



**ATTACHMENT**  
**Applicant Letter**

Chairperson of the Board of Adjustments  
Planning and Community Services Department  
2825 3<sup>rd</sup> Avenue North, 4<sup>th</sup> Floor  
Billings, Montana 59101

5.8.2017

Dear Chairperson,

Re: 1415 Granite Avenue Variance for front yard setback.

We are requesting a variance for the front yard setback at 1415 Granite Avenue to be adjusted from 20' to 10'. The lot is zone R9600 100' deep and 95' wide with access from Granite Avenue. The property owner intends to build a house on the currently vacant lot. The back 30' of the lot has a steep incline which is not suitable for the planned house. Please see site Photo 'A' below of subject property.

The planning department has verified that the houses to the west and east of 1415 Granite Avenue have variances for similar front yard setback circumstances. See photo 'B' & 'C' below.



PHOTO 'B', 1425 Granite Ave. (adjacent property to west of subject property)



PHOTO 'C', 1401 Granite Ave. (two lots to the east of subject property)

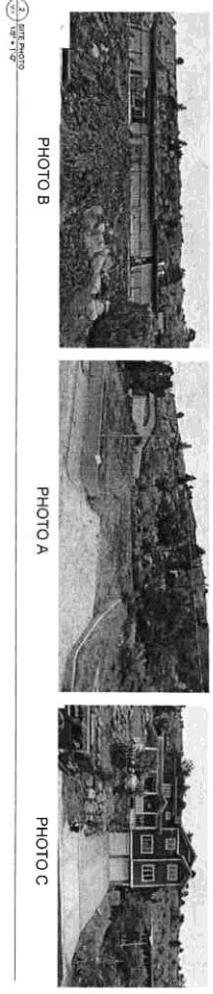
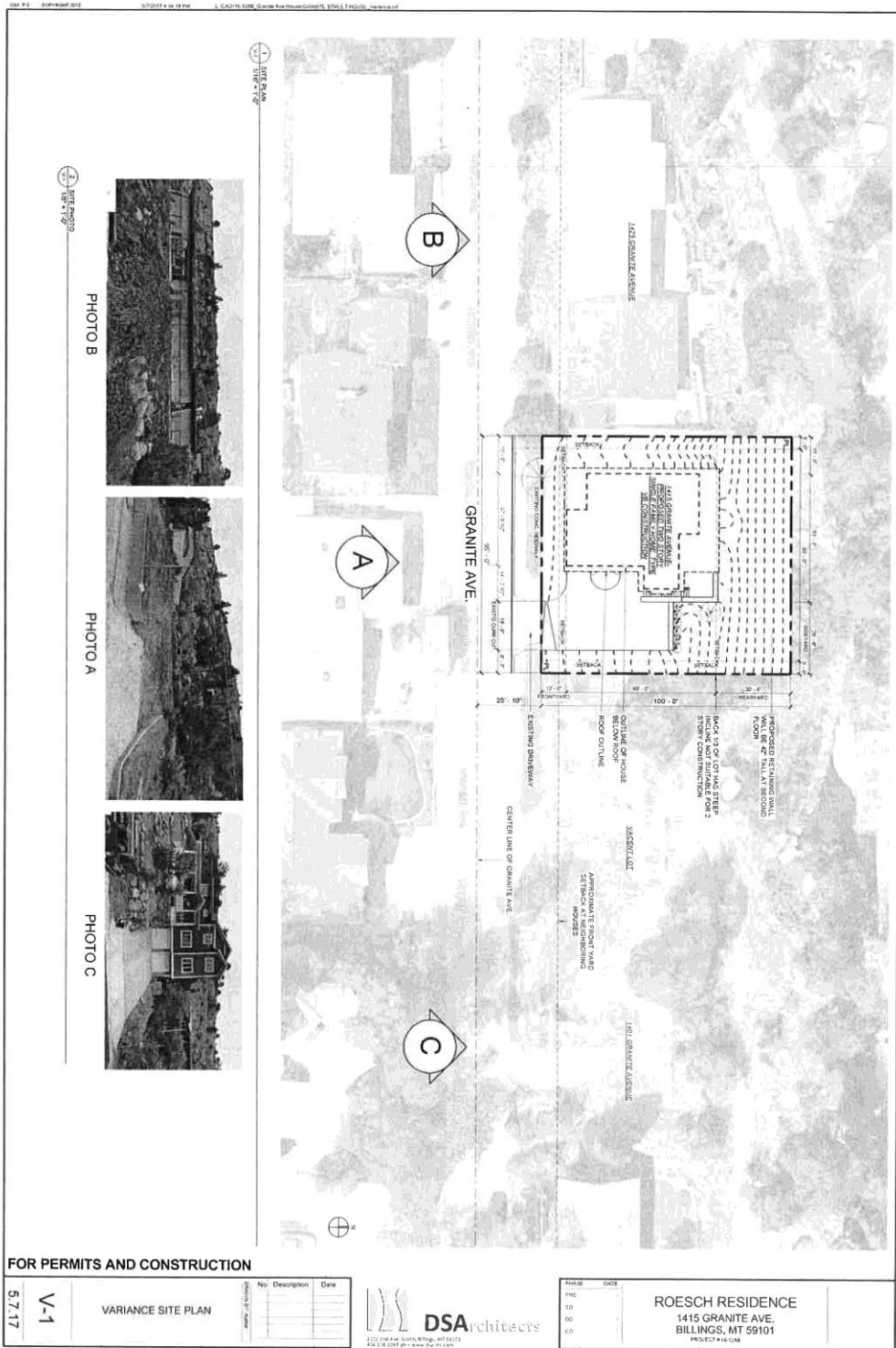
Thank you for considering our Variance.

Sincerely,

Adam Baumgartner, AIA  
Owner's Agent

# ATTACHMENT

## Site Plan



FOR PERMITS AND CONSTRUCTION

5.7.17	V-1	VARIANCE SITE PLAN										
		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">No.</th> <th style="width: 70%;">Description</th> <th style="width: 20%;">Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Description	Date							
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DRAWN PREP TO BY CO	DATE	<b>ROESCH RESIDENCE</b> 1415 GRANITE AVE. BILLINGS, MT 59101 PROJECT #18-104
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