

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1320 - Project # PZ-20-00205

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 # A 10870 CITY ELECTION WARD # 3

Legal Description of Property: Marilyn Subdivision Block # 1
Lot # 10

Address or General Location (If unknown, contact City Engineering): _____

1119 Pepper Lane Billings MT 59102

Zoning Classification: R7000

Size of Parcel (Area & Dimensions): 8875 Sq Ft

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

Variance(s) Requested: Wall height to 12' NEW 36'x28' GAR. (60080)

Facts of Hardship: Need to be able to get truck w/ topper in 10' Door

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

Owner(s): Brian Zweegman

(Recorded Owner)

1119 Pepper Ln

(Address)

406-860-3855

(Phone Number)

bzweegman@gmail.com

(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: 9-4-20

(Recorded Owner)



Planning & Community Services Department
2825 3rd Avenue North, 4th Floor
Billings, Montana 59101

Dear Chairperson of the Board of Adjustment:

I am writing this letter to seek a garage/shop variance for my single-family home at 1119 Pepper Lane, Billings, MT 59102. Current zoning rules state that garages/shops must not contain walls taller than that of the existing home and must not exceed 1000 square feet; I respectfully request to install a garage/shop that has walls taller than the existing home, as well as, adding 8 square feet to the total footage.

This garage/shop will be replacing the existing single-car garage. The existing garage/shop does not provide the adequate space needed for a vehicle and my tools as well as a lawn mower and landscape gardening tools. Additionally, the existing garage is experiencing some poor-drainage issues that would be resolved by the building of the new garage/shop. Replacing the old garage with the new garage/shop will allow me to work on a project truck this winter. The larger walls will allow taller doors to make moving the project truck in and out of the garage/shop easier as well as allow for storage of a pickup with a roof top camper. As a side note: because of the lower elevation of the lot where the proposed garage would be built, the appearance of the taller walls would not be noticeable.

I have started the process of obtaining a list of the names and addresses of owners of the properties that are included in the 300-foot radius of my property. I hope you agree that my request would produce an aesthetically proper addition if not an enhancement to my neighborhood. Should you have any questions, please do not hesitate to contact me at (406-860-3855). Thank you for your thoughtful consideration of this request.

Sincerely,

Brian Zweegman

A handwritten signature in black ink, appearing to read 'B. Zweegman', with a long horizontal flourish extending to the right.