

Application & Applicant letter

CITY VARIANCE APPLICATION FORM ID: Billings Variance # 1294 - Project # PZ-19-00066

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 # A02415 CITY ELECTION WARD # 5  
Legal Description of Property: Arnold Subd 2nd filing, S06, T01 S, R26E, Lot 8, AMND Lts 3 & 4

Address or General Location (If unknown, contact City Engineering):  
2229 Burlington Ave 59102

Zoning Classification: Residential 7000

Size of Parcel (Area & Dimensions): 7976 80x99.7

Covenants or Deed Restrictions on Property: Yes  No

If yes, please attach to application

Variance(s) Requested: property line Moved 10ft reducing lot size to under zoning requirements *Reduce Lot Size allowed from 700<sup>AS</sup> TO allow 6979<sup>(2)</sup>*

Facts of Hardship: Adjacent house built over current property line

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

Owner(s): MaryLou Miller Revocable Trust  
(Recorded Owner) 4615 Palisades Park Dr 59106  
(Address) 406 860-8120 gruven@outlook.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: [Signature] Date: 4/28/19  
(Recorded Owner)



The reason we are applying for a variance is the house at 2225 Burlington Ave was built over the property line and to move the line it would make the lot size of 2229 Burlington under the 7,000 sq ft required of the zoning by about 24 sq ft.

We would like to move the property line so when the time comes both houses can be sold separately

Dear Chairperson of the Board of Adjustment,

In the 70's my father built 2 houses on Burlington Ave. A family home he built larger and over the property line of the neighboring lot which he built a rental home on. There is 10 feet between the 2 homes and a partial fence that would be on the proposed new property line. The problem with moving the property line is that the lot size of 2229 Burlington Ave. would fall below the 7,000 sq. ft. that the property is zoned for by about 24 sq. ft.

We are applying for a variance so that we can move the property line and have the ability to be able to sell the houses separately in the future.

We appreciate your consideration on this matter.

Thanks  
Cliff Miller Trustee