

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1260 - Project # P2-17-00068

The undersigned as owner(s) of the following described property hereby request a Variance from the terms of the City of Billings Zoning Regulations.

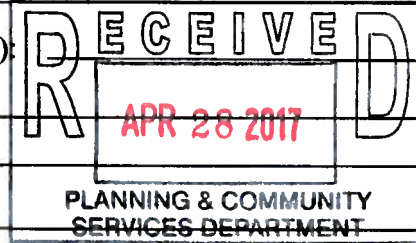
TAX ID # A01079 CITY ELECTION WARD # 1

Legal Description of Property:

BILLINGS ORIGINAL TOWNSITE, S03, T01 S, R26 E, BLOCK 165, Lot 13, W 85'

Address or General Location (If unknown, contact City Engineering):

201 S 29th St, Billings, MT 59101



Zoning Classification: Residential Multi-Family Restricted

Size of Parcel (Area & Dimensions): 2,125 SF Lot

Covenants or Deed Restrictions on Property: Yes No X

If yes, please attach to application

Variance(s) Requested: Variance to allow for a legal duplex at 201 S 29th St; Front Setback 15' to 13' side adjacent to street from 10' to 4'; side setback from 5' to 3'

Facts of Hardship: Duplex built in 1910 does not comply with current zoning requirements for size of lot Owner is not able to complete renovation of duplex without variance

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

Owner(s): Peak Real Estate Services LLC -- Nathan & Heidi Matelich

(Recorded Owner)

41 Ave B, Billings, MT 59101

(Address)

406-781-6889

nathanmatelich@gmail.com

(Phone Number)

(email)

Agent(s): Same As Owner

(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.

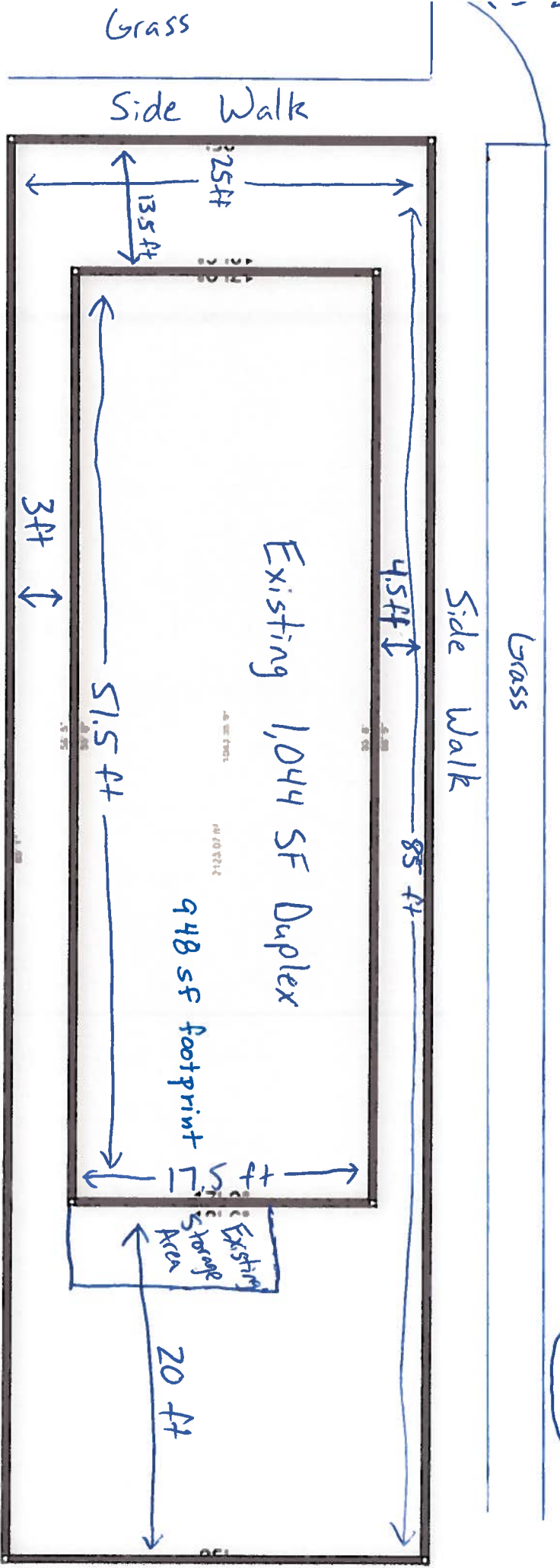
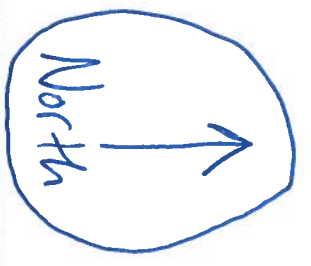
Signature: [Handwritten Signature]

