

**ATTACHMENT**



**APPLICATION FORM**

**CITY VARIANCE**

**ID: Billings Variance #** 1271

**Project #**

PLANNING & COMMUNITY SERVICES DEPARTMENT

PZ-17-00205

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 # A13277

CITY ELECTION WARD # 3

Legal Description of Property: Rickman Sub, S05, T01S, R26E, Block 1, Lot 3 & Lot 2, N of Alley & 5<sup>th</sup> Av. Adj. Alley on W.

Address or General Location (If unknown, contact City Engineering): 802/804 Lewis Avenue.

Zoning Classification: Residential 7000

Size of Parcel (Area & Dimensions): 8028 sf.

Covenants or Deed Restrictions on Property: Yes \_\_\_\_\_ No X

If yes, please attach to application

Variance(s) Requested: allow current use of property with 2 single family residences as conforming use.

Facts of Hardship: if a structure were more than 50% destroyed the structure would not be permitted to be reconstructed under current zoning code.

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

Owner(s): Thomas J Grimm  
(Recorded Owner)  
8435 Flagstone, Tampa FL 33615  
(Address)  
813 520 6644 tgrymm2258@gmail.com  
(Phone Number) (email)

Agent(s): \_\_\_\_\_  
(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: [Signature] Date: 11/28/2017  
(Recorded Owner)

**ATTACHMENT**

Applicant Letter



December 1, 2017

**Chairman, Board of Adjustment**  
City of Billings & Yellowstone County Planning Div.  
2825 3<sup>rd</sup> Avenue North, 4<sup>th</sup> Floor  
Billings, Montana 59101

RE: **Zoning Variance Application**  
**802/804 Lewis Avenue**  
Billings, Montana 59101

Dear Chairman,

I am requesting a Zoning Variance for a property I own at the above location. I am requesting the variance so that I may receive financing on this property.

The property is currently a legal, non-conforming use with two single-family homes on an 8,028 square foot (sf) lot under its zoning of R-7000. I do not have any intentions on making changes to the property other than regular maintenance and upkeep. However, I am in application of a mortgage on this property. My lender will not allow me to finance against this property with non-conformance to zoning. Therefore, I am requesting the variance to bring the property's current use into conformance with zoning and allow me to finance this property.

If you have any questions or concerns regarding this letter, please contact our office at (813) 520-6644

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Grimm", is written over a light blue circular stamp.

Thomas Grimm, PE  
Owner

