

Applicant Letter

2-2-18

Variance Request

Steve Gountanis Homes Inc.
5205 Cabernet

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City of Billings

We are currently under construction at
5205 Cabernet Lane Billings, MT. 59106.

During construction, we were able to find a
buyer for the home. The buyer lives right across
the street on Vintage Lane.

For safety reasons the buyer has asked that
we cover the back patio door, steps and walkway
to the garage door. This patio cover would keep the
snow and ice off these areas on the north side of
the house. This area does not get any sun during the
winter.

The current building permit does not include this
covered patio area. With the current permit, we are at
29% lot coverage. With the covered patio, we are at 31%
lot coverage. We are over by about 92 square feet.

The patio cover is currently framed and the roofing
is complete. We have stopped any further work on this patio
cover till we can be in compliance with the City of Billings.

We ask that we be given a variance to proceed with
the patio cover.

Thank You,

Curtis L. Ball
(406) 876-3330

Agent for Steve Gountanis homes Inc.

Site Plan

Revised

