

Application

APPLICATION FORM

CITY ZONE CHANGE

ID: Billings Zone Change # 968 - Project # P2-18-00085

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the City of Billings-Yellowstone County Unified Zoning Regulations.

Present Zoning: R70

Proposed Zoning: RMF-R

TAX ID# A16401/A16402 CITY ELECTION WARD # _____

Legal Description of Property: Sec 32, Town of N, Range 28E Lot 7 B1K 8
Sunnyside subd 2nd 51st S 32 T1N, Range 26W, B1K 8 Lot 2 55' x 100' Lot 2

Address or General Location (If unknown, contact City Engineering): 1041 24 STW

Size of Parcel (Area & Dimensions): 7,000 sq ft + 7,000 sq ft. ~ 14,000 sq ft

Present Land-Use: Multifamily

Proposed Land-Use: Multifamily - RMF-R

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

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

Owner(s): Red Gate #2 by Britt A. Romani

(Recorded Owner) 4640 Riverview Rd Billings MT 59106

(Address) 408-390-0060

(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 Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature: Britt A Romani Date: 5-11-18
(Recorded Owner)

Applicant Letter to Board

ZONING and VARIANCE COVER LETTER

May 1, 2018

This letter is to address my need for a variance on 1041, 1043 and 1043 1/2 North 24th Street (legal) in Billings, Montana. This lot already has an existing duplex and home (3 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.

The lot is a 7,000 square foot lot on which the side setbacks currently are 5 feet side setbacks, back setbacks are 5 feet, and front setback is 20 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. The existence of my 3 units on this lot proves they have provided 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 8 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.

Britt Romain
4740 Rimrock Road
Billings, MT 59106
406.380.0060

Britt Romara Zone Change + Variance

I. Billings Growth Policy. This property is within the city of Billings served by current infrastructure. To change the zoning would contribute to a stronger neighborhood and allow the owner to upgrade and maintain existing repairs as needed,

II there is an adjacent property that is already zoned RMF-R. My property is used for similar purposes. In order to perform upgrades, rebuilds and get building permits I need the zoning to describe the current use as close as possible.

III Pre application statement. I held a pre application meeting on 5-10-18 @ 5PM
copy of minutes attached + sign sheet

Sincerely,
Britt A Romara

Pre-Application Minutes

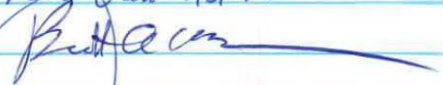

Minutes of Pre-Application Neighborhood Meeting.

Held: 10 May 2018 at 5:00 P.M. at North Park Building 6th Ave N + N. 21st Street Billings, Mt

Meeting was called to order at 5:00 P.M. -

Owner and attorney waited until 5:15 No one appeared.

Meeting was adjourned at 5:15 p.m.

Red Gate #1 LLC
Owner: 

Attorney