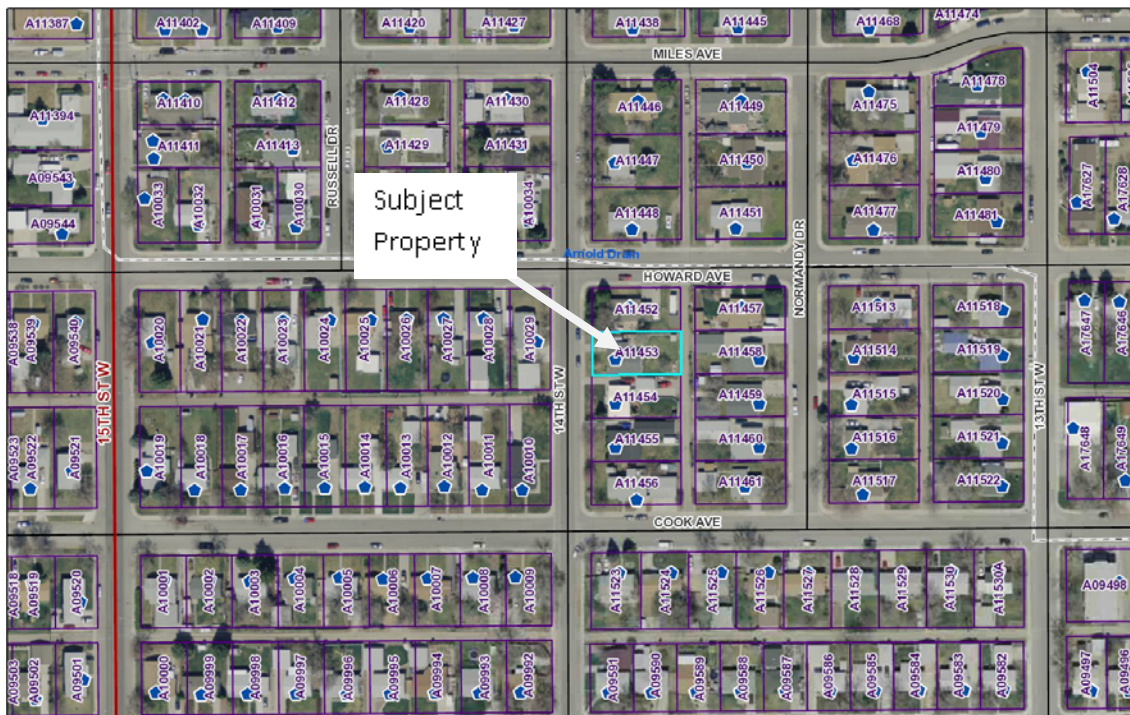
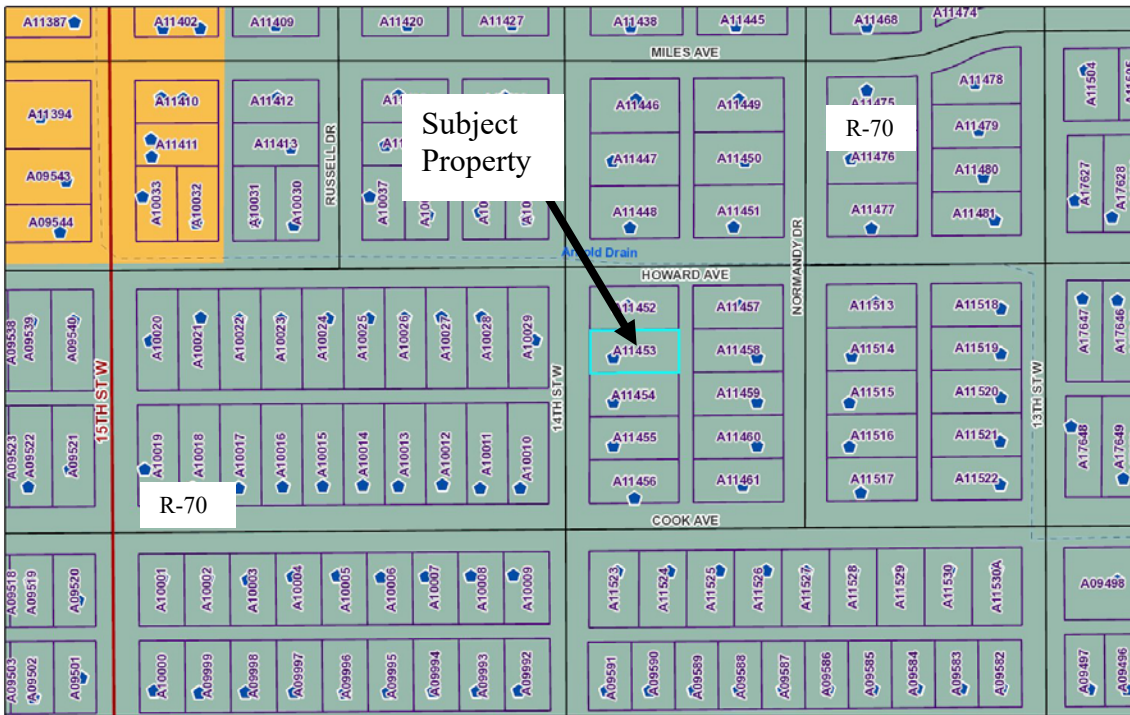
