

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1286 - Project # 22-18 6036

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 # A12566 CITY ELECTION WARD # I

Legal Description of Property: Panoramic Heights, 532, T01N, R26E, LOT 21 & N 57 FT E 2' LT 22

Address or General Location (If unknown, contact City Engineering): 78 Mountain View Blvd Billings, MT 59101

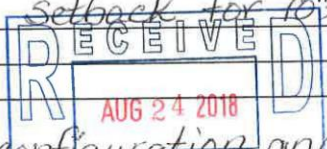
Zoning Classification: Residential 9600

Size of Parcel (Area & Dimensions): 10414 square feet

Covenants or Deed Restrictions on Property: Yes No

If yes, please attach to application

Variance(s) Requested: less than 20 ft setback for 10' x 10 ft front yard shed @ 14 ft



Facts of Hardship: The unusual size, configuration and slope are the reasons for this request for a variance. The backyard wasn't an option because of its small size and location underneath the rim.

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

Owner(s): JOHN B. Hoff
(Recorded Owner)
78 Mountain View Blvd Billings, MT 59101-0235
(Address)
(406) 855-0374 jhoff27@hotmail.com
(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: John B. Hoff Date: 8-22-18
(Recorded Owner)

Dear Chairperson of the Board of Adjustment,

We intend to use this outdoor 10x10 shed for personal storage. We are seeking this setback variance of less than 20 feet due to the hardship of a hilly terrain. This location is the most level spot on the yard. The back yard wasn't an option due to its size, configuration and slope of the hill.

1.

A. The unusual layout of our lot prevents us from being able to build this shed meeting the zoning requirements. The lot is located on a hill terrain and there is an approximate 25 foot differential from the front to the back of the lot. The front provides the only level spot for this structure because the lot is suffering tremendously for level ground.

B. There is a need for outside secure storage on this property because there is no secure garage. An open car port with an 8x12 shed in the back provides the only secure storage space, therefore additional space was in high demand. Taking the layout of the lot, hilly terrain and nonexistent garage we chose the most level spot which in this case was in the front yard. The backyard wasn't an option because of its size and configuration.

The only neighbors that could be affected by an obstructed view are our neighbors immediately to the east and west of us. All of our other neighbors have no impact on it just visually.

~~We~~, Brian and Amber Hoerner, are John Hoff's next door neighbor to the east. We want to declare the shed has no impact on our visual line of site to back out of our property. The street is in clear view.

x  8/22/18

x Amber Hoerner 8/22/18

I, Robert Arstein, am John Hoff's next door neighbor to the west. I want to declare the shed has no impact on ~~my~~ visual line of site to back out of my property. The street is in clear view.

x 

Robert Arstein

8-22-18



Scale 1/10
1" = 10'



Proposed Shed For 78 Mountain View Blvd

