

Application – Applicant letter

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1307 **- Project #** P2-20-0052

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 # A05676 CITY ELECTION WARD # 4

Legal Description of Property: Country Club Height
S26, T01N, R2SE, Block 7, Lot 11A

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

2133 Fairview Place Billings, MT 59103

Zoning Classification: Zoning Residential 9600

Size of Parcel (Area & Dimensions): _____

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

Variance(s) Requested: Reduce front setback from 20 foot
to 10 foot

Facts of Hardship: Boulders, Steep Slope, City has approved
reduced setbacks for rimlots previously

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

Owner(s): Big Time Construction LLC - Aaron Langford

(Recorded Owner) PO Box 1431

(Address) Billings MT 59103 langford.aaron@gmail.com

(Phone Number) 406-672-9995 (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: 3/2/2020
(Recorded Owner)



Dear Chairperson fo the Board of Adjustment,

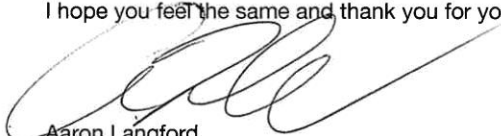
I , Aaron Langford, am requesting a variance of building setback from the street, Fairview Place. It is my intent to reduce the front setback from the street from 20 feet to 10 feet. This change in city code would allow the construction of a single family residence at 2133 Fairview Place. Furthermore, it would not significantly alter the native topography of the site and allow the natural slopes and large boulders to remain in the same way as they have been.

I am not asking for a change of use, I believe a single family residence is the highest and best use for the site as approved by the city when the covenants were originally drafted, with the reduced setback.

I am not asking for special or unique treatment, every home on Fairview place has altered setback requirements to account for the severe slope and large boulders.

The variance is being sought to create a safe construction environment where few rocks need removal, the natural slope remains similar to its native conditions and creates little disturbance to the community as a whole. I believe keeping natural topography present as best as possible is in the best interest of everyone.

I hope you feel the same and thank you for your consideration.



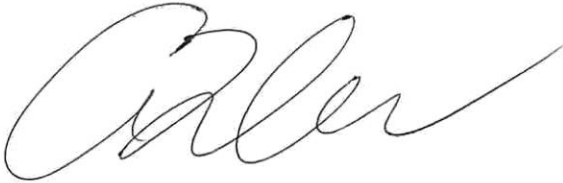
Aaron Langford

1.)

A. The Country Club Height Subdivision has historically allowed lots north of Fairview Place, with their rear frontage against the rims, to reduce the city required 20 foot setback from 20 feet to 10 feet. The reasons for this change are outlined below:

- Very large boulders exist on the site and significantly prohibit the available usage of land.
- Significantly altering the topography of the site would increase the risk of destabilizing the hill side during construction, reducing the front setback would allow a natural home to be nestled in among large boulders.
- The slope of the lot is very steep and presents considerable construction challenges and further destabilizing the hillside were a 20 foot setback to be implemented.
- The city approved covenants for the neighborhood allowed the rim lots to reduce front setback requirements.

B. There is a need for a single family residence at this location, as zoned by the city and approved in the covenants. The highest and best use for this land is single family dwelling.

A handwritten signature in black ink, appearing to read "C. Allen", is written in a cursive style.