

Application, Applicant letter & site Plan

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1304 - Project # PZ-19-00225

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 # A12069 CITY ELECTION WARD # \_\_\_\_\_

Legal Description of Property: North Park Subd. S33, T01 N, R62E  
Block 2, Lot 47-48

Address or General Location (If unknown, contact City Engineering): \_\_\_\_\_

711 N. 15th St. Billings MT 59101

Zoning Classification: Residential 6000

Size of Parcel (Area & Dimensions): 50' x 150' 7500 sq feet

Covenants or Deed Restrictions on Property: Yes \_\_\_\_\_ No X

If yes, please attach to application

Variance(s) Requested: See attached

Facts of Hardship: Existing buildings do not meet code requirements. Variance is sought such that a loan and proper insurance may be obtained on the subject property so that they can be maintained and repaired in the event of unforeseen circumstances.  
\*\*\* Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Mindy McCord  
(Recorded Owner)  
6908 Kirby Rd Shepherd MT 59079  
(Address)  
406-200-3008 Mindynmccune@gmail.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: \_\_\_\_\_  
(Recorded Owner)



To: Chairperson of the Board of Adjustment

Re: 711 N 15th Variance Application

The request is being made to accept/approve the variance on 711 N 15th St in Billings, MT. The subject property has an existing duplex, and single family home on a 7500 sq foot property. Existing code requires 13,000 sq foot. The front house does not meet the set back requirement from the north property line and the garage does not meet the set back requirement from the south property line. The buildings as they are have been there since approx 1965 (based on recollection of the previous owner). I have come into possession of the property and was not aware of the compliance issues. No changes are being proposed to the existing land, and the variance is being requested to ensure the existing buildings comply with the city code requirements. To make the buildings physically comply would require demolition of the entire lot, and rebuilding only the front duplex and the back garage. Thank you for the consideration in this matter.

Regards,



Mindy McCune (Formerly McCord)

Property Owner of 711 N 15th St.

