

Application & Applicant Letter

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # _____ - Project # _____

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 # AD3866 CITY ELECTION WARD # Billings, Burg

Legal Description of Property: Burg Sub D 3RD FILING, 506, T01 S, R26 E, Block 5, Lot 12

Address or General Location (If unknown, contact City Engineering): 1836 Yellowstone Ave Billings 59102

Zoning Classification: Residential 7000

Size of Parcel (Area & Dimensions): 8400 sq ft

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

Variance(s) Requested: 186sf increase to allow for Garage to be built to meet the growing family needs

Facts of Hardship: No on site parking for family vehicles, No secure site for valuables

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

Owner(s): MOEWES, DARRON J

(Recorded Owner) 1836 Yellowstone Ave Billings MT 59102

(Address) 406-670-1379 Moewes & charter.net

(Phone Number) (email)

Agent(s): Matt Lee - A-Team Contracting

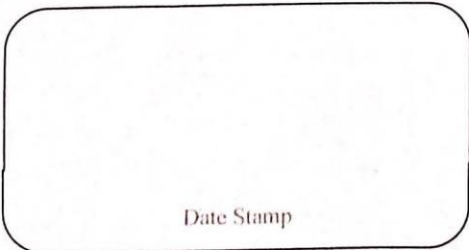
(Name) 5625 Walter Hagen Dr Billings 59106

(Address) 406-427-6537 Matt@Ateammt.com

(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: Darron J Moewes Date: 4-6-2020
(Recorded Owner)





Variation Request for 1836 Yellowstone Ave, Billings

To whom it may concern,

This letter is to address the following requirements as per the City of Billings Variance Application 2020-2021 updated Nov 8, 2019.

1. Answer the following questions:
 - a. **What reasons prevent you from using this property in conformance with the Zoning Regulation requirements?** Currently the property has a single home with a single car garage. The amount of area needed to build a garage to store the families vehicles will require a variance to be granted. Currently the usable square footage of the lot is 2520sf (30% of 8400sf) and we are asking that a variation of an additional 188sf (2708sf) be allowed to build the required structure.
 - b. **Why is there a need for the intended use of the property at this location?** Currently the property has a single family residence with a small attached storage area. The family has grown and has multiple vehicles for all the family members and currently the vehicles are unable to be parked out of elements. The recent hail storms have repeatedly damaged vehicles and put a huge financial burden on the family. By allowing the vehicles to be parked in the structure they would not be damaged from the storms. Also the family is removing a shed on the property that has had items gone missing over time as it's near the alleyway. By having the garage this will mitigate property loss and allow for a secure storage area.
2. Prepare a written statement addressed to the Chairperson of the board of adjustment. State what is entered to be done with the property, including a new construction or change in the use of the property, and why the variance is being sought.
 - a. **PLEASE SEE ATTACHED LETTER**
3. Prepare a dimensioned site plan as follows:
 - a. One full sized site plan and one reduced copy of the site plan at 8 ½ x 11 or 11x17. **Attached**
 - b. Scale of the full sized site plan shall not be less than 1"=40'.
4. If applicable, the site plan must include but not be limited to the following:
 - a. North arrow - **added to site plan**



- b. The locations and dimensions of all vehicle points of Ingress and egress, drives, alleys, and off-street parking spaces. **Added to site plan**
 - c. Illustrated lot size showing lot line dimensions. **Attached**
 - d. The locations and dimensions of all existing and proposed buildings, structures and improvements including those which will be removed. Please label all information. **On site plan and attachments**
 - e. Show Setback from all property lines for existing and proposed buildings. **On Site plan**
 - f. Show the centerline of major and minor arterial streets. **Attached**
 - g. Illustrate the square footage of existing and proposed structures. **On diagrams**
 - h. Names and locations of adjacent streets, alleys, properties etc. **Labeled**
 - i. Other pertinent features. **None**
5. Photographs - **attached**
6. Obtain from the Planning & community services department a radius map showing all the properties which lies within 300ft of the exterior boundaries of the subject property. **Attached**

Damen J. McCreary
Homeowners Signature

4-5-20
Date

Matt Lee
Contractors Signature

4/4/20
Date

V/r

Matt Lee, Owner
A-Team Contracting
406.927.6537
matt@ateammt.com

Variance Request for 1836 Yellowstone Ave
Billings MT, 59102 Garage

To: The Chairperson of the Board of Adjustment
From: Moewes, Darren (Homeowner)

Dear Chairperson,

I'm writing this letter seeking a variance to be granted for the shop on my property located at 1836 Yellowstone Ave in the Burg Subdivision. The reason I'm asking for this Variance is due to the Hardships that will be placed on my family if the variance is not permitted.

Currently my family situation has changed and our family has had more vehicles due to additional drivers. Our vehicles have been repeatedly hit by hail storms and it has caused us a tremendous amount of financial burden with the amount of vehicles that needed to be repaired. Currently the property has one small garage that will allow for one vehicle to be stored currently. My wife and I would like to be able to park our vehicles inside and out of the elements along with the family members vehicles and personal belongings.

We are asking for a Lot Variance increase of 188sf to accommodate the garage being built. This will allow for our vehicles to be parked indoors and secured. Additionally we are removing the shed on the property to reduce the size of the variance and will store all the lawn care tools and family bikes. We have had issues in the past with items going missing from our property and having the garage will help us secure these items in a safer manner.