(Recorded Owner)

Date: 4-28-17

# 201 S 29th Street Site Plan

← 2nd Ave S →



# Variance Application

For

Peak Real Estate Services LLC

Owner: Nathan & Heidi Matelich

Property: 201 S 29<sup>th</sup> St, Billings, MT 59101

Phone: 406-781-6889 | Email: [nathanmatelich@gmail.com](mailto:nathanmatelich@gmail.com)

## **What reasons prevent you from using this property in conformance with the Zoning Regulation requirements?**

201 S 29<sup>th</sup> St is a 1,044 SF duplex located on the south side of Billings. This duplex was built in 1910 and sits on a 2,125 SF lot. The current zoning of this property is Residential Multi-Family Restricted. Currently it has 2 separate gas meters and 2 separate electricity meters that provide separate utility services for each side of the duplex. Each side of the duplex contains 1 bedroom, 1 bathroom, 1 kitchen, 1 living room/dining room and it's own independent furnace and hot water heater. To the best of our knowledge, this property was been used a duplex for a very long time which can be evidenced by the 2 old electric meters that are so old that our electrician highly recommended upgrading the electrical service on both meters due to safety concerns.

When we purchased 201 S 29<sup>th</sup> St in October 2015, we planned on completely renovating this old, rundown duplex. It had so much deferred maintenance that the roof was leaking, the electrical in the whole duplex was a fire hazard, mold has taken over the crawl space, the majority of the windows could not be opened and the siding was so bad that this duplex was the ugly ducking on the block. Surprisingly enough, there were 2 separate tenants living in this duplex when we bought it.

As we are looking to complete this renovation and turn the ugly ducking into the nicest looking building on the block, we are unable to get the electrical, plumbing and construction permits that we need to finish because the lot in the original Billings townsite is too small to meet current zoning requirements.

## **Why is there a need for intended us of the property at this location?**

As a real estate agent, investor and landlord, I pride myself on providing high quality, affordable housing in Billings. I get excited when I can take buildings that are rundown and even hazardous to live in and turn them into a home where people can feel comfortable in while not breaking the bank. There was a recent study done by BillingsWorks that came up with the conclusion that the #1 reason why Billings employers cannot grow and attract outside talent is because there is a lack of affordable housing in Billings. I'm working to change that one property renovation at a time. There is both a huge need for affordable housing and housing in close proximity to a vibrant downtown – especially if One Big Sky Center gets built 4 blocks north of this location. It is not so much that I'm even changing the current use of this building as much as comply with Billings codes and regulations during my duplex remodel as I believe it is always best to do things the right way.

**Written Statement:**

Dear Chairperson of the Board of Adjustment,

I'm bringing this variance application before you today because I want to make a difference in Billings and develop it into a place that I am proud to live in. While everyone has their own way of giving back to the community, I view my role as both turning properties that are ugly duckings into something of beauty and concurrently providing affordable housing for the hard working citizens of Billings.

I do not intent to change the use of this existing duplex. I am not planning on adding an addition to this property. Most simply, I am planning on replacing and/or renovating every aspect of this duplex (roof, siding, windows, gutters, electrical, plumbing, hot water heaters, bathrooms, kitchen, bedrooms, etc) and turn this eyesore into the most beautiful piece of property on the block.

The reason why I need this variance is that now that I stripped parts of the building down to the studs to replace systems such as the electrical & plumbing, I am required to obtain this variance in order to make this a legal duplex so I can get the permits needs to finish the electrical and plumbing – and ultimately restore this duplex to a livable space.

I believe that my renovation of this duplex at 201 S 29<sup>th</sup> St compliments the following areas of the 2016 Billings Growth Guidelines:

- **Essential Investments:** Infill development & development near existing City infrastructure may be the most cost effective
- **Essential Investments:** Neighborhoods that are safe and attractive and provide essential service are much desired
- **Strong Neighborhoods:** Zoning regulations that allow a mixture of housing types providing housing options for all age groups and income levels.
- **Strong Neighborhoods:** Neighborhoods that are safe and attractive and provide essential services are much desired
- **Home Base:** A mix of housing types that meet the needs of a diverse population is important
- **Home Base:** Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy and safe.
- **Home Base:** Homes that are safe and sound support a healthy community.
- **Home Base:** Energy efficiency housing can reduce energy consumption.
- **Prosperity:** Community investments that attract and retain a strong, skilled and diverse workforce also attracts businesses.

I have included pictures and documentation of what this property was like when I bought it and a glimpse of what it will look like when completed with beautiful midnight blue hardy board siding, new windows, white trim and architectural shingles.

I thank you for your time and consideration.

Nathan Matelich

