

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 # A08974 CITY ELECTION WARD # 4

Legal Description of Property: Highland Park Subd 2nd Filing
S31, T01N, R20E, Block 2 Lot 9

Address or General Location (If unknown, contact City Engineering): 2605 Emerson Pl

Zoning Classification: R-15000

Size of Parcel (Area & Dimensions): 12076 sq. ft. .23 acre

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

Variance(s) Requested: Build 2 story garage up to 3 ft of
property line and possible lot coverage.

Facts of Hardship: Space, Hail, Theft, Aesthetics.
See prepared statements

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

Owner(s): Rocky and Christina Taylor

(Recorded Owner)

(Address) 2605 Emerson Pl

(Phone Number) 801-915-1278

(email) stinaleetaylor@hotmail.com

Agent(s): _____

(Name) NA

(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]
(Recorded Owner)

Date: 6-1-20



Date Stamp

1 A. We would like to expand our garage to house both of our vehicles. There is not enough space on that side of our property to expand the garage in a functional and design conscious manner and adhere to the current zoning regulation requirements.

B. We need to build out our garage to house our vehicles. Our current garage does not fit even one of our vehicles and we need to expand it so that both of our vehicles fit and can be protected from the elements, specifically hail. We also hope to prevent theft and improve the aesthetics of our home by parking our vehicles within the new garage space.

2. Dear Chairperson of the Board of Adjustment,

We intend to build a new garage that can house both of our vehicles. Our current garage is not large enough to fit even one of our vehicles and both are parked in the driveway in front of the house. We would like to expand the garage to house both of our vehicles to protect them from the elements, namely hail, theft, and improve the aesthetics of our home. There is enough room on our property to do this if we build up to 3 ft from our property line. There is not a way to achieve this if we are limited to the 5 ft or 8 ft zoning regulations.

We currently have a space to the side and behind our garage that fits a parked trailer. We intend to absorb that space in the new footprint of the garage so we can park the trailer in the garage- in essentially the same spot. We plan to follow the current back line of the garage so as not to eat away at our backyard.

There is currently a living space on top of the garage and as our garage footprint is enlarged, we intend to expand the living space on the second level as well. The plan is to maximize the living space on the second level and follow the footprint of the new garage as closely as we can, roof lines allowing.

One of our main objectives is to honor the beautiful design of our 1950's home while adding functionality for modern vehicles and expanded living space on top for our family.

We are seeking a variance to build a two level structure up to 3 feet of our property line. We have received mixed feedback on the need to seek a variance on lot coverage. But, if we exceed the 30% lot coverage regulation then, we are seeking a variance for that as well.

Thank you,

Christina and Rocky Taylor