

Application

APPLICATION FORM

COUNTY VARIANCE County Variance # 289 - Project # P2-18-6062

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 # C04790 COUNTY COMMISSIONER DISTRICT # 2

Legal Description of Property: S20, T01N, R27E, Lockwood Sub
RMH Block 7 Lot 1

Address or General Location (If unknown, contact County Public Works):
3536 COMUS AVE Billings MT 59101

Zoning Classification: RESIDENTIAL

Size of Parcel (Area & Dimensions): 7372 sq ft

Covenants or Deed Restrictions on Property: Yes No

If yes, please attach to application

Variance Requested: SET BACK OF 22' + 16' FROM CURB FOR DRIVEWAY.
SIDE LOT LINE OF 3' NOT 5' BORDERS DITCH.
BUILD GARAGE 24 X 30 + INCREASE THE 30% ALLOWABLE COVERED COVERAGE
TO 33%

Facts of Hardship: NEED A GARAGE. THE PRESENT LOCATION OF THE GARAGE DOES
NOT ALLOW US ENOUGH ROOM ON THE LOT TO BUILD ON THAT SIDE. IT WILL
TEAR DOWN THE CARPORT + PUT IN A DECORATIVE FRONT YARD.

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

Owner(s): ELLEN M HOLMES
(Recorded Owner)
3536 COMUS AVE Billings MT 59101
(Address)
406-670-0882 ellenholmes52@gmail.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: Ellen M Holmes Date: 9-28-2018
(Recorded Owner)



County Variance 2017-2018 updated 11/6/17

9-28-2018

Chairperson of the Board of Adjustment,

I would like to build a 2 car garage attached to the house.

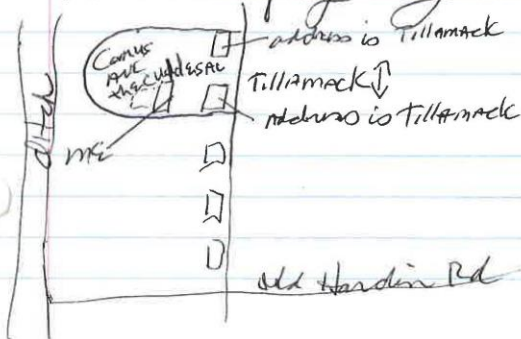
Reasons: security by entering my house from my garage. Prevent vandalism to vehicles.

Presently, I have a carport, which will be taken down if you grant us the variances being requested.

Build: 24' x 30' garage
22' x 16' cement driveway

- Set backs: ① 16' on part of driveway (not 22')
- ② 2' on ditch side (supposed to be 5' - we ^{would} have 3' so need it to be 2' less)
- ③ 30% allowable covered bldg - need it increased to accommodate the new garage.

This garage would border the ditch.
Would not obstruct anyone's view.
Not a safety hazard.



So you can see no one would be affected.
I hope you will grant the variances.
Thank you - look forward to hearing from you.
Ellen McIntosh

