

ATTACHMENT

Application form

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1305 - Project # PZ-20-00035

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 # 517-84-3073 CITY ELECTION WARD #

Legal Description of Property: Carlson Subdivision
Block 1 Lot 11

Address or General Location (If unknown, contact City Engineering): 1324
O'Malley Billings, Mt 59102

Zoning Classification: R 9600

Size of Parcel (Area & Dimensions): East 71' X south 291' X North 303' X West 7 1/2'

Covenants or Deed Restrictions on Property: Yes No X

If yes, please attach to application

Variance(s) Requested: 1 12' setback off property line (North Front)
2 4' setback off property line (south back)

Facts of Hardship: Existing property lines do not allow a 20' setback for proposed Addition

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

Owner(s): Joel W. Parker
(Recorded Owner)
(Address) 1324 O'Malley Dr. Billings, MT 59102
(Phone Number) 406-690-2310 (email) Debbie@afmedinc.com

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: Joel W. Parker (Recorded Owner) Date: 01-29-2020



Joel W. Parker
1324 O'Malley Dr.
Billings, MT 59102
406-690-2310

April 10th, 2019

Re: Building Permit and Variance Extension

To whom it may concern,

I would like to get approved for a two year extension on my building permit and a two year extension on both front and back variance.

As I still have a couple of months of rehab from a shoulder surgery and I still need to schedule a second surgery (which is a hip surgery) and this will require more physical therapy.

Please let me know if anything else is needed for these extensions.

Thank you,

Joel W. Parker

Copies of permits enclosed



Michael Groover DO
Steven Klepps, MD
Michael Yorgason, MD
Zach Scheer, MD
Kyle Lybrand, MD

Alan Dacre, MD
Anthony Roccisano DO
David Shenton, MD
Nicholas Beck MD

2900 12th Ave. No
Billings, MT 59101

Date of Service: April 3, 2019 Patient: Joel Parker Page: 1

Thomas Owen, MD
Gregory McDowell, MD
Lindsey Beck DO
Roger Bentley MD
James Elliott, MD
Dean Sukin, MD
Ben Phipps, MD
Brian Drake DO
Heather Hansen, MD

#140W or #100E
406-237-5050

re:Parker, Joel 1/3/1959

4/3/2019

To whom it may concern,

Joe Parker is currently undergoing rehabilitation following a surgical procedure, and is also contemplating a second procedure as he shows improvement from the first.

Because of the medical issues, and they're prolonged rehabilitative course, it would not be possible for him to begin a construction process he has scheduled and has obtained a permit for from the city.

The hope this letter is that he can extend out the timeline for use of the building permit, to allow him to undertake a project as he is medically able to do that.

You've any questions please do not hesitate to contact me

James Elliott, MD



PLANNING DIVISION
"SERVING BILLINGS, BROADVIEW AND YELLOWSTONE COUNTY"
PLANNING & COMMUNITY SERVICES DEPARTMENT
2825 3RD AVENUE NORTH, 4TH FLOOR
BILLINGS, MONTANA 59101
PHONE: (406)247-8676 FAX: (406) 657-8327



July 12, 2018

CITY VARIANCE #1284
Project Number: 18-00092

Joel Parker
1324 O'Malley Drive
Billings, MT 59102

Dear Applicant;

This is to inform you of the action taken by the City Board of Adjustment (BOA) at its July 11, 2018 meeting on your request for a variance from Section 27-308 requiring a minimum rear setback of 20 feet to allow a 4-foot rear setback in a Residential 9,600 (R-96) zone, on Lots 11 & 12 of Block 1, Carlson Subdivision, a 9,980 square foot parcel of land. The purpose of the variance is to allow the construction of a new attached garage. Tax ID: A04101.

The Board of Adjustment voted 5-0 to conditionally approve your variance request.

The conditions are as follows:

1. The variance from 27-308 requiring a minimum rear setback of 20 feet to allow a setback of 4 feet to allow an addition into the rear yard. No other variance is intended or implied with this approval.
2. The variance is limited to Lots 11 & 12 of Block 1, Carlson Subdivision generally located at 1324 O'Malley Drive.
3. The applicant will submit and obtain a building permit for the new addition within 6 months and have it completed within 1 year. Failure to complete the project within required timeline will void the variance.
4. Construction or demolition activity will not occur prior to 7 am or after 8 pm daily.
5. The applicant shall meet all other city code requirements for the proposed addition, with the exception of this variance.
6. These conditions of variance approval shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, lease holders, heirs and assigns.

If you have any questions, please contact me at 247-8684 or by email at husmank@ci.billings.mt.us.

Sincerely yours,

Karen Husman
Planner I



PLANNING DIVISION
"SERVING BILLINGS, BROADVIEW AND YELLOWSTONE COUNTY"
PLANNING & COMMUNITY SERVICES DEPARTMENT
2825 3RD AVENUE NORTH, 4TH FLOOR
BILLINGS, MONTANA 59101
PHONE: (406)247-8676 FAX: (406) 657-8327



November 9, 2018

CITY VARIANCE #1284
Project Number: 18-00092

Joel Parker
1324 O'Malley Drive
Billings, MT 59102

Dear Applicant;

This is to inform you of the action taken by the City Board of Adjustment (BOA) at its November 8, 2018 meeting on your request for a variance from Section 27-308 requiring a minimum front setback of 20 feet to allow a 12-foot front setback in a Residential 9,600 (R-96) zone, on Lots 11 & 12 of Block 1, Carlson Subdivision, a 9,980 square foot parcel of land. The purpose of the variance is to allow the construction of a new attached garage. The variance request for a 4-foot rear setback was previously approved in July 2018. Tax ID: A04101.

The Board of Adjustment voted 4-0 to conditionally approve your variance request.

The conditions are as follows:

1. This approval is for a variance from Section 27-308 requiring a minimum front setback of 20 feet to allow a 12-foot front setback and a minimum rear setback of 20 feet to allow a setback of 4 feet (approved in July 2018) to allow an attached garage. No other variance is intended or implied with this approval.
2. The variance is limited to Lots 11 & 12 of Block 1, Carlson Subdivision generally located at 1324 O'Malley Drive.
3. The applicant will submit and obtain a building permit for the new addition within 1 year and building completion within 2 years of variance approval. Failure to complete the project within required timeline will void the variance.
4. The construction shall be in substantial conformance to the site plan submitted with the amended application seen at the November 8, 2018 public hearing.
5. Construction or demolition activity will not occur prior to 7 am or after 8 pm daily.
6. The applicant shall meet all other city code requirements for the proposed addition, with the exception of this variance.
7. These conditions of variance approval shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, lease holders, heirs and assigns.

If you have any questions, please contact me at 247-8684 or by email at husmank@ci.billings.mt.us.

Sincerely yours,

A handwritten signature in cursive script that reads "Karen Husman".

Karen Husman
Planner I