

Application & Applicant Letter

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1292 - Project # P2-19-00045

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 # A15179 CITY ELECTION WARD # 1

Legal Description of Property: SUBURBAN Homes ADD, 504, TO 1 S, R26 E, Block 34, Lot 30-31

Address or General Location (If unknown, contact City Engineering): 432 Alderson aka 434 Alderson

Zoning Classification: R-70

Size of Parcel (Area & Dimensions): 7000 Sq FT

Covenants or Deed Restrictions on Property: Yes No X

If yes, please attach to application

Variance(s) Requested: Lot Size, Setbacks Rear 6.5 ft ; side 2.5 ft

Facts of Hardship: Re financing need rebuild a two unit building at current setbacks

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

Owner(s): Christian Helland (Recorded Owner) 3300 2nd Ave N #7, Billings, MT. 59101 (Address) 952-826-9436 (Phone Number) Christian.z.helland@gmail.com (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: [Signature] Date: 4/1/19 (Recorded Owner)



4/1/2019

Christian Helland  
3300 2<sup>nd</sup> Ave N. #7  
Billings, MT. 59101

Attn: Chairperson Of The Board of Adjustment  
Planning & Community Services Department  
2825 3<sup>rd</sup> Ave North, 4<sup>th</sup> floor  
Billings, MT. 59101

To whom this may concern;

Thank you for taking the time to review my request for variances on the property at 432 Alderson Ave. I purchased this property in first week of January as the first home I have purchased. The residence is currently set up as a very nice duplex with very nice tenants currently renting out the home. My intentions for the property is to move into the house when one of the tenants moves out at the next lease term to become an owner occupant in the structure. I am looking for the variance in order to get traditional bank financing on the property and refinance the property out of the short term loan. All the banks I have been working with have required that a rebuild letter/ variance be obtained from the city in order to rebuild in the event of a loss. There appears to be many similar variances the city has issued in the surrounding area. I am seeking this variance because the property already exists and I wish to continue using the property as a soon to be owner occupied duplex. Other than some interior upgrading, I do not intend to make any modifications to the property.

Thank you for your consideration,

Christian Helland

Helland – Alderson Ave.

1) **A) What reasons prevent you from using this property in conformance with the Zoning Regulations requirements?**

The property currently exists as legal non-conforming and I wish to continue using the property in its current configuration. The catalyst for seeking the variance is to receive a rebuild letter to obtain traditional bank financing.

**B) Why is there a need for the intended use of the property at this location?**

The property exists and I wish to continue using the in its current state. The property is located in an older subdivision in the city with many of the adjacent properties carrying the same variance.