

Variance 1332 Reda Lane Application and Letter

2:30 PM
6/2/21

CITY VARIANCE

APPLICATION FORM

ID: Billings Variance # 1332 - Project # P2X-21-00147

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

PROPERTY TAX ID # A36502 CITY ELECTION WARD # 2

Legal Description of Property: S 22, T01 N, R26E, COS 19, Parcel 1B, AMD (19) AMD TRI

Address or General Location (If unknown, contact City Engineering): Empty lot between 204 and 230 Reda Ln.

Zoning Classification: NX2-Mixed Residential Res. 2-8 units

Size of Parcel (Area & Dimensions): 1/2 acre (21,796 sq. ft) 125 ft by 174

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

Variance(s) Requested: Avoidance of maximum building width per ground floor unit of 16ft. Section 27-308 (2)

Facts of Hardship: The 16 foot ground floor requirement makes creating / designing livable space for dwellings too small and unattractive.

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

Owner(s): Covenant Properties LLC c/o James Wilson ^{Managing Member}
(Recorded Owner)
17270 Apache Ct, Penn Valley, CA 95946
(Address)
406-927-3727 jimwilson@alumni.nd.edu
(Phone Number) (email)

Agent(s): JW Papez, PE
(Name)
5420 Molo Road Billings MT
(Address)
406 545 5284 james@pds-eng.net
(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: 5/29/2021
(Recorded Owner)



Jim Wilson
17270 Apache Ct.
Penn Valley, CA 95946
(406)927-3727

June 2, 2021

Planning & Community Services Department
2825 3rd Ave North, 4th Floor
Billings, MT 59101

RE: Variance for Reda Lane Project

Hello Board of Adjustment:

I am writing to request a variance for an apartment build (2 rows of 4 units each) on Reda Lane. The new building code, while having many admirable aims, has created a very limiting build requirement of 16 feet for lower levels (per Section 27-308(2)). As I've gone to the drawing board with my drafter, I have had difficulty creating construction plans that would be useful and pleasing given the new width requirement and would request a variance to this requirement so as to construct something more attractive to would-be residents.

I've included a detailed site plan for the lot and we anticipate a conventional stick framed structure and plan to hardtop the driveway/parking area. This is one of the last vacant lots on Reda and it would be a nice addition to the area. It is zoned for multifamily use currently and is adjacent to an existing apartment structure.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'JLW', with a horizontal line extending to the right.

Jim Wilson