

Attachment
Applicant letter & Site Plan

September 6, 2017

Paul Noennig, Chairman

Board of Adjustments

Attached is the variance paperwork on 919- 921 North 25th Street, Billings.

The property is currently being used as a up/down duplex with an additional single family 2 bedroom rental unit on the property. The current owner is the Estate of Randal Kreiter, although the tax code shows a KBP LLC. The property had been used as an up/down rental with an additional single family home for many years. Mr Kreiter had owned this property for approx 11 years. He passed away suddenly in a motorcycle accident in October 2015.

The tenant in the single family 2 bedroom home has been there for 2+ years, and he intends to continue to occupy the property. The up/down duplex has been rented for many many years by the same occupants at a reduced rate until Mr Kreiter passed away. Those individuals have since moved and the estate has rented the property at current market rates. Again, those individuals intend to continue to occupy the property.

Since the property is in an estate the personal representative, assigned by the courts, is attempting to liquidate the assets. The property was listed as a tri-plex as there are three individual units, with three individual kitchens, living rooms, etc.

The purchaser has attempted to procure financing on the property as a tri-plex. The appraiser appraised the property as the "highest and best use" as a tri-plex. To secure a loan, we are attempting to be granted a variance on the tri-plex.

The surround properties are a mix of single family and multifamily units. The property sits across from Dehler Park and has adequate off street parking for all current occupants.

In addition to the multi-family variance, a setback variance for the 2 bedroom single family home would be required. This structure was built sometime 60+ years ago and is 6 feet from the alley (a 20 foot setback is required).

Thank you for your consideration.

Trina White, Broker

Attachment

