

ATTACHMENT
Application/Applicant letter



APPLICATION FORM

ID: Billings Variance # 1265 - Project # PZ-17-00117

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

TAX ID # A18872 CITY ELECTION WARD # 3

Legal Description of Property: YELLOWSTONE ADD, S04, T01 S, R26 E, BLOCK 2, Lot 37, & W2 LT 38

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

518 Broadwater Ave, Billings, MT 59101

Zoning Classification: Residential 6000

Size of Parcel (Area & Dimensions): 5,250 SF Lot

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

Variance(s) Requested: Variance to all for a legal tri-plex at 518 Broadwater Ave

Facts of Hardship: Tri-Plex was built in 1930 prior to zoning regulations and does not comply with current lot size required for tri-plex zoning. Stockman Bank is requiring a variance on file & rebuild letter for refinance.

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

Owner(s): Nathan M & Heidi S Matelich

(Recorded Owner) 41 Ave B, Billings, MT 59101

(Address) 406-781-6889 nathanmatelich@gmail.com

(Phone Number) (email)

Agent(s): Same as owners

(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: *Nathan Matelich* Date: 6-30-17
(Recorded Owner)

Variance Application

For

Nathan M & Heidi S Matelich

Owner: Nathan & Heidi Matelich

Property: 518 Broadwater Ave, Billings, MT 59101

Phone: 406-781-6889 | Email: nathanmatelich@gmail.com

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

518 Broadwater Ave is a 3,052 SF tri-plex located near 5th St W and Broadwater in Billings. Immediate neighbors include a school, church, Domino's Pizza, Guardian Mortgage, Broadwater School, numerous multi-family properties, single family homes that are predominantly rentals and large apartment complexes that are 6+ units. This tri-plex was built in 1930 and sits on a 5,250 SF lot. The current zoning of this property is Residential 6000. Currently there is an upstairs 2-bedroom unit, main floor 3-bedroom unit and basement 1-bedroom unit. To the best of our knowledge, this property was been used a tri-plex for a very long time as the Yellowstone County Department of Revenue Orion Data Detail lists this property as "Structure Type: 103 – Residential, 3 Family". "Interior/Exterior Commercial Building Data" on Orion Detail also shows each floor as "Use 011 – apartment".

When we purchased 518 Broadwater Ave in June 2015, we purchased this home on a commercial loan due to financing & appraisal reasons. Since then we have operated it as a tri-plex and have not made any changes to the building and do not plan to make any changes to it moving forward other than basic maintenance and upkeep.

Per the attached email exchange between Stockman Bank & Nicole Cromwell, we are now ready to refinance into a traditional 15 or 30 year fixed mortgage that will be re-sold on the secondary market and those investors require a rebuild letter. This request for variance is for the sole purpose to acquire a rebuild letter for financing & insurance purposes.

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. While this variance is required by Stockman Bank in order to get a rebuild letter and there will not be any changes to the property, I also think that it would be important to the community to be allowed to rebuild a tri-plex so close to Broadwater School if a natural disaster destroyed it, as I have provided affordable housing to young families with kids attending this school in the past.

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. It's through my pride of ownership, real estate investment and compliance with city laws that I hope to continue to provide affordable housing.

Written Statement:

Dear Chairperson of the Board of Adjustment,

I'm bringing this variance application before you today because my tri-plex was built in 1930 prior to current zoning regulations took effect. Because of this, my tri-plex sits on a piece of land smaller than what is required by current zoning regulations.

I do not intent to change the use of this existing tri-plex. I am not planning on adding an addition to this property. Most simply, I am continuing to operate the property in the same way as when I bought it and am requesting a variance and "rebuild letter" in order to refinance my property. This is required by Stockman Bank and is also needed for insurance purposes.

I believe that by continuing to run this building as a well taken care of tri-plex at 518 Broadwater, it complements the following areas of the 2016 Billings Growth Guidelines:

- **Essential Investments:** Neighborhoods that are safe and attractive and provide essential services 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, which is the same as how it looks & operates today.

I thank you for your time and consideration.

Nathan Matelich

ATTACHMENT
Site Plan

