

ATTACHMENT
Applicant Letter



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December 4, 2017

RE: Allman Property Zoning Variance

Dear Chairperson of the Board of Adjustment:

On behalf of my client and landowner, Maxine Allman, I am writing you to request a variance from the City of Billings Zoning Code on property at the southwest corner of Avenue B and 8th Street West.

Ms. Allman purchased the subject property in the early 1980's. The property consists of a single 13,201 square foot tract of record with two duplex structures upon it. These structures were built in 1910 and upon establishment of the zoning code became non-conforming to the Residential 6000 zone. Specifically, the structures do not meet the front setback requirement of 15 feet and the tract does not meet area requirement of 14,000 square feet. Therefore, we are requesting a variance from these non-conforming issues.

Ms. Allman would like to subdivide the property and sell the southerly duplex structure. The property will be divided to bring the north lot into conformance to the area requirement by creating a 7000 square foot lot. These would leave the remaining southerly lot at a non-conforming 6201 square feet. This southerly lot would be adjoined on its south boundary with property along the north side of Grand Avenue which is zoned Community Commercial. At this time there will be no new construction or change in use on either of the new lots.

Thank you for your consideration of this zoning variance. Ms. Allman and I will be in attendance at the January 4, 2018 hearing. Should any further questions arise regarding this request, we will be happy to answer them at the hearing.

Sincerely,

Pinpoint Land Surveys, PLLC
Clay Schwartz, PLS

Maxine P. Allman, Landowner

ATTACHMENT
Site Plan

