



CITY BOARD OF ADJUSTMENT
AGENDA-Wednesday, August 4, 6:00 p.m.
Miller Building, 1st Floor Conference Room
2825 3rd Avenue North, Billings, Montana

NOTICE TO THE PUBLIC

The City Board of Adjustment will hold its public hearing in the 1st Floor Conference Room at 2825 3rd Avenue North (Miller Building). All interested persons are invited to attend in person or view the meeting on-line on the Billings-Planning & Community Services Facebook Page here; <https://www.facebook.com/Billings-Planning-Community-Services-Department-1738982159659260/?ref=bookmarks> .

A public comment phone line is available for on-line viewers to provide testimony during the specific Public Comment periods announced by the Chairman during the hearings. The call in phone number is (406)237-6165. All callers will be in a queued system and are asked to remain on hold and be patient. Calls will be taken in the order in which they are received. Callers will be restricted to 3 minutes of testimony as is customary. Written comments may also be sent to Board via email before 1:00 PM on Wednesday, August 4, 2021. All emails received prior to this time will become part of the record for the public hearings.

Call the meeting to order.

Introduction of City Board of Adjustment Members and Planning Department Staff.

Public Comment

Approval of Minutes: July 7, 2021

The minutes of the Board meeting of July 7, 2021.

Disclosure of any Conflict of Interest-Members of the Commission and Staff

Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff

a. The Exparte Communication Binder is available at the Sign-In and Agenda Station.

Regular Business:

- A. Opening of public hearings.
- B. Reading of rules for the procedure by which the public hearings will be conducted.
- C. Reading of notices of the public hearings on the following items:

Public Hearings:

- a. **City Variance 1335 -- 3803 Central Ave (MSUB) -- Land Use Contrary to Zoning** - A public forum to gather comment on sponsor banner signs posted on the soccer field fencing contrary to the City Sign Code (Section 27-1408.E) *The City Board of Adjustment has no power to approve, deny or attach conditions to the proposed use. State law (MCA 76-2-402) requires a forum before the Board of Adjustment to receive public comment. This is to allow temporary banner signs attached to a fence on Parcel 1, Certificate of Survey 3340, a 33.075 acre parcel of land. Tax ID: D00324*
- b. **City Variance 1336 -- 2929 Glynn Abbey Way – Size of Detached Garage** - A variance from 27-1008.D requiring a maximum accessory structure of 1,500 square feet to allow a 1,654 square foot detached garage in a Suburban Neighborhood (N3) zone, on Lots 5 & 6, Glynn Abbey Subdivision, an 45,519 square foot parcel of land. The purpose of the variance is to allow a new detached garage of 1,654 square feet. Tax ID: A36709 & A36710

Other Business/Announcements

Adjournment

Information on the preceding item(s) may be obtained at the Planning & Community Services Department, 4th Floor of the Miller Building, 2825 3rd Ave North, Billings, MT 59101 or phone 247-8676. Anyone wishing to be heard on this matter may appear at this hearing or provide written testimony.

Information on the preceding item(s) may be obtained at the Planning & Community Services Department, 4th Floor of the Miller Building, 2825 3rd Ave North, Billings, MT 59101 or phone 247-8676. Anyone wishing to be heard on this matter may appear at this hearing or provide written testimony to Planning Division at the address above.

Public hearings are accessible to individuals with physical disabilities. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify Tammy Deines, Planning Clerk, at 247-8610 or e-mail at deinest@ci.billings.mt.us.

City Board of Adjustment
Meeting Date: 08/04/2021

Information

Subject

The minutes of the Board meeting of July 7, 2021.

