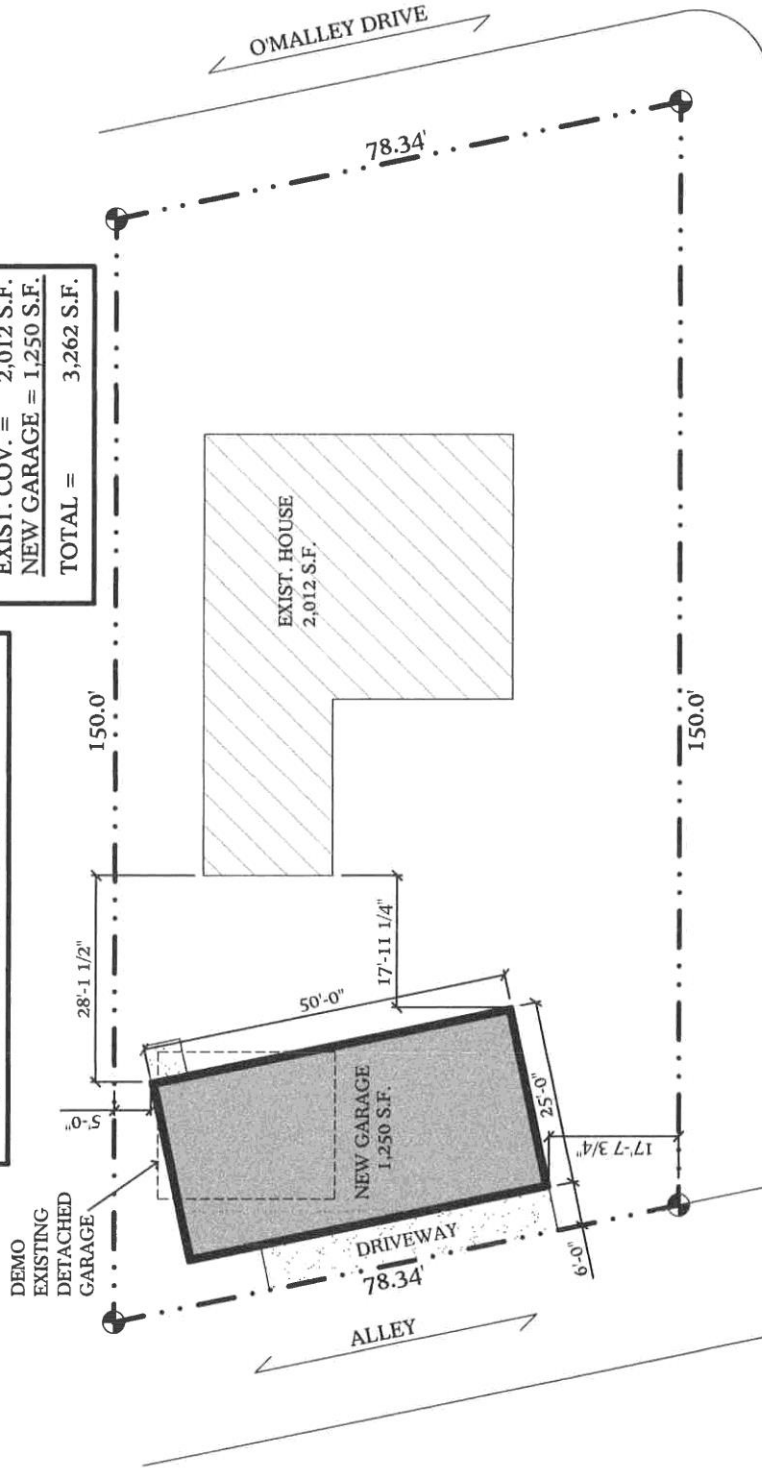
P Z-17-00009

City Variance Application 2016-2017

**Attachment
Site Plan**

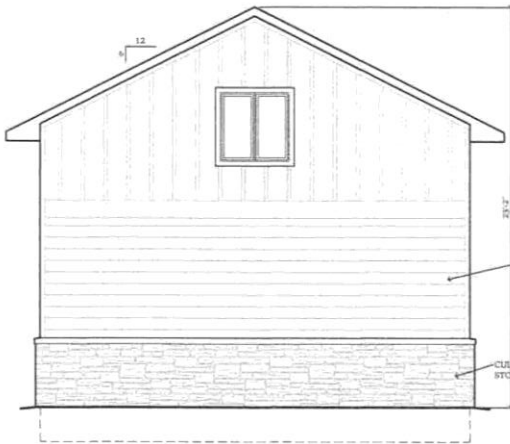
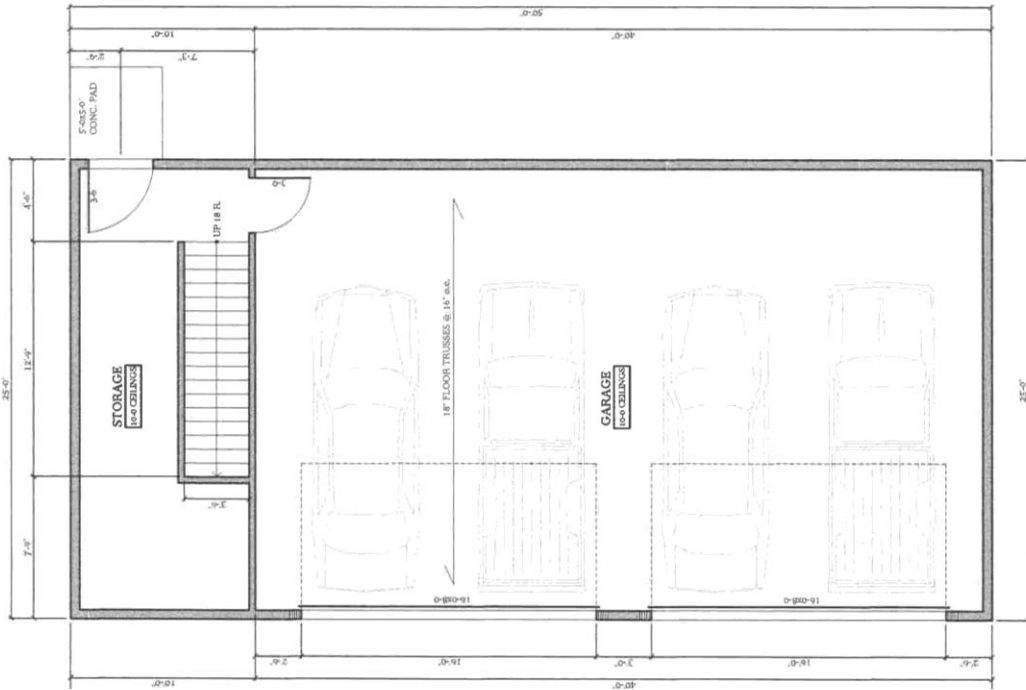
LEGAL DESCRIPTION
 NEIDEMIRE SUBDIVISION
 LOT 1 & W 1.67' LOT 2, BLOCK 2
 1147 O'MALLEY DRIVE

LOT COVERAGE
 MAX COVERAGE
 11,745 x .30 = 3,523 s.f.
