

Variance 1256 – 1413 18th St West
Applicant Letter and Site Plans



APPLICATION FORM

ID: Billings Variance # 1256 - Project # 12-17-6008

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 # A09951 CITY ELECTION WARD # 3

Legal Description of Property: Kober Subd 3rd filing, 236, T01 N, R25E, Block 6 Lot 8 & 65' Lt 12 & 95' of W20' Lt 14

Lot size 5,166 Sq ft + 238 (3' of alley vacation) = 40% = 2,141 max
Address or General Location (If unknown, contact City Engineering): 1413 18th St W,

Billings, MT

Zoning Classification: R 7000

Size of Parcel (Area & Dimensions): recorded - 5166 Sq ft 5/16 (5406)

Covenants or Deed Restrictions on Property: Yes No

If yes, please attach to application

Variance(s) Requested: Because of the 3ft added from ownership into alley I would like variance moved from 30% to 40% Larger area of building is needed in building. My designer said 6 people - even 2 - the stairs (according to code) would be wall to wall with existing 5 ft. 6 people cannot live in the previous sq ft listed. Sq ft should reflect actual sq ft owned. Not 'foot print' from old dem'd Building.

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

Owner(s): Barbara & Christopher Cox
(Recorded Owner)
1413 18th St W, Billings, MT
(Address)
406-591-5565 bcx@co.yellowstone.mt.gov
(Phone Number) (email)

Agent(s): Josh Schaefer
(Name)
2300 Elizabeth St Billings, MT
(Address)
406-208-1855 Josh@schaefer.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.

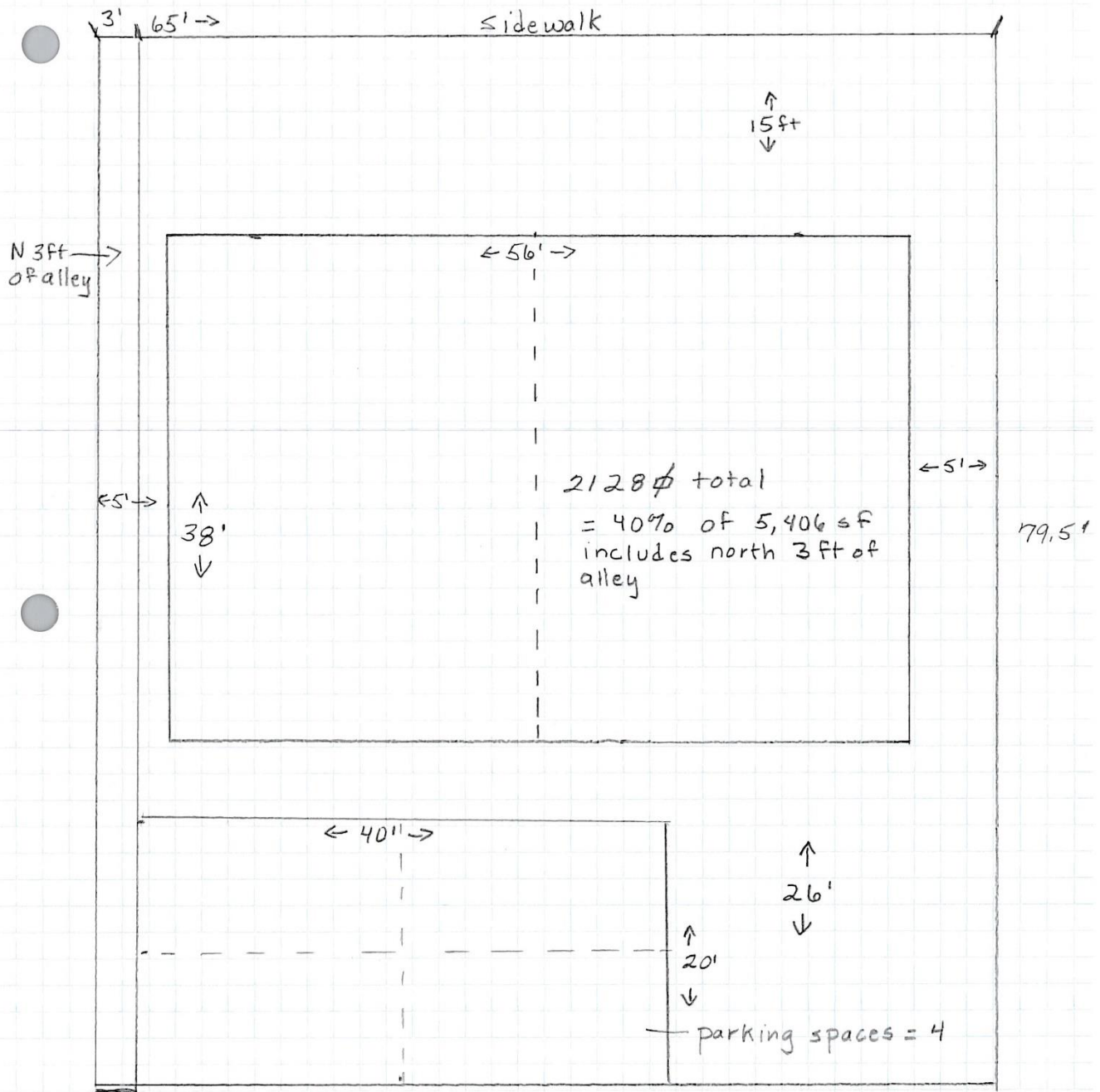
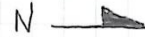
Signature: Barbara Cox Date: _____
(Recorded Owner)