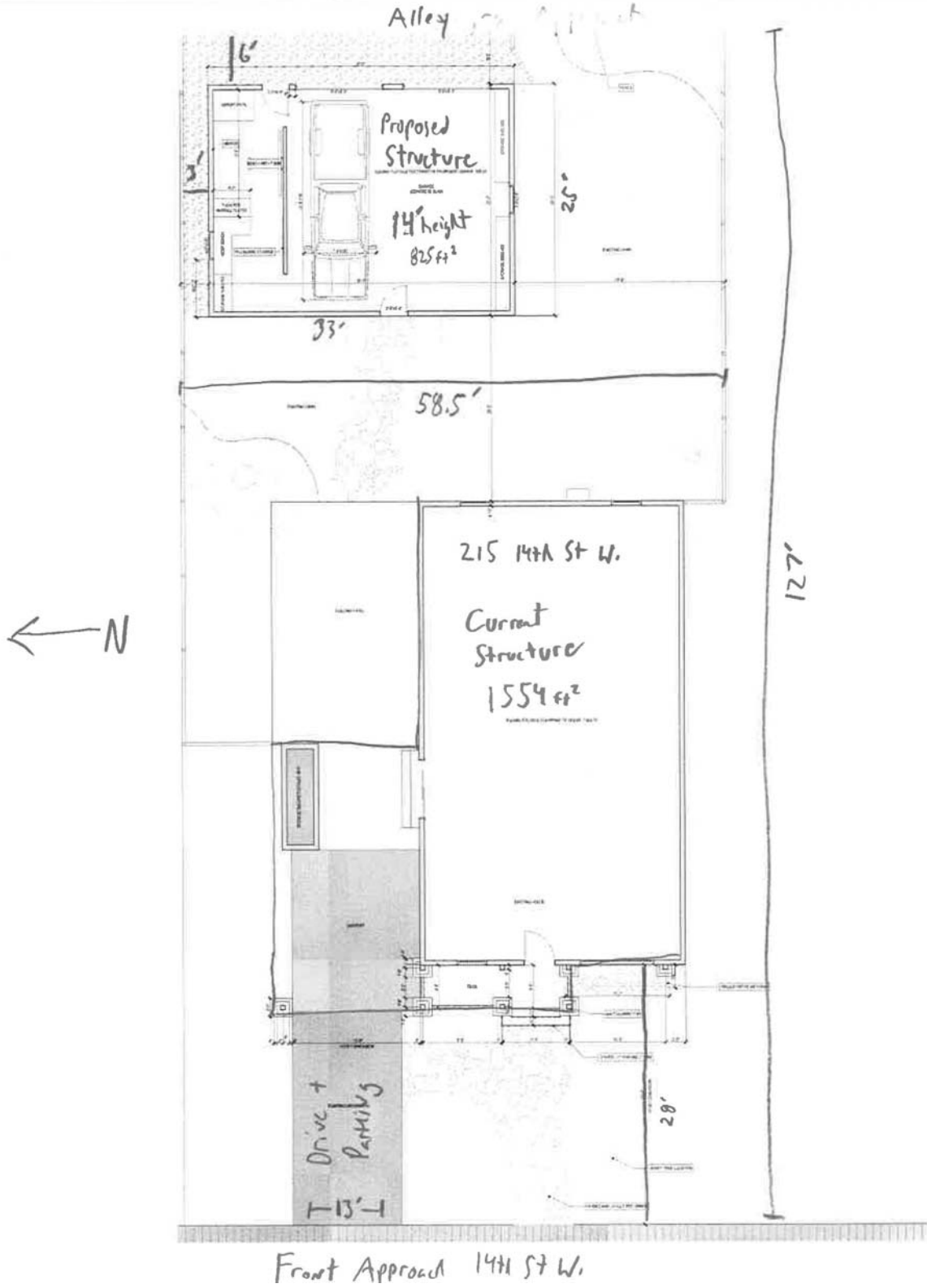


