

ATTACHMENT
Application & Applicant letter

APPLICATION FORM

COUNTY VARIANCE County Variance # _____ - Project # _____

The undersigned as owner(s) of the following described property hereby request a Variance from the terms of the Yellowstone County Unified Zoning Regulations.

TAX ID # C17148 COUNTY COMMISSIONER DISTRICT # 3

Legal Description of Property: Verde meadow Estates sub D (17) Block K1 Lot 12

Address or General Location (If unknown, contact County Public Works): _____

492 Verde Ln Billings MT 59106

Zoning Classification: 15000

Size of Parcel (Area & Dimensions): 1.12 acres 160.01 X 305.09 48,815sqft

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

Variance Requested: want to be a bigger shop than zoning allows. zoning says I can build 2'1500sq ft + I want one building

Facts of Hardship: need place to park my camper, boat, trailers cars, motor cycles, lawn mowers want a place my kids can play basket ball in winter

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

Owner(s): Anderson, Timothy C + Rebecca S
(Recorded Owner)
5827 Kit Ln S Bil MT 59106
(Address)
406 855-4180 tca-anderson@hotmail.com
(Phone Number) (email)

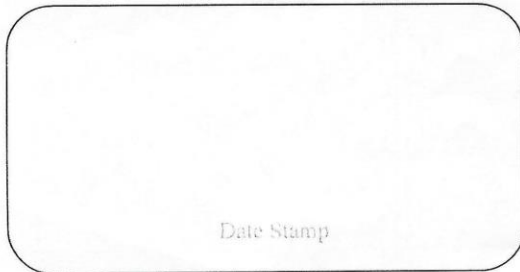
Agent(s): _____
(Name)

(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: Tim Anderson Date: _____
(Recorded Owner)



Date Stamp

County Variance 2020-2021 updated Nov 8, 2019

To the Chairperson of the board of Adjustment

This statement is provided pursuant to Section 27-1511(b)(4) and provides the reasons for the application for a variance and the hardships which will result if the variance is not allowed.

1. The Verde Meadows Estates Subdivision Declaration of Covenants, Conditions and Restrictions, at Article 4, Section 6, restrict on-street parking of various types of recreational vehicles. We own a number of recreation vehicles and use many of the them year-round with our two children, Kember and Bronson, who enjoy outdoor recreation immensely. Therefore, we need an adequate off-street parking area. In addition, both of our children play basketball in competitive leagues and a large shop/garage would allow use to have adequate space for them to practice year-round during inclement weather.
2. Our lot is zoned R-15000, which allows detached structures, but limits the square footage of a single structure to 1,500 square feet, but allows multiple structures, up to a maximum of 3,000, provided the total does not exceed the lot coverage percentage. Section 27-310 of the Yellowstone County Zoning Regulations ("Regulations"). Our 48,815 square foot lot is of sufficient size that we could construct two detached shop/garages totaling 3,000 square feet. See Section 27-307 of the Regulations. The percentage for R15000 is 30% and our house, plus the proposed 3,000 square foot shop/garage equals 6,315 square feet, or approximately 13% coverage which is less than the maximum allowed.
3. Constructing one, versus two structures would save considerable expense, at least \$5,000.00 in construction costs alone, according to our contractor. Access to a second unit would be complicated due to the location of the drain field.
4. The configuration and location of the garage would minimize the visual impact of the 3,000 square foot shop/garage. From the street, about half of the structure is shielded by the main residence attached garage. From the sides, the unit would appear to be the same size if it were a 30' by 25' structure. And we will construct fencing which will likewise minimize any visual impact from the side and back yards.
5. Finally, it is submitted that two 1,500 square foot shop/garage units will render the lot cluttered looking and visually less attractive than a single 3,000 square foot unit located at the proposed location.