

Variance 1334 2910 3rd Ave S Application and Letter

CITY VARIANCE

APPLICATION FORM
ID: Billings Variance # 1334 - Project # Pzx-21-00156

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 # A01104 CITY ELECTION WARD # 1

Legal Description of Property: Billings Original townsite Block 167 Lot 11-12

Address or General Location (If unknown, contact City Engineering): 2910 3rd Avenue South

Zoning Classification: NMU - Neighborhood Mixed Use

Size of Parcel (Area & Dimensions): 7,000 sq. (50' x 140')

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

Variance(s) Requested: front setback - 0 (zero) requested
(existing building is on the property line.)

Facts of Hardship: the setback would take away from a proposed
addition to the building which serves the community laundry
needs.

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

Owner(s): Maximilian S. Hoffmann

(Recorded Owner) 2910 3rd Ave. South

(Address) (434) 770-3183 mhoffmt@gmail.com

(Phone Number) (email)

Agent(s): Scott Atwood (Atwood Architecture)

(Name) 1301 Division Street

(Address) (406) 855-4262 scott@atwoodarchitecture.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: Scott Atwood acting as owner's rep. Date: 6/7/2021

(Recorded Owner)





June 7, 2021

Board of Adjustment
Billings Planning & Community Services Dept.
2825 3rd Avenue North
Billings, MT 59101

Re: Request for Variance
Koinonia Laundry
Architects Project Number: 2021-11

Dear Board Members,

As Owner's representative for Max Hoffman, owner of the Koinonia Laundry that occupies the subject site, we respectfully request a variance to the front "build to" setbacks required by the NMU zoning of the property.

While the attached documents/application package records the physical parameters of the property and proposed expansion, please see the following to address the specific questions issued in the Variance package.

A: What reasons prevent you from using the property in conformance with the Zoning Regulations?

ANSWER:

While technically, there are no reasons that absolutely prevent the use of the property (or in this case, the proposed ADDITION to the existing building) under the current zoning regulations, it is noted that the existing building does NOT comply with the current zoning setback which is placed directly on the property line. (Off of the South 29th Street face).

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

ANSWER:

The Koinonia Laundry has been a fixture in the community for more than 75 years and provides a valuable service to the residents of the area. Since purchasing the property/business, Mr. Hoffman has expanded services to 24/7, pick-up and delivery. He has created a safe, successful business that allows residents the opportunity to either do their own laundry or have the business provide this service. Two factors limit the facility. They can't provide an accessible restroom and they simply need more room for equipment. The proposed addition allows both goals to be met. An accessible restroom is being installed and added equipment will allow an expansion of services to the community.

1301 Division Street

Billings, MT 59101

406-855-4262

C: Explain any demolition, construction, or reconstruction intended for all structures.

ANSWER:

A non-complying canopy will be removed to allow the proposed building addition. In addition, the parking will be modified to gain another stall (or 2) on the actual property. Contact has been made with City Engineering and John Zisch reports that we will be allowed to use the Proportionate Compliance portion of the Code to provide for the desired parking requirements. It is expected that the existing curb cut will be modified to allow both access to the off street parking and to gain one more stall on the street.

We hope you find the above information useful in your determination and look forward to gaining the community's input as the variance gets advertised and they are alerted.

Thank you for your consideration.

Sincerely,
Atwood Architecture



Scott Atwood, Registered Architect

Attachments
copy: Max Hoffman