

Variance 287- 321 Calypso Street – Detached Garage  
Applicant Letter, Site Plan

APPLICATION FORM

COUNTY VARIANCE County Variance # 287 - Project # P2-18-00023

The undersigned as owner(s) of the following described property hereby request a Variance from the terms of the Yellowstone County Unified Zoning Regulations.

TAX ID # A27339 COUNTY COMMISSIONER DISTRICT # \_\_\_\_\_

Legal Description of Property: Lot 1, Block 7 of Wells Garden Estates 4th, S04, T01 R25E

Address or General Location (If unknown, contact County Public Works):

321 Calypso ST Billings, MT 59106

Zoning Classification: Residential R-10

Size of Parcel (Area & Dimensions): 26,420 SQFT

Covenants or Deed Restrictions on Property: Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, please attach to application

Variance Requested: 1500 SQFT Detached garage. Maximum SQFT Allowable by Current Zoning Regulations is 1238 SQFT

Facts of Hardship: Additional Enclosed & Heated Storage is Needed beyond 1238 SQFT

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

Owner(s): Todd Carlson  
(Recorded Owner)  
(Address) 321 Calypso ST Billings, MT 59106  
(Phone Number) 406-591-3303 (email) N/A.

Agent(s): Rich Naylor / MHS Construction  
(Name)  
(Address) 423 South 25th ST Billings MT 59101  
(Phone Number) 406-861-8925 (email) Rich@MHSCMT.com

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: Todd Carlson Date: 1-30-18  
(Recorded Owner)





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January 31, 2018

Planning & Community Services Department

2825 3<sup>rd</sup> Ave North 4<sup>th</sup> Floor

Billings, MT 59101

On Behalf of:

Todd Carlson

321 Calypso Street

Billings, MT 59106

To: Chairperson of the Board of Adjustment

Thank you for your time considering this Variance Application. A variance request has been before your committee before and declined. Variance # 277. Mr. Carlson is currently required to remove the existing structure. Our plan is to demolish and remove the existing detached garage structure, and reconstruct a new structure at 321 Calypso St, in Spring of 2018. Weather depending. We are working to coordinate the demolition and re- construction in a consecutive manner. We have attached and are submitting the new plans that meet the required setbacks, size (SQFT), and height parameters, as per the Sub Division covenants, and County Building Code requirements.

**Intensions:** The structure is intended to be used for additional storage. Mr. Carlson plans to store collectable and antique automobiles.

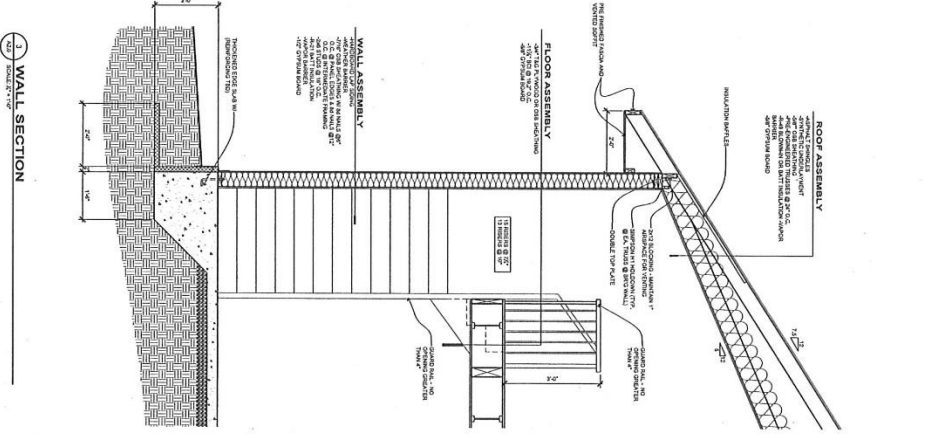
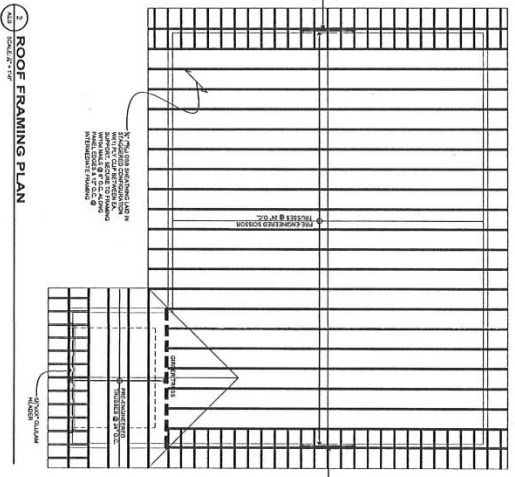
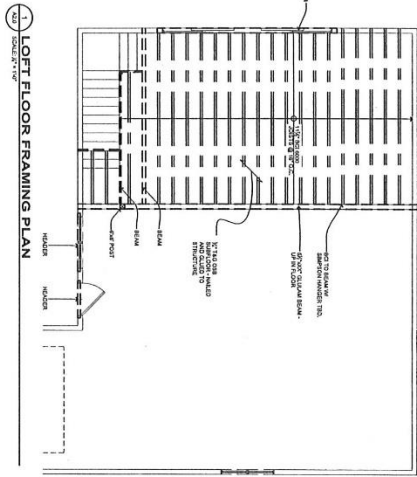
**Facts of Hardship:** Mr. Carlson is in need of additional enclosed heated storage space.

