

Application and Applicant Letter

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1318 - Project # P2-20-20182

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 # A01096 CITY ELECTION WARD # 1

Legal Description of Property: BGT BLOCK 166 LOT 19 AND 20

Address or General Location (If unknown, contact City Engineering): 213 S 30TH ST  
BILLINGS MT 59101

Zoning Classification: MULTIFAMILY RESTRICTED

Size of Parcel (Area & Dimensions): 7000 SQ

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

If yes, please attach to application

Variance(s) Requested: LOT AREA AND SETBACK

Facts of Hardship: EXISTING DEVELOPMENT BUILT FOR  
AFFORDABLE HOUSING

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

Owner(s): VILAYONG KEUTLA  
(Recorded Owner)  
1311 AVENUE F BILLINGS MT 59102  
(Address)  
206-909-1455 QKEUTLA@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: 8-3-20  
(Recorded Owner)



8/3/20

To: The Chairperson of the Board of Adjustment

My name is Vilavong Keutla, the new owner of 213 S 30<sup>th</sup> St, Billings MT 59101

I am seeking a lot variance due to the lot size of 7000 sf, it currently has three dwelling units on the property and was used in the past as a rental by the previous owner. Over time the condition of the property due to lack of maintenance is deteriorating and is currently not safe and suitable for renting to the public. My intention is to do a major rehab, however it might be more economical to demolish and start over especially the two dwelling units in the front.

However with the current zoning would only be allowed to have no more than two dwelling units. I seek your approval to continue to have three dwelling units on site, by doing this it will provide more affordable housing to the public in the area of constrain supply.

This will also cleanup the neighborhood and promote a sense of pride in the community, as we're taking old and unsafe homes and turning it into a place someone would be proud to call home.

Thank you for your time and consideration to making the area a better place to live.

Sincerely,

A handwritten signature in black ink, appearing to read 'Vilavong Keutla', written over a horizontal line.

Vilavong Keutla