

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 # 516-02-8178 CITY ELECTION WARD # II

Legal Description of Property: Broadmoor SURD, S22 T01 N, R26 E, Block 2, Lot 10, & E2 LT 11

Address or General Location (If unknown, contact City Engineering): 521 Judith Lane Billings, MT 59105

Zoning Classification: R 7000

Size of Parcel (Area & Dimensions): 36,124 / 95'6" x 378'

Covenants or Deed Restrictions on Property: Yes No

If yes, please attach to application

Variance(s) Requested: I would like build my garage bigger and taller than my primary residence.

Facts of Hardship: I am concerned about the safety and security of my investments.

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

Owner(s): Robert VBarra II
(Recorded Owner) 521 Judith Lane Billings, MT 59105
(Address) 406-598-2635 gvr4996@gmail.com
(Phone Number) (email)

Agent(s): _____
(Name)

(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] Date: 5-28-20
(Recorded Owner)

Date Stamp

Dear Chairperson of the Board of Adjustment,

I am writing this letter in hopes of building a new garage on my property. There will be no change in the use of this property as it is my permanent residence. The variance is being sought because I am concerned for the safety and security of my investments.. I intend to tear down my existing barn and shed so it can be replaced with a garage. I would like to build my garage bigger and taller than my principal building's first story square footage and height.

After a recent promotion with School District 2, I started shopping for a small home with a large lot. I am a third-generation concrete contractor. Having owned and operated a concrete construction company for many years I was aware of the "lot coverage" regulations and I checked the neighborhood covenants before the purchase of my new home. I did not, however, understand all of the "detached accessory structure" size regulations. Specifically not being able to build taller than your house and not being able to build bigger than your first story square footage. I bought my small house (1,765 sqft) and a large lot (.83 acres) that will accommodate my needs, but now I would like to build a 2,100 sqft. garage with 14 ft. tall walls to accommodate a 12'6" garage door.

Some of my investments include vehicles, recreational vehicles, trailers, boats, construction supplies and hobbyist interests that will not fit under a standard 8-foot garage door. As we all know, Billings is not as safe as it once was! The safety and security of these investments are paramount to me. Our neighborhood is consistently dealing with theft, break ins, robbery and mischief. Also, these items are not intended to be stored outside all the time and our seasonal weather takes a negative toll on them if they are. Our recent catastrophic hail storms have definitely not been helping things as I have incurred thousands of dollars in damages to many of these items. "I can not afford to buy new stuff all the time, but I can afford to store them properly and maintain them so they will last as long as possible". The overall goal of the garage that I want to build is to provide a safe and secure indoor space to properly store my investments and other personal belongings. This will also prevent any possible violations from improperly storing items insight on my property. In closing, I would like to add that I have had line locates done and no utilities are interfering with the proposed garage build. I also contacted Northwest energy and they have personally come out to make sure the proposed garage will not interfere with the existing power line and pole on my property.

Thank you for your time and consideration,

Robert Ybarra II

A.

The two reasons that are preventing me from using my property in conformance with the Zoning Regulation requirements are as follows:

1. I would like to build a garage bigger than my principal building's first story square footage.
2. I would like to build the garage taller than my principal building's first story height.

In general, I would like to build my garage bigger and taller than my house.

B.

The need for the intended use of the property at this location is that it is my home. I am concerned for the safety and security of my investments/belongings. I own vehicles, recreational vehicles, trailers, and boats that will not fit under a standard 8-foot garage door. I also have construction supplies, hobbyist interests and various investments that require a large garage, large property, and proper secure storage. The weather is also a concern of mine as our two catastrophic storms we had last year cost me many thousands of dollars in damages to the items I intend to protect with my new garage.