

Variance 285- Fire Rock Subdivision
Applicant Letter, Site Plan

APPLICATION FORM

COUNTY VARIANCE County Variance # 285 - Project # 02-17-00013

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

TAX ID # D00406 COUNTY COMMISSIONER DISTRICT # 3

Legal Description of Property: LOT 7 BLOCK 1, FIRE ROCK SUBDIVISION

Address or General Location (If unknown, contact County Public Works): SOUTH OF 64 th. and GRAND AV.

Zoning Classification: AG-SUBURBAN

Size of Parcel (Area & Dimensions): 0.56 AC. 122' N-S AND 190' E-W

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

Variance Requested: FROM A MINIMUM LOT SIZE OF ONE ACRE TO A LOT SIZE 0.56 AC. FOR LOT 7 ONLY.

Facts of Hardship: LOT 7 HAS A LARGE STORMWATER DETENTION POND AND A 30,000 GAL. DRY HYDRANT. BOTH OF THESE FEATURES PRESENT LEGAL LIABILITY TO THE OWNERS OF LOT 8.

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

Owner(s): LEVI J. & BARBARA L. BRITTON
(Recorded Owner)
7623 N. LEOPARD AV. BILLINGS, MT. 59106
(Address)
406-690-6633
(Phone Number) (email)

Agent(s): D. & J. SURVEYING
(Name)
1116 DOROTHY LN. BILLINGS, MT. 59105
(Address)
406-248-2812
(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: _____ Date: 1/23/17

(Recorded Owner)
Barbara L. Britton 1/23/17


**D. & J. SURVEYING
1116 DOROTHY LANE
BILLINGS, MT. 59105
PH. 248-2812**

02/08/17

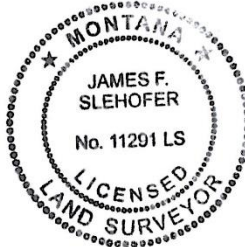
TO THE CHAIRPERSON OF THE BOARD OF ADJUSTMENTS,

THE REASON FOR THE APPLICATION FOR THE VARIANCE FROM A MINIMUM LOT SIZE OF ONE ACRE TO ONE HALF ACRE IS A PORTION OF LOT 8, BLOCK ONE, OF FIRE ROCK SUBDIVISION HAS A 30,000 GALLON DRY HYDRANT AND A STORM WATER DETENTION POND ON IT. THE EXISTENCE OF THOSE TWO FEATURES COULD PRESENT A LEGAL LIABILITY TO THE OWNER OF LOT 8. THEREFOR WE ARE ASKING FOR THE VARIANCE TO SPLIT LOT 8 AND CREATE A LOT 7, LOT 7 BEING 0.56 ACRES IN SIZE AND LOT 8 1.20 ACRES IN SIZE.
THANK YOU IN ADVANCE.

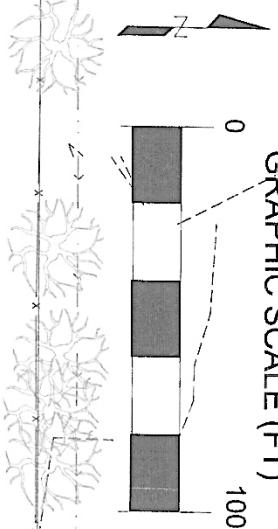
SINCERELY YOURS,



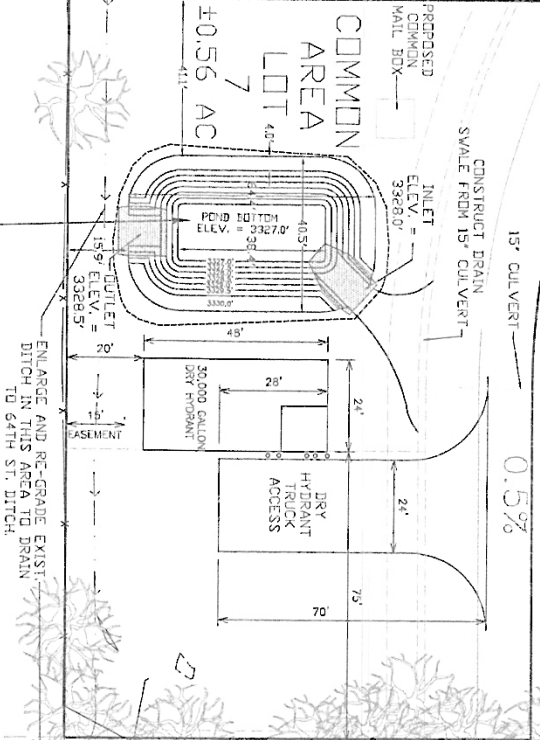
JAMES F. SLEHOFER PLS. 11294 LS
FOR LEVI J. AND BARBARA L. BRITTON



OF SURVEY
1468 AM.



STORMWATER
DETENTION
POND 3
1,210 CF.



S. 64TH ST. W.
C/S 1141 AM

DESIGN: DAC	NO. DATE	LOT 7 COMMON AREA FIRE PROTECTION AND STORM RETENTION PLAN		TREASURE STATE ENGINEERING 6303 GOLDEN WEST TERRACE BILLINGS, MT 59106 406 (406) 538-3171 EMAIL: GERRIT@TSENGINEERING.COM A Professional Engineering Corporation	FIRE ROCK SUBDIVISION TRACTS 8, 9 AND 10, COS NO. 1759 S6, T1S, R2E YELLOWSTONE COUNTY, MONTANA	EX-1 1 OF 1
CHECKED: GAC	REVISIONS					
APPROVED: DAC	DATE					