

CITY VARIANCE

APPLICATION FORM

ID: Billings Variance # 1298 - Project # PZ-19-00160

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 # A 11717 CITY ELECTION WARD # 1

Legal Description of Property: North Elevation Sub, 1st filing, S32, T01 N, R26 E, Block 11, Lot 38-39

Address or General Location (If unknown, contact City Engineering): 1121 N 32nd St.

Zoning Classification: R 7000

Size of Parcel (Area & Dimensions): 50 x 140

Covenants or Deed Restrictions on Property: Yes  No

If yes, please attach to application

Variance(s) Requested: Exceed 30% lot coverage

Facts of Hardship: Built in 1940, the garage is in poor condition structurally and insufficient to house both our vehicles.

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

Owner(s): Stacy and Brandy Coffin  
(Recorded Owner)  
1121 N. 32nd St. Billings, MT 59101  
(Address)  
(406) 671-4296 bcoffin@bresnan.net  
(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: Brandy Coffin Date: 6/28/19  
(Recorded Owner)



June 21, 2019

To the Chairperson of the Board of Adjustment,

We respectfully request a variance to build a new garage per the submitted specifications. Our property is located at N. 32<sup>nd</sup> and Parkhill. We have lived in this residence since November 2002 and due to the size of the garage we have had to park a pickup on the street. There have been two incidents where our vehicle has been hit while parked on N. 32<sup>nd</sup> street. Most recently was May 6, 2018 at 1:30am when our new truck was involved in a hit and run. This has been unnecessarily costly and inconvenient and since the last incident we have been focused on putting both of our vehicles in a garage to avoid having to park on N. 32<sup>nd</sup>.

The existing garage was built in 1940 and is 18' wide x 22' long. It has two doors which are 8' wide x 6 1/2' tall. Our Honda Pilot that does fit in the garage is 7'6" from side mirror to side mirror. That does not leave much room to fit in the opening. I have to squeeze to get out of the driver's side door as it only opens between six to eight inches before hitting the wall. When we purchased the house in 2002, the garage already had two wooden supports in the center of the floor to support the sagging roof. Since then we have had to add an additional support. These supports make a very small space even harder to park in when I have to maneuver around them to allow for the passenger door to open. Additionally the low clearance of the existing garage causes damage to the car parked in the garage when the automatic hatch is used. We are unable to unload groceries or transport our dog without moving the car into the alley. This is especially inconvenient in the winter.

The purposed new garage would be 26' wide x 30' long and would have one 18' x 9' wide door which would allow for two vehicles to fit comfortably including room for a turn radius into the garage. It would also allow for adequate space for both the driver and passenger doors to open along with some storage space. The tailgate would also have enough clearance to stay open for loading and unloading.

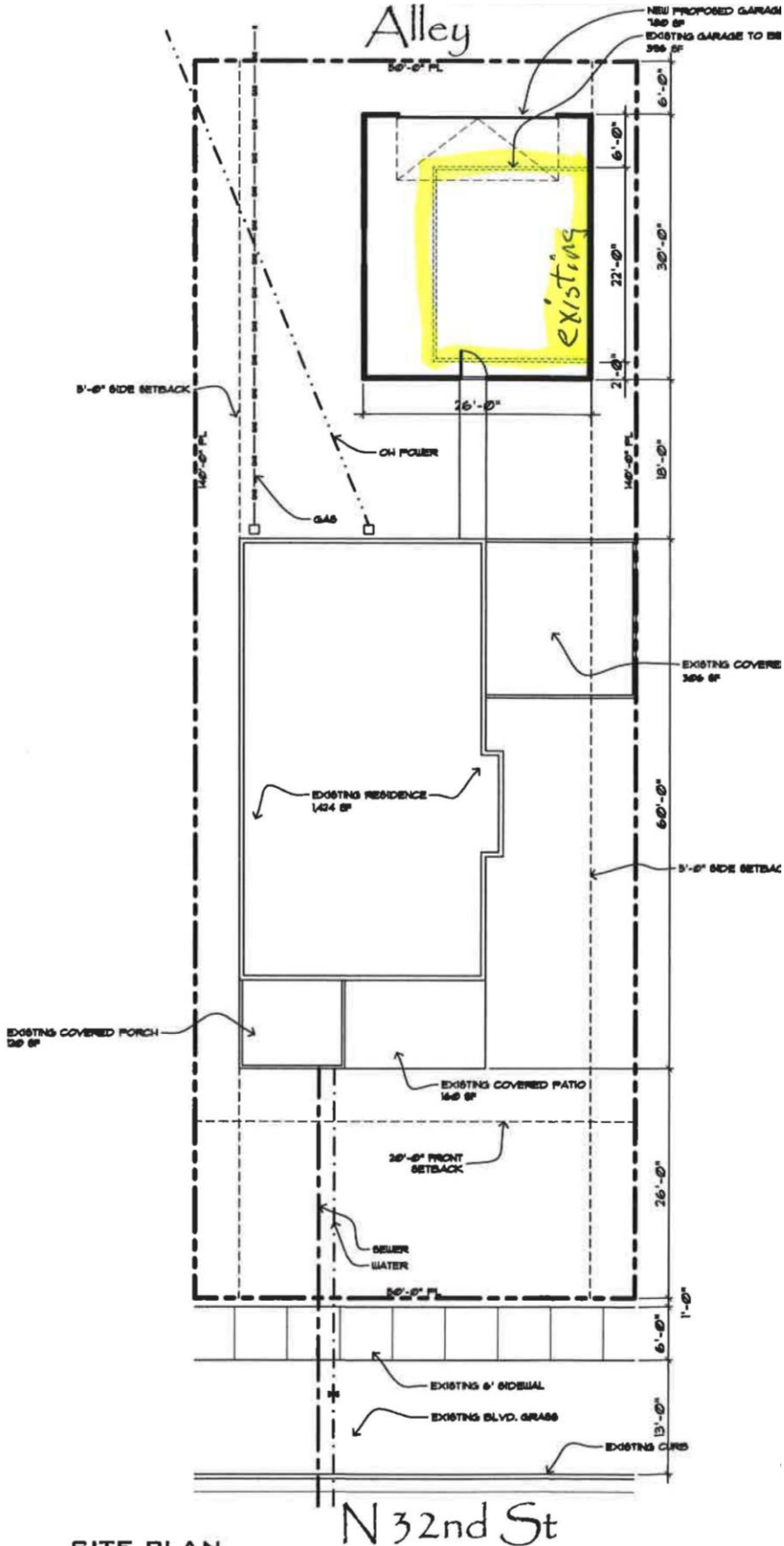
Our home was recently painted in the spring of 2016 and the new garage would have the same paint color and siding (to the extent possible). We feel this would be an improvement to the property and the neighborhood.

Thank you for your consideration,

  
Stacy and Brandy Coffin

780 <sup>sq</sup> garage  
Remove 18x22 ga  
394.

Site Plan



**SITE PLAN**  
SCALE: 1/8" = 1'-0"

N 32nd St