



February 6, 2017

Board of Adjustment  
City of Billings

Re: Variance Request  
906 N 32<sup>nd</sup> St

Dear Chairperson,

Thank you for the opportunity to provide information in regard to a proposed variance request for my personal residence at 906 N 32<sup>nd</sup> St.

I am proposing a small addition to our existing historic home. We have a growing family and need to add additional space to make the home more functional. We are committed to staying in this historic area near downtown, but also need to provide more space for our growing family.

The home sits on a large corner lot which has a triangular shape. In order to efficiently construct the small addition in a rectilinear way on a triangular lot, it crosses the sideyard setback in one small location, totaling only 9 s.f. Due to the property being a large corner lot, the neighbors are set back from this addition and therefore should see minimal impact. This area is also densely landscaped which creates good visual separation between homes. As an architect in this community, the design for this addition will be historically sensitive, scaled appropriately, and will match the existing home in design, color, and materials. Once complete, the addition will look as if it's always been a part of the home.

If it's possible, I would ask for the following timeline for the variance:

- o Apply for a Building Permit: Within 12 months of variance approval
- o Complete Project: Within 18 months of building permit being issued

This timeline helps with my planning, design, financing, etc.

Thank you for your time and consideration.

Sincerely,

Dusty Eaton, AIA

A handwritten signature in black ink, appearing to read 'Dusty Eaton', written over a horizontal line.

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

**APPLICATION FORM**

**CITY VARIANCE**

**ID: Billings Variance #** 1252 **- Project #** P2-17-0004

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 # A11840 CITY ELECTION WARD # \_\_\_\_\_

Legal Description of Property: \_\_\_\_\_

NORTH ELEVATION SUB 3RD FILING, S32, T01 N, R26 E, BLOCK 19, LOT 9, & N15 FT LT 8

Address or General Location (If unknown, contact City Engineering): 906 N. 32ND ST.

Zoning Classification: R7000

Size of Parcel (Area & Dimensions): AREA: 8,024 SF (Triangular shaped lot - reference site plan for dimensions)

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

If yes, please attach to application

Variance(s) Requested: Requesting a variance for one small corner of a building addition to cross the sideyard setback. This only occurs in one location and totals 9 s.f. The proposed addition is 380 s.f. and therefore, the 9 s.f. is 2% of the total proposed addition.

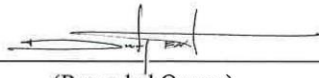
Facts of Hardship: We have a growing family and need to expand our residence in order to accommodate an additional bedroom. We are committed to staying downtown and supporting the historic areas of Billings. Due to the triangular shape of the lot, the addition crosses the sideyard setback in one small location.

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

Owner(s): Dusty & Kara Eaton  
(Recorded Owner) \_\_\_\_\_  
906 N 32nd St  
(Address) \_\_\_\_\_  
406-698-1816 deaton@aearchitects.com  
(Phone Number) \_\_\_\_\_ (email)

Agent(s): Dusty Eaton  
(Name) \_\_\_\_\_  
906 N 32nd St  
(Address) \_\_\_\_\_  
406-698-1816 deaton@aearchitects.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:  \_\_\_\_\_ Date: 1/31/17  
(Recorded Owner)



Attachment  
Rendering of new addition



BEFORE ADDITION

EXISTING      ADDITION



PROPOSED ADDITION - RENDERING