

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1259 - Project # P2-17-00050

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 # ~~4399854~~ A33729 CITY ELECTION WARD # 2

Legal Description of Property: Kingston Place, 523, 701 N, R26 E, Block 6, Lot 12, (07) 9917 sq. ft

Address or General Location (If unknown, contact City Engineering): 922 Royal Avenue Billings, MT 59105

Zoning Classification: Residential 7000

Size of Parcel (Area & Dimensions): 9917 sq ft. 102x105.97 ft.

Covenants or Deed Restrictions on Property: Yes No [X]

If yes, please attach to application

Variance(s) Requested: Increase lot coverage to 35% - Enclose current slab into screened sunroom. 3518 sq ft = 36%

Facts of Hardship: Older couple, would like a shaded covered area to enjoy while gardening etc.

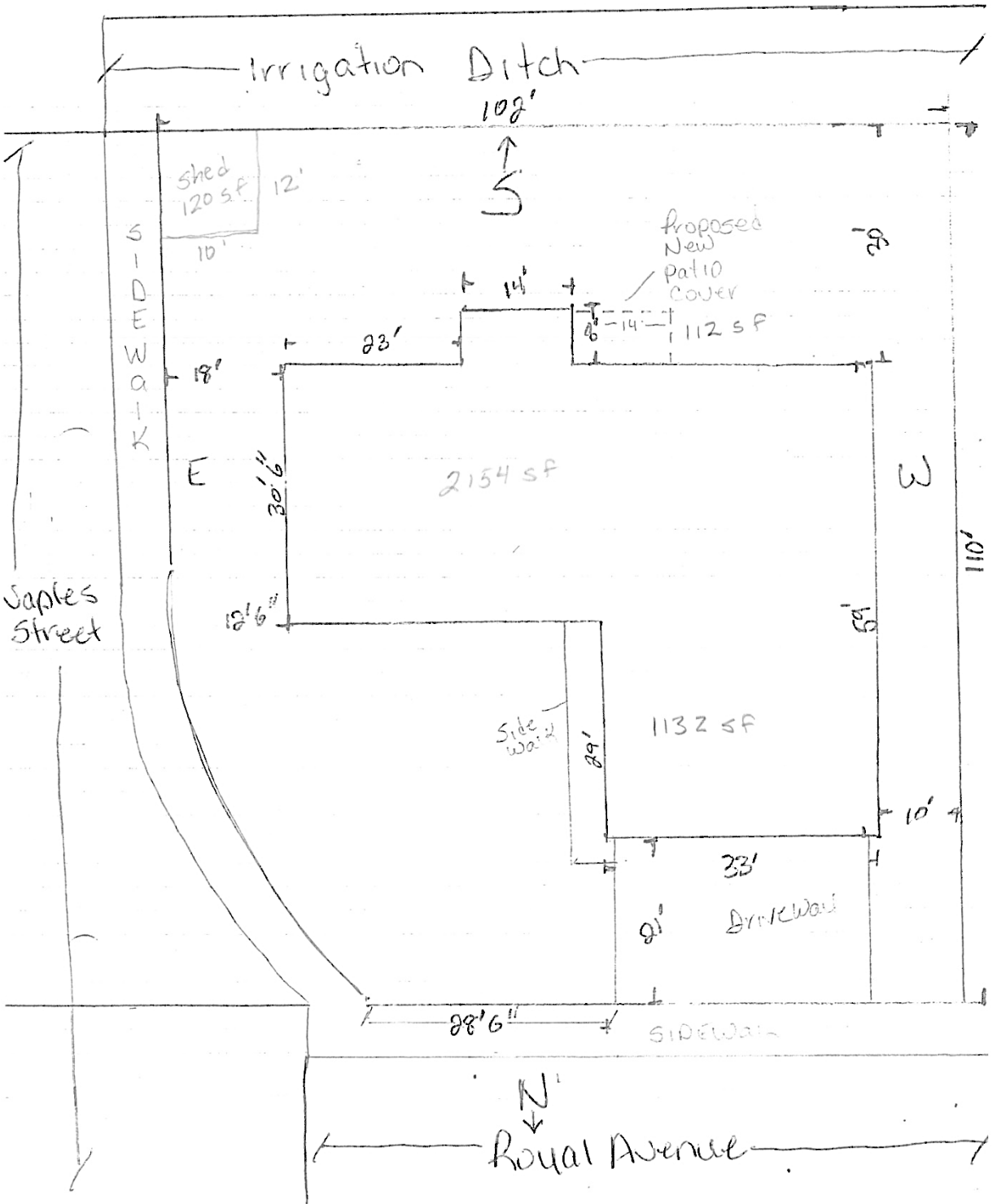
*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Frank and Gloria Perusich (Recorded Owner) 922 Royal Avenue Billings, MT 59105 (Address) 406-690-2308 (Phone Number) frankp59101@outlook.com (email)

Agent(s): Northwest Building and Design LLC (Name) 6210 Gray Hawk Ct. Billings, MT 59102 (Address) 406-245-1560 (Phone Number) NWbuilds4me@gmail.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: Frank Perusich (Recorded Owner) Date: 3/28/2017



Attention: City of Billings - Zoning and Planning

Request for Variance

March 8, 2017

Owners:

Frank and Gloria Perusich
922 Royal Avenue
Billings, MT 59105
406-690-2308

Contractor:

Northwest Building and Design, LLC
6210 Gray Hawk Ct
Billings, MT 59106
406-245-1560

Legal Description:

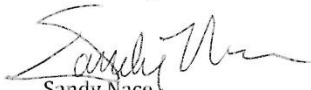
KINGSTON PLACE, S23, T01 N, R26 E, BLOCK 6, Lot 12, (07) 9917 SQ FT

Request:

We are requesting a variance at 922 Royal Avenue Billings, MT 59105, for Mr. and Mrs. Frank & Gloria Perusich. The purpose for this is to simply place a cover over the cement patio currently in place and add walls with a single door. It is less than 125 square foot. The exterior will have matching siding and the roof will be a TPO Membrane.

Thank you for your prompt attention.

Respectfully,



Sandy Nace

Northwest Building and Design, LLC