

**APPLICATION FORM**

**CITY VARIANCE**

**ID: Billings Variance #** \_\_\_\_\_ **- Project #** P2-20-00077

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 # \_\_\_\_\_ A08981 \_\_\_\_\_ CITY ELECTION WARD # \_\_\_\_\_ 4 \_\_\_\_\_

Legal Description of Property: HIGHLAND PARK SUBD 2ND FILING BLOCK:3 LOT 4

Address or General Location (If unknown, contact City Engineering): 2604 EMERSON PL.  
BILLINGS, MT 59102

Zoning Classification: R-9600

Size of Parcel (Area & Dimensions): 90.00' x 133.85': 12,046 SF

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

If yes, please attach to application

Variance(s) Requested: 3'-0" SIDE SETBACK FOR ATTACHED GARAGE W/  
SECOND STORY BONUS LIVING SPACE

Facts of Hardship: EXISTING GARAGE IS 2'-0"± FROM PROPERTY LINE WITH A FAILING RETAINING WALL ON THE PROPERTY  
LINE. GARAGE AND RETAINING TO BE DEMOLISHED AND REPLACED WITH NEW CONSTRUCTION. NEW  
GARAGE WILL BE INCREASED IN DEPTH AND REDUCED IN WIDTH TO A 3'-0" SETBACK

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

Owner(s): \_\_\_\_\_

(Recorded Owner) WEBER, DARRYL L & WEBER, ALISON M

(Address) 2604 EMERSON PL. BILLINGS, MT 59102

(Phone Number) 406-670-3934 (email) coachdweb@msn.com

Agent(s): \_\_\_\_\_

(Name) A-Line Drafting & Design, Jeff Wollschlager

(Address) 725 Grand Ave. Billings, MT 59102

(Phone Number) 406-321-2280 (email) alinedrafting@gmail.com

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: *Darryl L Weber* (Recorded Owner) Date: 4/1/20



## 2604 Emerson Pl. Variance

Subject: 2604 Emerson PL. Billings, MT 59102

Chairperson of the Board of Adjustment:

We are requesting a variance for a 3'-0" side setback for an attached garage with "Bonus" living space above. There is an existing garage and a failing retaining wall currently in place. The existing garage is approximately 2'-0" to 2'-6" from the side property line. The existing retaining wall is falling apart and is assumed to be on the subject property "tight" to the property line. We are proposing demolishing the existing garage and retaining wall and replacing with new construction. We are proposing the new garage to be 3'-0" from the property line. The new concrete retaining wall will extend from the proposed garage foundation to replace the old retaining wall. The existing and proposed retaining is approximately 30" +/- of grade transition. The new garage will be further from the property line than the existing. The new garage will be deeper in length as the old garage depth was not suitable for mid-sized vehicles. The proposed new construction will be engineered and meet all applicable building and local codes. A licensed surveyor will verify the property line and approved setback prior to construction. With the approval of this variance it will be an improvement to the existing site conditions and provide a usable garage to minimize on street parking and multiple vehicles in the existing driveway.

Sincerely,

Homeowners of 2604 Emerson