 ACTUAL COVERAGE
 EXIST. COV. = 2,012 S.F.
 NEW GARAGE = 1,250 S.F.
 TOTAL = 3,262 S.F.

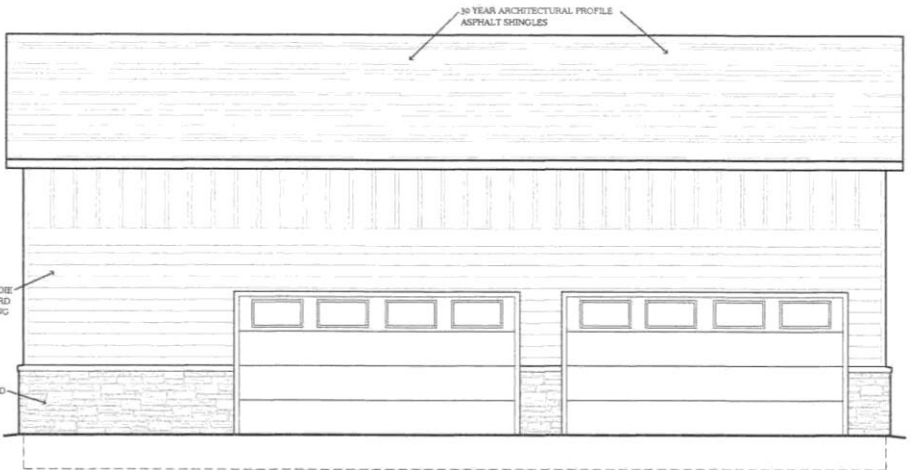


SITE PLAN
 1" = 20'-0"

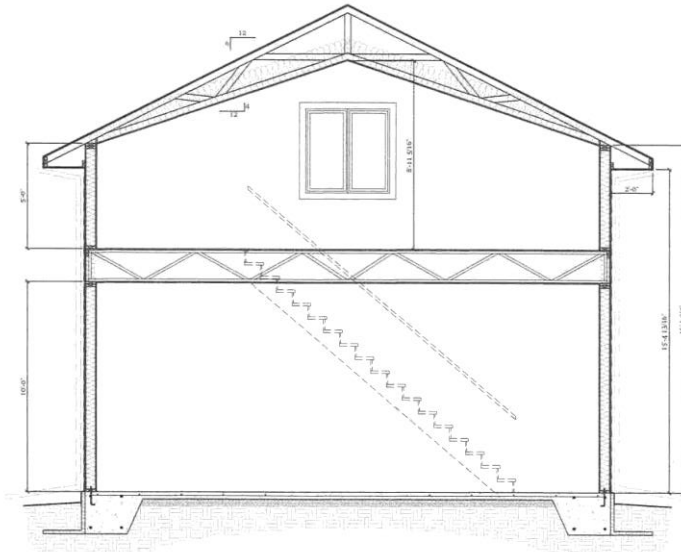
Elevation & Layout Proposed



WEST ELEVATION
 1/8" = 1'-0"



NORTH ELEVATION
 1/8" = 1'-0"



BUILDING SECTION
 3/16" = 1'-0"