

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1277 - Project # P2-18-00026

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 # A15672 CITY ELECTION WARD # 3

Legal Description of Property: 03-0927-04-2-05-24-0000, SBH Suburban Homes ADD, S04, T01 S, R26 E, Block 55 Lot 31-32

Address or General Location (If unknown, contact City Engineering): 744 Yellowstone Ave Billings, MT

Zoning Classification: R-7000

Size of Parcel (Area & Dimensions): 50' x 140' 7,000sqft

Covenants or Deed Restrictions on Property: Yes No X

If yes, please attach to application

Variance(s) Requested: This request is to have a separate meter for utilities on a recently built studio.

Facts of Hardship: I am an artist, working in clay, I need to separate production cost - that includes utilities from the energy cost of the living space.

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

Owner(s): Lavern & Nancy Peterson (Recorded Owner) 811 Judicial Ave, Billings MT (Address) 406-248-1312 (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: Nancy Peterson (Recorded Owner) Date: 2-4-2018

January 25, 2018

To the Chairperson of the Board of Adjustment:

Please consider granting us a variance for utility meters based on the following reasons. I am a painter and potter, who has taught high school art for 28 years and I am getting ready to retire from that profession within the next 2 years, and become a full time artist. My needs include a kiln, source of water, and painting/production space. In order to complete that goal, my husband and I built a studio on a property that we have owned for forty years. That framed, closed in building was completed in December. We are now working on the finish.

To make the project efficient both to pay taxes and determine cost of producing clay art (energy cost a factor) it is important to have utility meters separate from the domestic housing. The new building is not intended for housing. I am requesting a variance for the utility meters or separation of services from the original house.

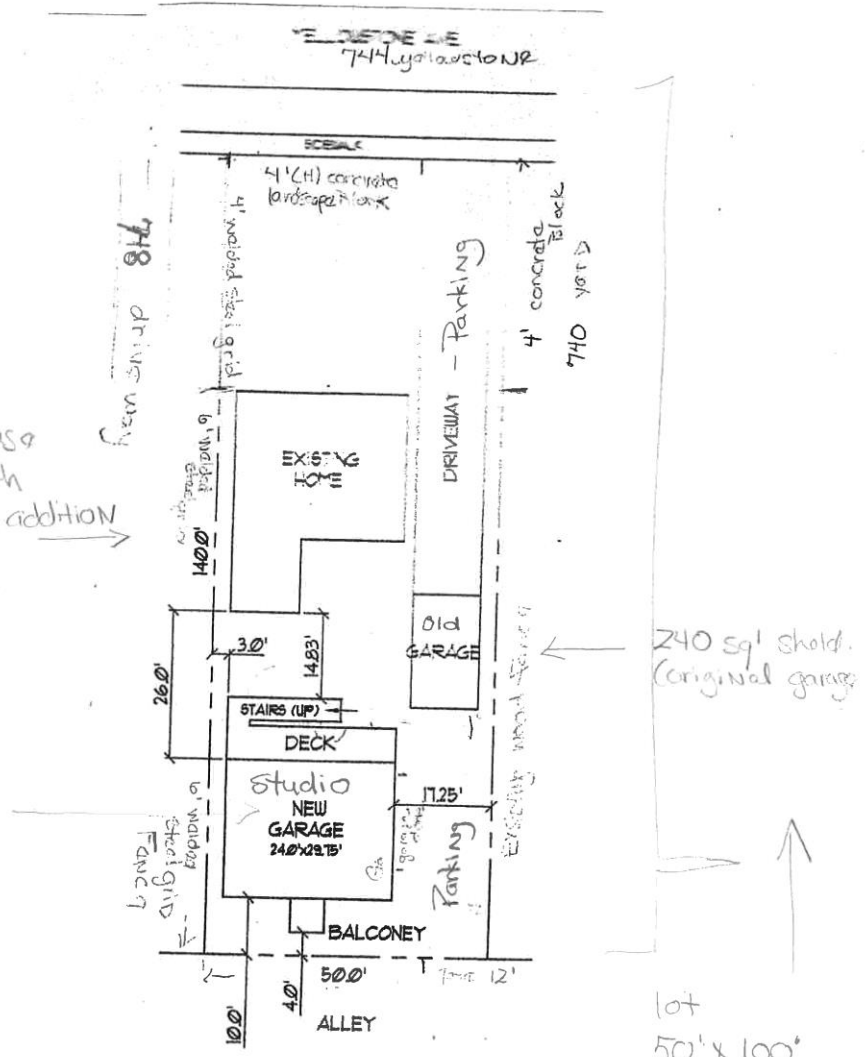
At the time of my retirement, we will be returning to live at the house on 744 Yellowstone and will need to update the wiring of the 1938 house. The wiring of the original garage structure (now used for storage) will be joined to the new build. It will be beneficial to the rewiring process to have the utilities on the non-housing structures separate from the house.

As part of our retirement goals, we are looking forward to a down sizing of living space, returning to our old, convenient neighborhood and fulfilling a long professional dream of making art all the time. Thank you for your caring consideration of this request.

Regards,
Nancy and Lavern Petersen

Original house
1146 sq' with
a 954 sq' addition

Height
16'
Same
as existing
house



SITE PLAN

SCALE: 1" = 25'-0"

lot
50' x 100'