

Application

8533 pd. cc R-L-178325



APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1285 - Project # P2-18-0019

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 # A 16402, A16401 CITY ELECTION WARD # 1

Legal Description of Property: Sunny Side Sub D 2nd Filing 532 T01 N
R26E Block 8 Lot 2 NORTH LT2

Address or General Location (If unknown, contact City Engineering): 2320 11th Ave N

1041, 1043, 1043 1/2, 1045, 1045 1/2, 1047 North 14th St + 2316 + 2316 1/2 N 11th
Zoning Classification: R70

Size of Parcel (Area & Dimensions): 7000 sq ft each x 2 or 14,000 sq ft total

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

Variance(s) Requested: Lot area A 16402 17,000 sf required 7,000 existing
Lot area A 16401 13,000 sf required 7,000 existing

Facts of Hardship: My Income src paying The Bank loans
and providing me with a substation for living.

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

Owner(s): Red Gate 2
(Recorded Owner)
4690 Parkside Pl. Billings MT 59106
(Address)
406-382-0660 (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: Buttaria for Red Gate 42 Date: 7-19-18
(Recorded Owner)

Applicant Letter

ZONING and VARIANCE COVER LETTER

July 19, 2018

This letter is to address my need for a variance on 1041, 1043 and 1043 ½, 1045, 1045 1/2 and 1047 North 24th Street, and 2320, 2316 and 2316 ½ 11th Avenue North (legal) in Billings, Montana. These two lots already have two existing duplexes and a home (9 units). I wish to get a conforming acknowledgment so I can rebuild, maintain and improve the existing structures.

History of sewer and water construction to the city was accrued in 1940 as a commercial service.

These lots are 7,000 square foot lots and on which the side setbacks currently are 0 feet side setbacks, back setbacks are 0 feet, and front setback is 10 feet. I would like to maintain setbacks as they currently are.

Neighborhood shows that I am surrounded by multiplexes on all sides.

My neighbor's lot to the north (Mark Wright's) is a restricted multifamily zoned lot. He recently applied for and was approved to keep his four-plex on his 7,000 square foot lot. Therefore, my request should be acceptable to the neighborhood with no more than 45% of lot footprint for improvements and parking. The existence of my 9 units on these lots proves they are providing affordable housing close to hospitals, baseball field, grocery store, and other businesses.

Currently I am providing 2 parking spaces and will in the future have the existing garage upgraded for a car.

Option of building 1 nine-plex if both connecting lots are combined; 14,000 square feet with no more than 45% coverage for carports and structure, providing 6 off street parking spaces, should any structure become damaged beyond 50%.

My location is providing low income housing for the workers of the neighborhood. Businesses with bus transportation and close location makes it possible for them to walk to work. My current tenants use the bus service or walk with 3 exceptions who have their own car.

This variance also is connected to project # PZ-18-00085 for records and presentations.

I appreciate your understanding that this variance is needed so I can maintain my cash flow.

Britt Romain
4640 Rimrock Road
Billings, MT 59106
406.380.0060