We are requesting your team consider approving this Variance Application for a 1500 SQFT Detached garage structure. See the Site plans for details.

A handwritten signature in blue ink that reads "Rich Naylor".

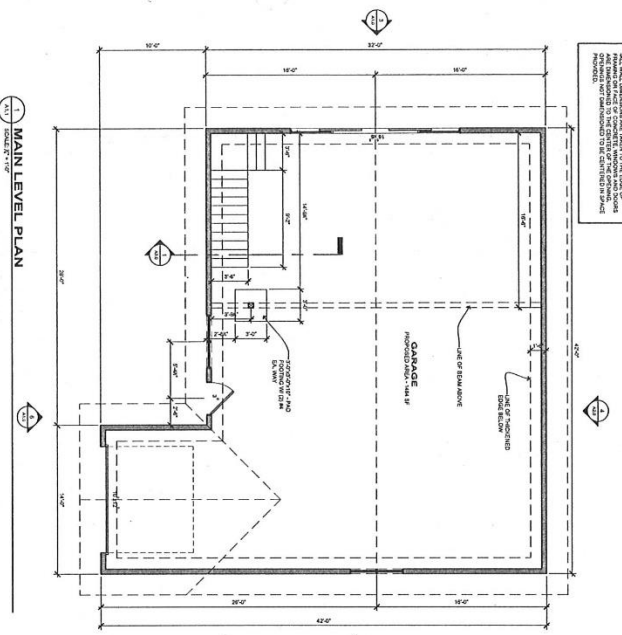
*Rich Naylor*

**NOTES**  
 1. ALL WORK SHALL BE PERFORMED ON PAPER TO BE CHECKED BY THE ARCHITECT.  
 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS BEFORE BEGINNING WORK.  
 3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

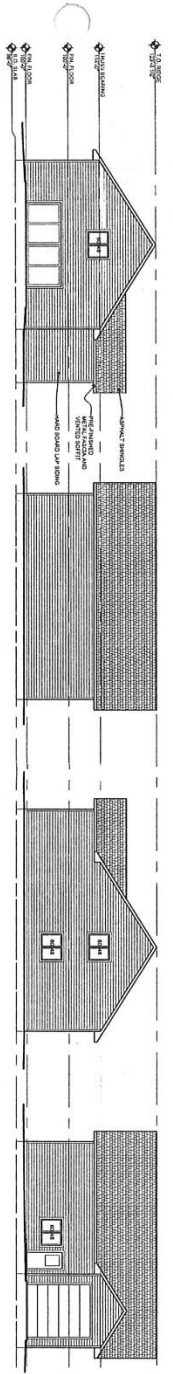


<b>PROJECT</b> PROJECT NO. 2024-001 DRAWN BY: JAC CHECKED BY: JAC	<b>PHASE</b> CONSTRUCTION DOCUMENTS PRINT DATE 10/20/24	<b>SHEET</b> A1.0		<b>TODD CARLSON - GARAGE</b> 321 CALYPSO ST. BILLINGS, MONTANA	<b>response DESIGN</b> 2201 SPRUCE ST. BILLINGS, MT 59101 406-659-8200 WWW.RESPONSEDESIGN.COM
				<b>FRAMING PLANS &amp; SECTION</b>	

**FLOOR PLAN NOTES**  
 1. ALL DIMENSIONS ARE TAKEN TO THE EDGE OF WALL UNLESS NOTED OTHERWISE.  
 2. FINISH FLOOR IS TO BE DETERMINED BY THE OWNER.  
 3. FINISH FLOOR IS TO BE DETERMINED BY THE OWNER.  
 4. FINISH FLOOR IS TO BE DETERMINED BY THE OWNER.



**NOTES:**  
 1. SEE SITE PLAN FOR SETBACKS AND EASEMENTS.  
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 3. SEE SITE PLAN FOR SETBACKS AND EASEMENTS.  
 4. SEE SITE PLAN FOR SETBACKS AND EASEMENTS.



<b>PROJECT</b> 2023 OCT 10 2023 OCT 10 2023 OCT 10 2023 OCT 10	<b>TODD CARLSON - GARAGE</b> 321 CALYPSO ST. BILLINGS, MONTANA	<b>response DESIGN</b> 2033 SPRUCE ST. BILLINGS, MT 59101 406-268-0803	
	<b>PLAN, SITE PLAN, ELEVATIONS</b>		
	<b>SHEET</b> A1.0	<b>PRINT DATE</b> 10-10-2023	
	<b>PHASE</b> CONSTRUCTION	<b>DESIGNER</b> JAC	