

Application & Applicant letter

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1293 - Project # P2-19-00069

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 # A12373 CITY ELECTION WARD # 3

Legal Description of Property: lot 11, Block 4 of Orchard Subdivision, Second Filing, in the City of Billings, Yellowstone County, According to Official Plat Thereof and on File and of Record in Office of Clerk and Recorder of said County, Doc No. 526777
Address or General Location (If unknown, contact City Engineering): _____

Zoning Classification: See attached Tax Statement R-70

Size of Parcel (Area & Dimensions): lot Size 6600 S.F.

Covenants or Deed Restrictions on Property: Yes No
If yes, please attach to application Standard Conveyance Exemptions for Easements, Mineral Rights etc.

Variance(s) Requested: Present Coverage 2145 S.F. Additions 2215 S.F.

Proposed lot Coverage 2366 S.F. REQUEST-Proposed lot Coverage % = 36%

Facts of Hardship: Limited space for family

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

Owner(s): Jacquelyn Kelly
(Recorded Owner)
4302 RYAN AVE, Billings, MT 59101
(Address)
245-8402 H 208-4175 C jkelly53@yahoo.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 payment for a Variance. Also, I attest that all the information presented herein is factual and correct.

Signature: Jacquelyn Kelly Date: 4/29/19
(Recorded Owner)



City of Billings
Planning & Community Services Department
2825 3rd Ave. North, 4th Floor
Billings, MT 59101

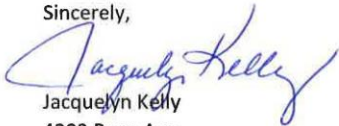
ATTENTION: CHAIRPERSON OF THE BOARD OF ADJUSTMENT

This statement will accompany the variance application/package for the following:

1. There are no reasons that prevent me from using this property which is in conformance with the Zoning Regulation requirements. I have resided on this property since my purchase of the home in 1989.
2. The need for the intended use of the property is to: a) upgrade my home which I intend to live in throughout my life span; 2) construct additional and consistent space for another small bedroom to accommodate my family; and, 3) I purchased this lot in 1989 when I was a single, divorced mother and have taken pride in the upkeep of my home ever since. Homes on this block and subdivision are continually being remodeled, upgraded and maintained. I respectfully request the same opportunity while I can secure the financial means, but need the variance approval to proceed.
3. The variance is requested for 2366 SF or proposed lot coverage of 36%.
4. The proposed new construction does not change the use of the property.

If you need further information, please advise.

Sincerely,



Jacquelyn Kelly
4302 Ryan Ave.
Billings, MT 59101
245-8402 H
208-4175 C