

**CITY VARIANCE** **APPLICATION FORM**  
ID: Billings Variance # 1336 - Project # PZx-21-00182

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 # A36709 & A36710 CITY ELECTION WARD # 4 (Billings)

Legal Description of Property: GLYNN ABBEY SUB (19), S30, T01 N, R25 E, Lot 6 - and -  
GLYNN ABBEY SUB (19), S30, T01 N, R25 E, Lot 5

Address or General Location (If unknown, contact City Engineering): 2925 Glynn Abbey Way  
Billings, MT 59106

Zoning Classification: N3- Suburban Neighborhood

Size of Parcel (Area & Dimensions): 45,519 SF total (23,685 and 21,835 SF)

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

If yes, please attach to application

Variance(s) Requested: Exceed 1,500 SF detached structure size limit, by combining planned shop and planned detached garage into one structure.

Facts of Hardship: Mr. Ahlin owns two lots and is allowed to construct his planned shop and garage separately on a single lot. We are requesting approval to construct both structures as one combined building, spanning two lots.

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

Owner(s): Ahlin, Jason & Megan

(Recorded Owner)

148 Shiloh Rd Unit 3311

(Address)

801-372-1162

khuss@dynamic-mt.com

(Phone Number)

(email)

Agent(s): Kyle Huss

(Name)

213 N Broadway Suite 3, Billings MT 59101

(Address)

406-201-3477

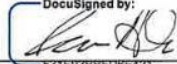
khuss@dynamic-mt.com

(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.

DocuSigned by:



Signature: \_\_\_\_\_ Date: 7/1/2021

(Recorded Owner)



1A. What reasons prevent you from using this property in conformance with the Zoning Regulation requirements?

Billings City Code prevents residential zone N3 from having any detached structure that exceeds 1,500 SF, or a total of 2,000 SF of combined detached structures. This is in contrast to the nearby zone N4 lots, which are permitted to have detached structures of up to 2,400 SF, despite the fact that some of these nearby N4 lots have a total square footage less, than either one of the two adjoining N3 lots my client has purchased. While the allotment of up to 4,000 SF in total detached structures afforded to my client (2,000 SF per adjoining lot) is more than ample for any of his plans, the 1,500 SF per structure limit is preventing my client from being able to pursue the best option for his needs – a single 1,654 SF shop garage combo. We believe that allowing this modest exceedance will result in an improvement that is more in harmony with the general purpose and intent of the code, due to the particulars of this situation, as described below.

1B. Why is there a need for the intended use of the property at this location?

The lot owners, Mr. and Mrs. Ahlin, wish to improve their lot by constructing a new home and detached structure, consisting of a combined garage and shop, for storage and indoor workspace. The allowable max structure size of 1,500 SF is not quite of sufficient size for the desired use. We respectfully request one variance to exceed the 1,500 SF size limit, allowing for the construction of a single 1,654 SF detached garage and shop combo. This will result in a modest 10% exceedance of the N3 limits while staying well within the allowable size limits of several other nearby residential zones. We believe this is reasonable given that the two lots owned by Mr. and Mrs. Ahlin amount to a total of 45,519 SF (1.04 acres), which will easily accommodate such a detached structure, especially when considering there are no plans for other detached structures.

1C. Explain any demolition, construction, or reconstruction intended for all structures.

Mr. and Mrs. Ahlin have purchased two adjoining lots in the new Glynn Abbey Way subdivision. Neither lot has any dwellings at this time. Architectural and structural plans for a new home and detached structure have been submitted to the city and have been approved, except for the detached structure size we seek a variance for in this application. Construction of the home and detached garage are planned to begin this year.