

## Applicant Letter



December 27, 2017

Established 1979

Planning and Community Services Dept.  
2825 3<sup>rd</sup> Ave North, 4<sup>th</sup> Floor  
Billings, MT 59101

Variance Application  
Dovetail Designs & Millwork Inc  
2303 1<sup>st</sup> Ave S  
Billings, MT 59101

Lots 1-6, Block 135, Billings Original Township

Chairman, Board of Adjustments.

I moved my architectural millwork shop into this building in 1993. At this time, there was a 30' x 60' canopy over a concrete slab of the same size. The rest of the lot was gravel. This canopy gave us cover in storage of materials, and shipping and receiving of products.

We have just finished installing an 80' boulder pit, paving the entire 9100 sq. ft. lot, and repairing the structure carrying the canopy. We have allowed for a 5' strip of ground inside the perimeter fence for planting of 7 trees next spring. We now want to extend the above mentioned 30' canopy the entire length of the 140' building.

1.A) I am applying for a variance because extending the canopy will result in total area covered by structure to exceed the 75% allowable by 2%.

Lot size                    150' X 139.90' = 20986'

Building size            85'-9" x 140' = 12,005'

Proposed canopy size    30' x 140' = 4200'

Total area covered by structure = 16,205'

Percentage of lot covered by structure = 77%

1.B) This extension of the canopy will give us an additional 2400 sq. ft. of covered space, which will be utilized in facilitating deliveries, shipments, and outside storage. To shrink the canopy to fit the 75% coverage would not be functionally or aesthetically pleasing.

2) This extension of the canopy will not change the function of the property, just make it more efficient in handling large amounts of stored wood. As we will be putting our dust collector on top of the canopy, the wind protection allowed by a wall on the west end will keep sawdust from blowing off the property.

3) See attached site plan prepared by Sanderson Stewart Engineers.

2301 1st Ave. So.  
Billings, MT 59101  
(406) 248-5010  
Fax (406) 248-8277  
E-mail: marksevier@aol.com

**DOVETAIL DESIGNS**  
& MILLWORK INC.

4) See full size prints prepared by Sanderson Stewart. <sup>Established 1979</sup>

4.l) Height of canopy will match existing canopy height of 17'.

5) See attached photos.

6) See attached radius map showing all property within 300' of the exterior boundaries of the property.

7) See attached Certified List of Property Owners as supplied by the Dept. of Revenue and the County Clerk and Recorder.

7A) See attached mailing list on supplied gummed labels.

8) See attached check # 26845 for \$540.00 Commercial Application Fee and \$45.00 deposit for the zoning request sign to be returned at the first public hearing.

Thank you for your consideration in approving this variance.

Sincerely,



Mark Sevier

President, Dovetail Designs & Millwork Inc.

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