

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 # D05547 CITY ELECTION WARD # 1

Legal Description of Property: S 27, T 01 N, R 26 E, COS 537, Parcel F

Address or General Location (If unknown, contact City Engineering): 1053 Lincoln Lane

Zoning Classification: Residential 7000

Size of Parcel (Area & Dimensions): 18,290 sq. ft. (174' x 174' x 207' x 63')

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

Variance(s) Requested: Allow for two (2) duplexes on property.

Facts of Hardship: See attached explanation.

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

Owner(s): Propriedad, LLC

(Recorded Owner) P.O. Box 20853, Billings, MT 59104

(Address) (406) 208-7691 rmorehead@bigskyed.com

(Phone Number) (email)

Agent(s): Scott Aspenlieder, PE

(Name) 608 N. 29th St., Billings, MT 59101

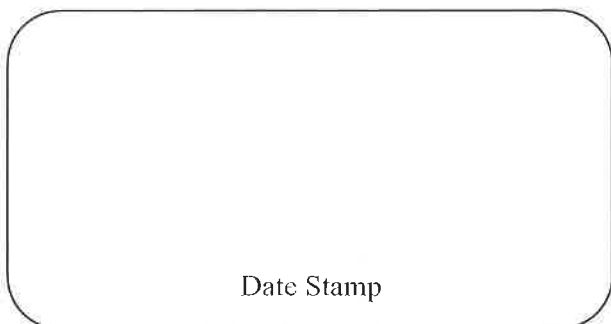
(Address) (406) 384-0080 scott@performance-ec.com

(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:  Date: 6/1/2020

(Recorded Owner)



A. What reasons prevent you from using the property in conformance with the Zoning Regulation requirements?

The tract of interest is zoned Residential 7,000 which requires a minimum of 19,200 sqft to allow two duplexes. The lot is 18,290 sqft with an existing duplex and outbuilding, which is just short of the minimum requirement under current zoning regulations. We are requesting a variance from the 19,200 sqft requirement to allow for a second duplex to be built on the existing lot. The property can be built out to meet the remaining criteria, along with ingress/egress and setbacks except for the minimum square footage requirement.

B. Why is there a need for the intended use of the property at this location?

The proposed development plan is to construct a second duplex on the existing property. The project fits within the neighborhood, with multifamily located to the east and community commercial zoned property to the south and highway commercial zoned property to the west. This area of Lincoln Lane is a prime location for duplex and multifamily construction, with easy access to Main Street and the greater Billings area. Residential 7,000 zoning will allow this type of development, but the property does not meet the 19,200 sqft requirement to allow a second duplex to be constructed. Housing in the Heights market is at a premium with supply short of demand. The project allows the owner to meet that demand while increasing property values, resulting in increased tax revenue for the City of Billings.

June 1, 2020

Board of Adjustments
2825 3rd Ave. North
Billings, MT 59102

Dear Chairperson,

On behalf of Propriedad, LLC, Performance Engineering, LLC, is writing to request a formal variance from the City of Billings Zoning Code. The property in question is located at 1053 Lincoln Lane, Billings, MT 59105, currently zoned Residential 7000 (R7000) with one duplex located on the property. The Owner intends to remodel the existing structure and construct a second duplex structure on the east end of the lot as illustrated in the schematic. Current R7000 regulations require a lot to have a minimum of 19,200 square-feet to allow two duplexes. The current lot is 18,290 square-feet, just under the minimum requirement in the existing regulations. The variance would allow for construction of the second duplex on the property, while meeting the remainder of the R7000 regulations.

If you have any questions or concerns regarding the application please do not hesitate to contact Scott Aspenlieder by email at scott@performance-ec.com or by phone at 406-384-0080. We look forward to discussing the proposed variance with you.

Sincerely,



Scott Aspenlieder, PE
Principal