

Husman, Karen

From: Angela Penninger <angela@parker-law.com>
Sent: Wednesday, October 17, 2018 11:12 AM
To: Husman, Karen
Subject: RE: County Variance #290/Project No. 18-00163

Karen,

I appreciate all of your time! Yes, we were told he was planning on having a large bonfire with the two structures that are on blocks. (Ugh!) Hopefully not, as it appears that they are possibly asbestos sided. I am going to try and make it to the meeting in November as long as I am able to get off of work.

Thanks again,

Angela

From: Husman, Karen [mailto:husmank@ci.billings.mt.us]
Sent: Wednesday, October 17, 2018 11:03 AM
To: Angela Penninger
Subject: RE: County Variance #290/Project No. 18-00163

Angela,

I can include all of your concerns in my report to the Board. Once I have finished my research of the property I will have more information. Generally, in residential zones, there must be a residential structure (single family dwelling) on the property in order to have an "accessory" building. I understand the existing house is in disrepair and can include this in my report to the board to help justify my recommendation.

Thank you for contacting us. Every bit of information we obtain helps us to make the determinations we are required to find when making our recommendation. Let me know if you have any other questions or concerns.

Karen Husman
Planner I
City of Billings & Yellowstone County
Planning Division
2825 3rd Avenue North, 4th Floor
Billings, MT 59101
(406) 247-8684
husmank@ci.billings.mt.us

From: Angela Penninger [mailto:angela@parker-law.com]
Sent: Wednesday, October 17, 2018 10:30 AM
To: Husman, Karen <husmank@ci.billings.mt.us>
Subject: RE: County Variance #290/Project No. 18-00163

Thank you, Karen. Are you able to tell me if there is a stipulation as to whether the structure is allowed to be used as a residence? I apologize for all of the questions but the building to the east of us is a barn that they owner is living in. We were unaware that it was being used as a residence when we purchased our home at 2850 Weymiller.

I will follow up with DEQ and Code Enforcement to inquire for further information.

Thank you,

Angela

From: Husman, Karen [<mailto:husmank@ci.billings.mt.us>]
Sent: Wednesday, October 17, 2018 10:24 AM
To: Angela Penninger
Subject: RE: County Variance #290/Project No. 18-00163

Angela,

I will forward your concerns to the Board of Adjustment (they will hold the public hearing). The applicant is requesting a variance from the restricted maximum size of an accessory structure from the 1500 sf maximum allowed to allow a structure that is 2,925 sf. Unfortunately, the variance application process does not include sanitary review or easement restrictions. The Department of Environmental Quality (DEQ) should be aware of any septic drainfield and water concerns, these items are assessed when a permit for well or septic are reviewed for issuance. I suggest you contact our Code Enforcement Department at 237-6146, for more information on the concerns you have. County Code Enforcement may have more specific contact information for you to get answers to these questions/concerns.

I hope this helps.

Enjoy the day,

Karen Husman
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From: Angela Penninger [<mailto:angela@parker-law.com>]
Sent: Wednesday, October 17, 2018 8:58 AM
To: Husman, Karen <husmank@ci.billings.mt.us>
Subject: RE: County Variance #290/Project No. 18-00163

Thank you! This is our neighbor to the north. They are currently living in a fifth wheel trailer on the existing concrete pad that is set for a house. I understand that they want to build a pole barn in this spot. There is currently not a well or septic on this lot. The drawing (although out of scale) shows that they have a proposed location of their well. However, there is not a proposed location for a septic or drain field. My concern is that they will be living in the pole barn, as they have told us they will be, however, the concrete pad is at a higher elevation that we are. We are concerned because if they put in a septic system it will flow downhill to where our well and our neighbor's well are located. Do you have any more information than what was provided in the letter? They originally told us they wanted to put a mobile home on the concrete pad but were denied due to the septic issue. I don't see how them living in a pole barn will yield a different result.

My other issue is that the current easement of Weymiller Lane is not the 60' that is required. Their fence currently runs down the middle of this easement. If there will be construction occurring then I am assuming there will be heavy equipment on this one lane road. The road will not support this as we even have the garbage truck pick up our garbage on Lake Elmo because of the ruts it was causing due to the weight of the truck on Weymiller. Can we guarantee that they will be moving the fence and constructing the road from a 1 lane to a 2 lane road?

My first instinct is to oppose the zoning change until these matters have been resolved.
Thank you so much for any additional information you are able to provide.

Angela Penninger

From: Husman, Karen [<mailto:husmank@ci.billings.mt.us>]
Sent: Wednesday, October 17, 2018 8:47 AM
To: Angela Penninger
Cc: Deines, Tammy
Subject: RE: County Variance #290/Project No. 18-00163

Angela,

I would be happy to answer your questions about Variance #290.

Karen Husman
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From: Deines, Tammy
Sent: Monday, October 15, 2018 4:50 PM
To: Husman, Karen <husmank@ci.billings.mt.us>
Subject: FW: County Variance #290/Project No. 18-00163

From: Angela Penninger [<mailto:angela@parker-law.com>]
Sent: Monday, October 15, 2018 2:00 PM
To: Deines, Tammy <DeinesT@ci.billings.mt.us>
Subject: County Variance #290/Project No. 18-00163

Tammy,

I have some questions regarding the above request for a zoning change. Can you please advise me who to contact and possibly their e-mail address?

Thank you,
Angela

Angela Penninger



Planning Division

RE County Variance 290-2795 Weymiller Lane

October 13, 2018

In regards to the above mentioned variance, I have no issue with the application. I do however have concerns on the abandoned house already on this property which was moved there several years ago. It is something that does nothing but decrease the value of the adjacent properties and is a complete eyesore. Is this something that could be addressed at the same time as the variance application? Maybe the landowner already has plans to have this removed? If a city official has visited the site, I'm sure they totally agree with my position.

A handwritten signature in black ink, appearing to read "Kevin Perreault".

Kevin Perreault

2920 Alexander Rd

Billings MT 59105

406-698-3090

kevinchrisp@gmail.com