

Variance 1255 – 1010 N 24<sup>th</sup> St  
Applicant Letter and Site Plans

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1255 - Project # P2-17-0001?

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 # A16389 CITY ELECTION WARD # \_\_\_\_\_

Legal Description of Property: N50 S125 LOT 4, BLK 7, SUNNYSIDE SUBD 2<sup>ND</sup> FIL

Address or General Location (If unknown, contact City Engineering): 1010 N 24<sup>th</sup> ST,  
BILLINGS, MT

Zoning Classification: R7000

Size of Parcel (Area & Dimensions): 7,000 SF 50'x140'

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

If yes, please attach to application

Variance(s) Requested: REPLACE PRIOR concrete Landing & STEPS with  
WOOD DECK & STEPS for front entry. Front setback variance

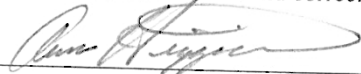
Facts of Hardship: ORIGINALLY built as duplex and would like to leave as  
such.

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

Owner(s): Aaron JAMES Higginbotham  
(Recorded Owner)  
1315 Bitterroot DR  
(Address)  
406-690-2458 Boulderdesigns1@gmail.com  
(Phone Number) (email)

Agent(s): \_\_\_\_\_  
(Name)  
\_\_\_\_\_  
(Address)  
\_\_\_\_\_  
(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: 2-04-17  
(Recorded Owner)

PLAT PLAN  
1010 N 24<sup>TH</sup> ST

