

Application & Applicant Letter

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1322 - Project # P2-20-00245

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 # A06379 CITY ELECTION WARD # 4

Legal Description of Property: Downer Acres, 535, TO 1 N, R25 E, Lot 4

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

2621 Downer

Zoning Classification: R-9600 141.15' x 90'

Size of Parcel (Area & Dimensions): 11,292 SF

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

If yes, please attach to application

Variance(s) Requested: 3' detached garage side setback for structure over 18' in height

Facts of Hardship: - Existing garage w/ bonus space is too small for vehicle to fit and the bonus space is not code compliant for access.

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

Owner(s): Blankenship, Thomas J + Janet  
(Recorded Owner)

4441 Harvest Ln 59106  
(Address)

406-656-5960  
(Phone Number) (email)

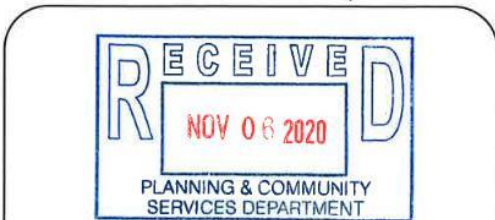
Agent(s): A-Line / Jeff Wollschlaeger  
(Name)

725 Grand Ave  
(Address)

406-321-2280 alinedrafting@gmail.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: Thomas Blankenship Date: 11-5-20  
(Recorded Owner)



11-05-20

2621 Downer Lane. Variance request

Subject: 2621 Downer Lane Billings MT 59102

Chairperson of the Board of Adjustment:

We are requesting a variance for a 3' side setback for a new detached garage with bonus space above with a side wall/ridge height of 23'8". An existing garage with existing bonus space above will be demolished and/or modified. The existing garage is too small for modern vehicles and the existing bonus space does not have adequate head clearances. The existing stairs are also non-code compliant. With a variance approval for the new structure it will bring updated curb appeal and provide a usable space and eliminate the number of vehicles parking on the street and existing drive.

Sincerely,

Owners Representative of 2621 Downer Lane