

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # _____ **- Project #** _____

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 # A11840 CITY ELECTION WARD # _____

Legal Description of Property: NORTH ELEVATION SUB 3RD FILING, S32, T01 N, R26 E, BLOCK 19, LOT 9, & N15 FT LT 8

Address or General Location (If unknown, contact City Engineering): 906 N 32nd St.

Zoning Classification: R7000 (New Zoning Description under the Re:Code would be N1)

Size of Parcel (Area & Dimensions): AREA: 8,024 SF (Triangular shaped lot - reference site plan for dimensions)

Covenants or Deed Restrictions on Property: Yes _____ No

If yes, please attach to application

Variance(s) Requested: Requesting a variance for one edge of small single-car garage to cross the sideyard setback. This would reduce the side-yard setback from 5' to 3'. Also requesting the

Facts of Hardship: We having a growing family and are committed to staying in the historic part of downtown Billings We believe in investing in our home in this neighborhood in order to continue revitalizing and keeping properties viable for growing families.

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

Owner(s): Dusty & Kara Eaton
(Recorded Owner)
906 N 32nd St.
(Address)
406-698-1816 deaton@ae.design
(Phone Number) (email)

Agent(s): Dusty Eaton
(Name)
906 N 32nd St.
(Address)
406-698-1816 deaton@ae.design
(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: Dusty Eaton Digitally signed by Dusty Eaton
DN: CN=Dusty Eaton, OU=Users, OU=Billings, DC=aaarchitects, DC=local
Date: 2021.01.21 08:40:38-0700 Date: 1/21/21
(Recorded Owner)





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A&E
124 N 29th St. Suite 100
Billings, MT 59101

January 26th, 2021

Board of Adjustment
City of Billings

Re: Variance Request
906 N 32nd St

Dear Chairperson,

Thank you for the opportunity to provide information regarding a proposed variance request for my personal residence at 906 N 32nd St.

I am proposing a small addition to our existing historic home. We have a growing family and need to add additional space to make the home more functional. We are committed to investing in this historic area near downtown, but also need to provide more space for our growing family.

My home sits on a large corner lot which has a triangular shape. In order to efficiently construct a small addition, I am requesting a variance to cross the side-yard setback on one side reducing it to 3'-0". The addition to the home includes expanding one wall of the house and rebuilding a single-car garage. The garage wall is the area that will cross the side-yard setback. This garage will be small in scale and sits up against a landscaped and fenced separation to the neighbor. Most importantly, the garage is a replacement for a structurally inadequate garage that is currently in this same location. Since there is already an existing garage in the same location that we are rebuilding, the visual impact to the neighbors will not change.

Because we are expanding the house slightly, the footprint of the overall lot coverage also increases very minimally over the 30% lot coverage. With this addition we will be at 31.5% and therefore seeking a variance for lot coverage as well. It is worth noting that under the new zoning code, which is not yet adopted, the lot coverage for N1 would increase to 40%.

Due to the property being a large corner lot, the neighbors are set back from this addition and therefore should see minimal impact. This area is also densely landscaped which creates good visual separation between homes. As an architect in this community, the design for this addition will be historically

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sensitive, scaled appropriately, and will match the existing home in design, color, and materials. Once complete, the addition will look as if it has always been a part of the home.

Sincerely,

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

Dusty Eaton

CEO | Principal



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City of Billings Variance Request Application

Variance Questions

1a) *What reasons prevent you from using this property in conformance with the Zoning Regulation requirements?*

I am proposing a small addition to our historic home. We have a growing family, but we are committed to remaining downtown and investing in our historic property. The small single-car garage facing the driveway is not adequate and has structural concerns. We are proposing to rebuild that single car garage as well as expand our kitchen slightly. These additions request two minor variances:

1. Where we are rebuilding the garage, we will move it over slightly and it will be 3' from the side property line rather than 5'.
2. The increased size slightly pushes over the 30% lot coverage to 31.5%.

1b) *Why is there a need for the intended use of the property at this location?*

This additional will replace a garage that is not functional and accommodate our growing family so we can remain in this historic neighborhood of Billings.