1. A. There is not room in the current
footage for living. According to my
designer stairs according to him / each
they would go "wall to wall"

B. Small children (4) need room in
the home.

2. We just need enough room to
put a family of six & to keep duplex
the same, we are asking for same
footage for both sides. I don't
want my grandchildren to be
scrunched up. Room - needed. Please.

Variance 1256
N. 18th Street



4 off-street parking spaces required
(BMCC 6-1203)

1 inch = 10 ft

← 18th St W →

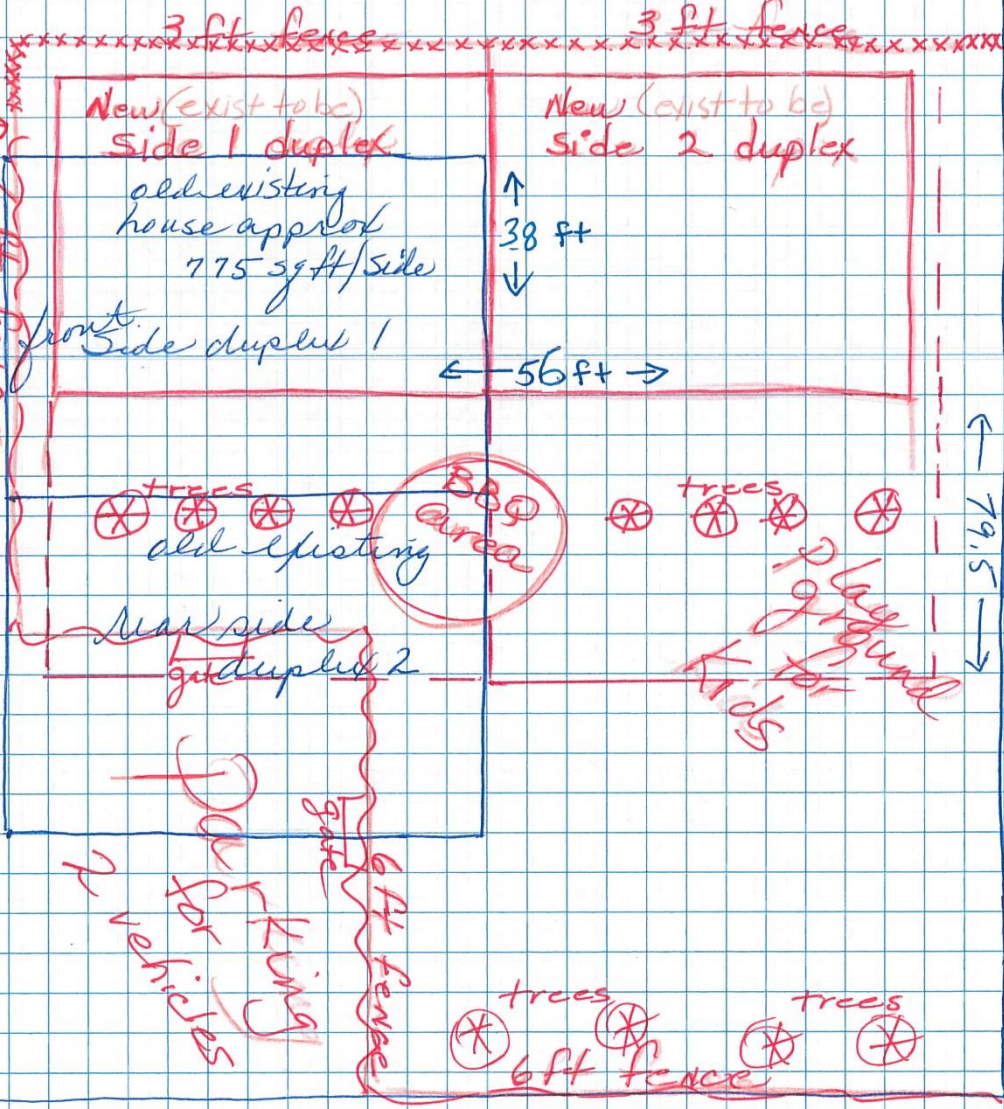
15' setback ← 65' →

15' setback

Building Request from 30% to 40%

NEIGHBOR PROPERTY ↓

3 ft of alley (vacation resolution) owned by property owner



← 79.5' →

Recorded sqft 79.5 x 65 = 5167.5
corrected sqft 79.5 x 68 = 5406.0

1 inch = 10 ft

- (56x38) total = 5406.0 sqft
- request / New construction duplex & fence & enhancements
- old existing building (demolished)

5167.5
5406.0