

ATTACHMENT
Applicant Letter and Site Plan



2110 Overland Avenue, Suite 119B
Billings, MT 59102
Work: 406-294-2294
Fax: 406-294-2295

January 17, 2018

Planning & community Services Department
2825 3rd Ave North, 4th Floor
Billings, MT, 59101

To the Chairperson of the Board of Adjustment:

We are submitting this Variance Application for Lot 2 Blackacre Sub, and Lot 7 Blackacre Sub 2nd filing, Yellowstone County, Montana (Tax ID # A03134 & A03037B). We desire to stay in this home and we are in need of additional space. Since we own the property to the North we are able to build this new structure near our existing home. We need the garage close to the home, however the 20-foot setback requirement would place the structures too close together. We understand there are no long-term plans for the widening of Virginia Lane. We also understand the importance of providing clear space for vehicles in front of garages relative to sidewalks. We have designed the access of the garage door placement, so pedestrians enjoy an unobstructed sidewalk. This area has several structures that are close to the right-of-way and we feel that this plan is similar in nature to the area.

Additional information and materials specified within the Application forms are included in those forms and/or attached to this letter. We thank you very much for your continued support on this request, and for your consideration of our variance application. Please feel free to contact me at (406) 690-0206 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Molly Harrington". The signature is fluid and cursive.

Molly Harrington

January 17, 2018

Planning & community Services Department
2825 3rd Ave North, 4th Floor
Billings, MT, 59101

To Whom It May Concern:

We are submitting this Variance Application for Lot 2 Blackacre Sub, and Lot 7 Blackacre Sub 2nd filing, Yellowstone County, Montana (Tax ID # A03134 & A03037B). The following paragraphs are in response to the questions found within the County Variance Application.

1. What reasons prevent you from using this property in conformance with the Zoning Regulation requirements?

Submitting a variance application to place a garage and greenhouse where an existing shed already exists. The existing shed is currently 13 feet from the property line and we would like to place the new structure 13 feet from the property line. If placed at the 20-foot set back the new structure would be too close to the existing. A similar project was completed just to the north on Lot 8, Blackacre Sub 2nd filing. We are requesting the same allowance for this addition. The garage has been designed so the entrance would face north and the driveway would not block the sidewalk that is used by pedestrians. This design will provide more than 20 feet of parking space on the driveway.

2. Why is there a need for the intended use of the property at this location?

There is not adequate space on other areas of the lot. The new garage and greenhouse is being placed across the property line of the two parcels.

Additional information and materials specified within the Application forms are included in those forms and/or attached to this letter. We thank you very much for your continued support on this request, and for your consideration of our variance application. Please feel free to contact me at (406) 690-0206 if you have any questions.

Sincerely,



Molly Harrington

Application

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1276 - Project # 18-00025

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 # A03134 / A03137B CITY ELECTION WARD # 3 (Billings)
Legal Description of Property: (A03134) Blackacre Subd 531, Tol N, R26E, Lot 002-2
(A03137B) Blackacre Subd 2nd Filing, 531, Tol N, R26E, Lot 7

Address or General Location (If unknown, contact City Engineering):
501 Chancery Ln + 2220 Virginia Ln

Zoning Classification: Residential 9600

Size of Parcel (Area & Dimensions): (A03134) 13574.90 SF, 175 x 91.50 (A03137B) 17849.86 SF, 175 x 102

Covenants or Deed Restrictions on Property: Yes No

If yes, please attach to application

Variance(s) Requested: See attached Section 27-602(a) 70ft setback to centerline of a minor arterial street to allow 43ft setback: Sec. 27-308 requiring 20 ft front setback to allow 13-foot front setback.

Facts of Hardship: See attached

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

Owner(s): MOLLY + BRIAN HARRINGTON
(Recorded Owner) 501 Chancery Ln Blgs Mt 59102
(Address) (406) 690-0206 (email)

