

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # _____ - Project # P2-20-00078

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 # See Legal, no Tax ID is currently assigned CITY ELECTION WARD # _____
Legal Description of Property: Tract 1/2 of C.O.S 1463, Tracts 1/2 of C.O.S 1462 and C.O.S 13

Address or General Location (If unknown, contact City Engineering): 1017 Wicks Lane

Zoning Classification: Residential 7000

Size of Parcel (Area & Dimensions): 3.016 Acres, 183 Wide by 660.63 deep

Covenants or Deed Restrictions on Property: Yes _____ No

If yes, please attach to application

Variance(s) Requested: Front set back to be ~~75~~ 60 feet. Current requirement is 80 ft.

Facts of Hardship: To match the existing homes on Wicks Lane to provide continuity with the existing neighborhood.

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

Owner(s): Travis McDowell + Trent Parks
(Recorded Owner)
2344 Gleneagles Blvd
(Address) (406) 208 4146 ParksT@gmail.com
(Phone Number) (email)

Agent(s): Trent Parks
(Name) 2344 Gleneagles Blvd
(Address) (406) 208 4146 ParksT@gmail
(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: 4/1/20
(Recorded Owner)



1. A) Current regulation requirements at this property require an 80 foot set back from the center of Wicks Lane.
B) The construction of new homes on this property have created a need for this variance request.

To the Chairperson of the Board of Adjustment:

This variance being sought will be for new construction located at 1017 Wicks Lane in Billings, Montana. Please see the attached new construction site plan for reference.

We are seeking this variance to match the existing homes on Wicks lane to provide continuity in the existing neighborhood. This layout would also improve green space for our new residents by increasing their back-yard area by 20 feet for 4 of the new homes.

Thanks for your consideration,

Trent Parks