ATTACHMENT
Surrounding Zoning & Site Location



ATTACHMENT
Site Plan



Attachment
Application



APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1257 - **Project #** P2-17-00021

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 # A11453 CITY ELECTION WARD # 3

Legal Description of Property: Normandy Add 2nd Filing, S05, T01S, R26 E, Block 11, Lot 2

Address or General Location (If unknown, contact City Engineering): 215 14th St W

Zoning Classification: Residential 7000

Size of Parcel (Area & Dimensions): 7440 Sq. Ft.

Covenants or Deed Restrictions on Property: Yes No

If yes, please attach to application

Variance(s) Requested: Lot % covered by roofed structures ↑ from 30% to 32%
2381 SF

Facts of Hardship: Limited parking and storage and security provided by current property

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

Owner(s): Jon David Walton
(Recorded Owner)
215 14th St W Billings, MT, 59102
(Address)
406-698-6214 JONBOYMT@HOTMAIL.COM
(Phone Number) (email)

Agent(s): Mattie Walton
(Name)
215 14th St W Billings MT, 59102
(Address)
406-647-2028
(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: [Signature] Date: 1-26-17
(Recorded Owner)

Attachment
Applicant Letter

p1 2.

Jon Walton
215 14th Street West
Billings, Montana

1 February 2017

Chairperson of the Board of Adjustment
Planning and Community Services Department
2825 3rd Avenue North
Billings, Montana

Dear Chairman Noennig:

It is intended that a new detached garage be added to the residential property on 215 14th Street West. The addition of this garage will allow for adequate parking along with safe storage of household supplies and provide works space + room for tools.

Zoning Regulation requirements may not be met with the addition of the proposed garage. The lot coverage restriction for all buildings, sheds, and porches/decks that are 30 inches or higher of the ground is set at 30%. The current square footage footprints are 1554 for the home+carport and 170 for existing detached storage (to be removed); the proposed garage square footage footprint is 825. This combines with the primary structure to a total proposed building and storage square footage footprint of 2379. With the total lot square footage of 7440, the total proposed percentage of lot coverage would be 31%. An exceedance of the allowance.

The home currently has an attached carport, but it does not provide security of personal belongings or enough parking for all of the residents.

Thank you for taking the time to consider the proposal for the new addition of a detached garage. Please contact me if you have any further questions at 406-698-6214.

Sincerely,

