

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1297 - Project # P2-19-00099

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 # ~~03-1032-26-4-07-18-0000~~ A05683 CITY ELECTION WARD # IV

Legal Description of Property: Country Club Heights Subd
S26, T01 N, R25 E Block 7 Lot 20

Address or General Location (If unknown, contact City Engineering): 2239 Fair View Pl

Zoning Classification: R-96 recorded easements for 2233 Fairview

Size of Parcel (Area & Dimensions): 1/2 Acre

Covenants or Deed Restrictions on Property: Yes No Unknown

If yes, please attach to application

Variance(s) Requested: Move set back to 10' instead of 20'
Projection of Stairs in setback

Facts of Hardship: By Looking at the Photos There are a Lot of Large Rocks and Steep Elev gains toward Back of Property

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application. This variance would also look and be the same as many others, and match variances recently granted in the same subdivision.

Owner(s): (Recorded Owner) Catherine J. Grotti

(Address) 1225 Juniper Dr Grotti @ Bregman.net

(Phone Number) 406-690-2060 (email)

Agent(s): (Name) Mike Kautzman

(Address) 1225 Juniper Dr Bigs Mt 59102

(Phone Number) 406-690-2051 (email) Mike Kautzman @ Hot mail . com

(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: Catherine J. Grotti Date: 6/20/19
(Recorded Owner)



JW Pappas
5420 Molo Road
Billings MT 59106
James@pds-eng.net

July 1, 2019

City of Billings Board of Adjustment
Mr. Mark Noennig, Chairman
2825 3rd Ave. North
Billings MT, 59101

RE: Variance Application for Lot 20 Country Club Heights Subdivision

Dear Mr. Noennig,

A variance is requested from Section 27-308 of the City of Billings Code of Ordinance for a reduction in the required front setback from 20-feet to 10-feet for the property located on Lot 20 of the County Club Heights Subdivision, Billings, Montana.

The subject property is located at 2239 Fairview Place in Billings, Montana. The property is zoned R-96 (Residential 9,600) and encompasses a lot area of approximately 0.52-acres, most of which is unbuildable due to the terrain. The property is undeveloped with the exception of an existing driveway and foundation, (of which the history is unknown), and various wooden retaining walls. The property is bound by Fairview Place to the south, existing residences to the east and west and the rims to the north. The property is very steep and slopes from the north to the south and contains a multitude of boulders of various sizes.


The proposed project would entail removal of the existing foundation and conflicting retaining walls for construction a single-family residence. The residence is proposed to be setback a distance of 10-feet from the front property line to minimize the earthwork, rock removal and retaining wall extent necessary to develop the property. The code required 20-feet front setback would require the residence to be constructed further into the north slope of the lot which gets steeper the further north you go on the lot.

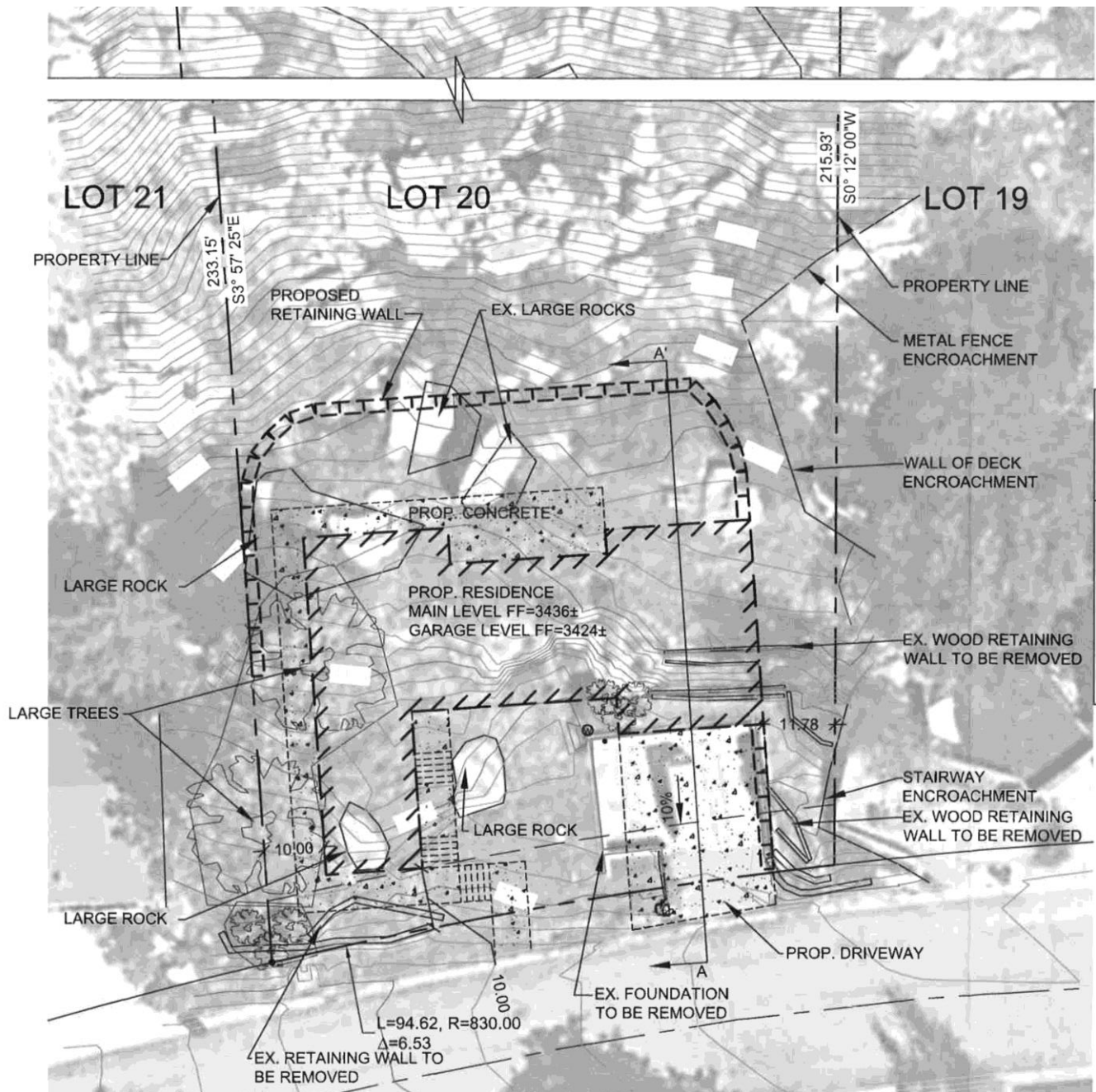
The requested reduction in the required front yard setback is not anticipated to negatively impact adjacent properties within the subdivision in visual obstruction or placement. The adjacent properties located to the east and west of the subject property do not meet the 20-feet setback and are constructed approximately between 10 and 15-feet from the front property boundary. Based on the location of the property and a review of the City of Billings Functional Class Map, there does not appear a future need

or plan to change the classification of Fairview Place from a local roadway which would impact the requested setback reduction request.

Please consider the requested variance to reduce the required front setback from 20-feet to 10-feet to allow for the construction of a single-family residence on the subject property.

Sincerely,


Mike Kautzman



Site Plan