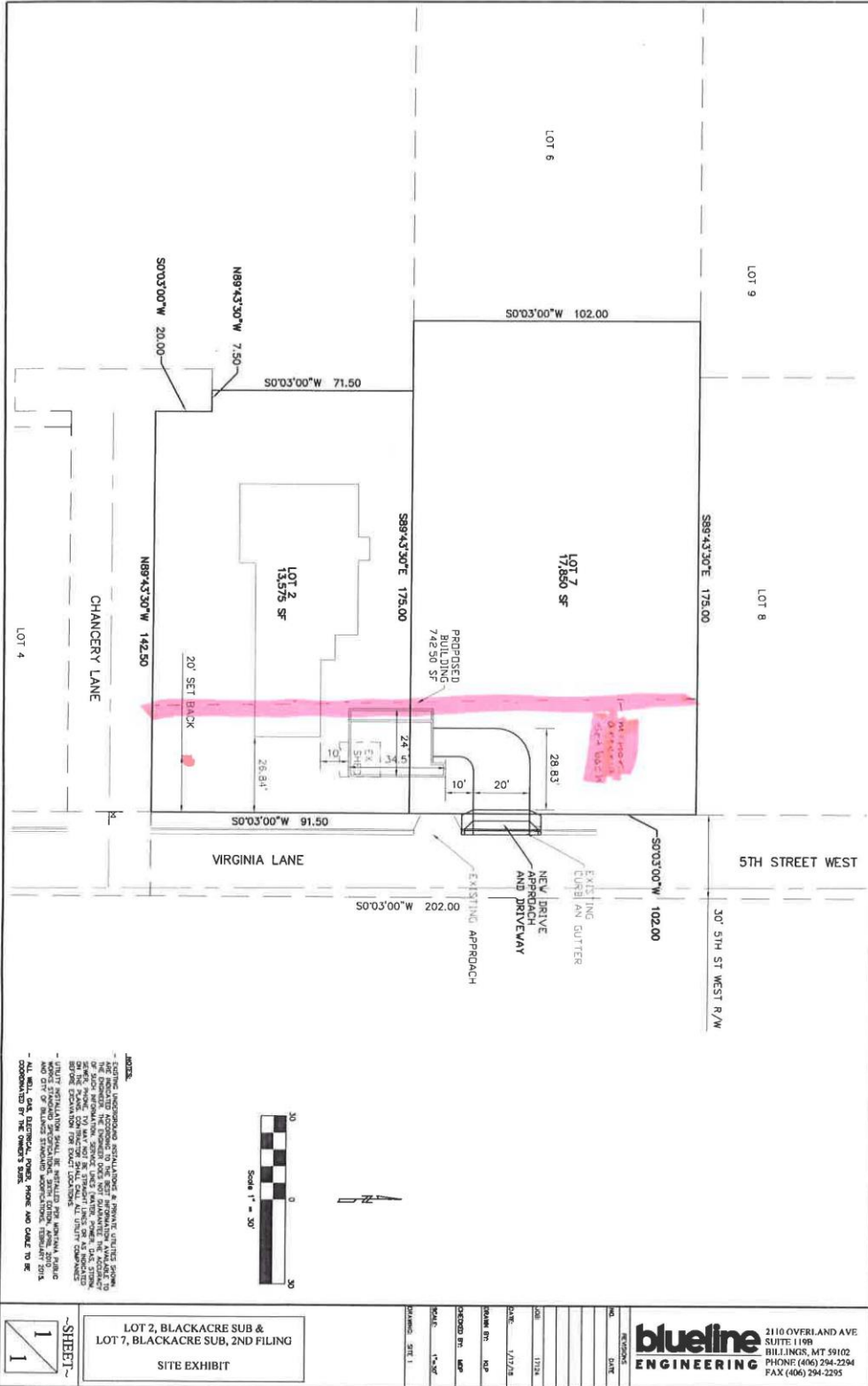
Agent(s): BlueLine Engineering
(Name) 2110 Overland Ave Suite 119 B Blgs, MT 59102
(Address) (406) 291-2294 mphil@blue-line-eng.com
(Phone Number) (email)

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] (Recorded Owner) Date: 1/19/18

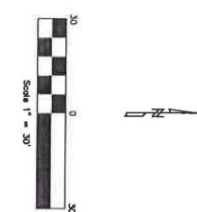
Dee

Site Plan



NOTES:

- EXISTING UNDERGROUND INSTALLATIONS & PRIVATE UTILITY SYSTEMS ARE SHOWN FOR INFORMATION ONLY. THE ENGINEER DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY THE OWNER.
- ALL UTILITIES, GAS, ELECTRICAL, POWER, PHONE AND CABLE TO BE LOCATED BY THE OWNER'S SURVEY.
- ALL UTILITIES SHALL BE INSTALLED PER MONTANA PUBLIC AND CITY OF BILLINGS STANDARDS AND REGULATIONS, FEBRUARY 2015.



SHEET 1

LOT 2, BLACKACRE SUB & LOT 7, BLACKACRE SUB, 2ND FILING

SITE EXHIBIT

NO.	DATE	REVISIONS
1	1/17/18	
2	1/17/18	
3	1/17/18	
4	1/17/18	
5	1/17/18	
6	1/17/18	
7	1/17/18	
8	1/17/18	
9	1/17/18	
10	1/17/18	

blueline ENGINEERING

2110 OVERLAND AVE
SUITE 1198
BILLINGS, MT 59102
PHONE (406) 294-2294
FAX (406) 294-2295