

ATTACHMENT
Application form

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1278 - Project # P2-18-00047

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 # A28748 CITY ELECTION WARD # 2

Legal Description of Property: Celestial Subd, S23, T01 N,
R2wE, Block 2, Lot 12, AMND (98) 1134 Jordan Circle

Address or General Location (If unknown, contact City Engineering):

Billings, MT 59105

Zoning Classification: Residential 7000

Size of Parcel (Area & Dimensions): 7,109 sP

Covenants or Deed Restrictions on Property: Yes X No



If yes, please attach to application

Variance(s) Requested: To build onto setback for add-on,
so family can live under one roof.

Facts of Hardship: 20 foot setback preventing add-on.
8 ft rear setback and 31% lot coverage

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

Owner(s): Cara Auch

(Recorded Owner)

1134 Jordan Circle

(Address)

406-647-6692 caraauch@yahoo.com

(Phone Number)

(email)

Agent(s): Lonnie Ray Smith

(Name)

918 Steffanich Dr Billings MT 59105

(Address)

406 694 4100 Smith-Lonnie@yahoo.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: Cara Auch Date: 2/28/2018

(Recorded Owner)

ATTACHMENT
Applicant Letter

February 28, 2018

To Whom It May Concern:

I am writing to request a Variance on my property so that I can add-on 2 bedrooms and a basement under them. I currently have a 20-foot set back in my back yard in addition to an 8- foot utility easement, and my hope is to be able to build right up to the easement.

My homeownership experience started in July of 2014 when I was accepted into the Habitat for Humanity program. As a single mom with 3 beautiful little girls this seemed like a great option, and after 2 years of challenging work between going to school full time, working full time, and working on sweat equity hours on my home, it paid off. I now have a gorgeous 3-bedroom home that has 0% interest, and I could not be more pleased. Its affordable and realistic.

Amid working on my home, I met an amazing man who has two young boys of his own. He, ironically enough, was involved in the Habitat Program for quite some time, getting all the way up to 700 hours of sweat equity. He had requested a break from Habitat as his wife at the time was into drugs and he was unsure of their future together. Several months later, his then wife committed suicide leaving the boys without a mom, and Ray no longer qualifying for the Habitat for Humanity program as he went from a 5-family household to a 3-family household. Her son was living with them at the time, and now lives with his biological father. As you can imagine Ray was extremely discouraged at this turn of events, as he was hoping for some type of stability for his family. His wife had ruined his credit and buying a home outright was not going to be an option at that time, so he had to continue to rent.

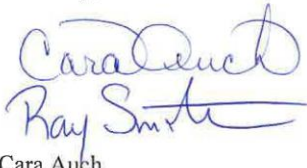
Ray and I are now engaged, and have a baby on the way, and he is currently living on the property just north of mine under a contract for deed. Our backyards are attached. He has been pre-approved to purchase the home for a very reasonable price, and by mid-April this should be his. Ideally, we would rent his one-bedroom small home out and add on to my house, but due to the setback we are struggling to get the permits approved to complete this process.

Between my house and Rays there is a ½ acre field so plenty of utility access.

We have completed all steps necessary to get the permits, from dirt samples to site plans and are just waiting on the hopeful approval to move forward. Ray is a contractor which will save us immensely and allow us to do complete most of the work without hiring out. The baby is due in September, so our time is limited.

Thank you very much for considering this request.

Sincerely,



Cara Auch

Ray Smith

ATTACHMENT
Site Plan

