

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1323 - Project # 2-20-00259

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 # A01676 CITY ELECTION WARD # 1

Legal Description of Property: Billings Original Townsite, \$03,701\$, R 26E, Block 225, Lot 4

Address or General Location (If unknown, contact City Engineering): 718 S. 31st St

Zoning Classification: R-6000

Size of Parcel (Area & Dimensions): _____

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

Variance(s) Requested: Variance on setback requirements

Facts of Hardship: Northern setback is only 2 1/2 Ft from property line instead of 5ft requirement

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

Owner(s): James Rautson
(Recorded Owner)
5077 Woodvine Circle Billings, MT 59106
(Address) 406 690 4452
(Phone Number) (email)

Agent(s): David Goodridge
(Name)
1010 Grand Ave suite B Billings MT 59102
(Address) 406 591 1625 dave@billingscommercialrealestate.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: James Rautson Date: 12-1-2020
(Recorded Owner)



718 S 31st St Variance questions

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

- The current house sits on a foundation that is only 2 ½ feet away from the Northern property line. Though zoning allows for the house to be rebuilt if it were to burn down, current setback requirements prevent it from being built in its current site on the property. This restricts buyers from obtaining loans to purchase the property. This variance would allow for it to be rebuilt with the 2 ½ foot setback it currently has.

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

- This property provides an entry level home buyer the opportunity to buy a home at a value that is difficult to find in other locations around the city. As it is without the variance it will prevent many first time home buyers from being able to obtain a loan and eventually purchase the home.



David Goodridge
1010 Grand.
Billings, Mt
59102
(406)591-1605

December 2, 2020

Board of Adjustment

Chairperson & Board,

As representative for the current owner (James Routson) of **718 S 31st St** I am writing to explain why Mr. Routson is seeking this variance.

As the property currently is it can not receive FHA financing due to the smaller setback on the North property line, 2 ½ ft. His intent is to obtain the variance which will allow the property to be financeable by the banking industry. By obtaining the variance it is now a home that can be bought by an owner/occupant instead of appealing largely only to the investment community.

Thank you for your consideration.

Sincerely,

David Goodridge

David Goodridge
Commercial & Residential Real Estate Specialist