Attachments

CityBOA_2021_07_07_draft

CITY BOARD OF ADJUSTMENT

MINUTES July 7, 2021

Name	Title	Applications												
		01/06/2021	02/03/2021	03/03/2021	04/07/2021	05/05/2021	06/02/2021	07/07/2021	08/04/2021	09/01/2021	10/06/2021	11/03/2021	12/01/2021	
David Mitchell	Member	1	E	1	-	1	-	E						
Dave Hagstrom	Member	1		1	-	1	-	1						
Paul Hagen	Member	1	1	1	-	1	-	1						
Jeff Bollman	Vice Chair	1	1	1	-	1	-	1						
Oscar Heinrich	Member	1	1	E	-	1	-	E						
Martin Connell	Member	1	1	E	-	1	-	1						
Mark Noennig	Chair	1	1	1	-	1	-	1						
TOTAL NUMBER OF APPLICATIONS 2021		01/06/2021	02/03/2021	03/03/2021	04/07/2021	05/05/2021	06/02/2021	07/07/2021	08/04/2021	09/01/2021	10/06/2021	11/03/2021	12/01/2021	TOTAL
Variance		4	5*	1	-	1	-	2						13

One return Variance from January 6, 2021 meeting.

Chair Noennig called the meeting to order at 6:05 p.m.

Nicole Cromwell introduced the City Board of Adjustment members and Planning Department staff. Attending Staff members are Nicole Cromwell, Zoning Coordinator and Robbin Bartley, Administrative Assistant.

Attending: Shawna Olson, Scott Atwood, Monty Braunstadter, Dave Mehling, Lorri Hurry, JW Papez, Davis Rand

Public Comment

Chair Noennig opened the public comment period and asked if there was anyone wishing to speak during the public comment portion of the meeting. There was none.

Approval of Meeting Minutes

Meeting minutes for May 5, 2021.

Board member Hagstrom motioned for approval of the May 5, 2021 minutes, Board member Bollman seconded. Approved by unanimous voice vote.

Disclosure of any Conflict of Interest, Ex Parte Communications and Site Visits

Board member Hagstrom had no exparte communications, has no conflicts of interest and visited 1 site.

Board member Hagen had no exparte communications, has no conflicts of interest and visited 2 sites.

Vice Chair Bollman had no exparte communications, has no conflicts of interest and visited no sites.

Board member Connell had no exparte communications, has no conflicts of interest and visited no sites.

Chairman Noennig had no exparte communications, has no conflicts of interest and visited no sites.

Public Hearings

Nicole Cromwell reviewed the procedures for public hearings and stated the Board will open a public hearing and allow public comment this evening. She reviewed the hearing and presentation processes for the meeting and acting on each variance.

Variance 1332 - Reda Lane - width of ground floor dwelling units - This is a variance request to one of the new zone district requirements for the Mixed Residential zones that limits the width of ground-floor units to 16 feet. The unit width requirement was intended to guide development to a denser multi-family pattern with multi-story buildings rather than single-story side-by-side apartments. Choosing the maximum ground-floor unit width was a starting point. Planning staff is monitoring this provision as implementation of the new code moves forward. We believe we will need to modify this code provision.

RECOMMENDATION

Planning staff has reviewed this application & is recommending conditional approval of **Variance 1332** based on the proposed findings of the review criteria.

Planning Staff is recommending the following conditions of approval:

1. Limited to this legally described lot
2. To allow a 24-ft maximum ground floor unit width
3. Install 3 street trees along Reda Lane, minimum planting bed width of 10 feet, no turf grass allowed. Meet all other landscape code requirements.
4. Full cut-off shields on all outdoor lighting
5. B1 bufferyard on south and west property lines with 1 tree/70 linear feet
6. No construction before 7 am or after 8 pm
7. Apply for building permit within 12 months; complete project within 3 years
8. Failure to begin or complete shall void the variance
9. Conditions will run with the land

Questions for staff: Board member Bollman asked about the maximum length requirement. Are both dimensions required. Staff replied the current reading of the table is this understanding. A 16 foot maximum width on ground floor units is required, side by side units 172 feet. This is a part of the code that requires watching and figure out if it is working or needs to be edited out.

Chair Noennig stated it seems inconsistent depending on if they are townhome styles or stacked. Chair Noennig asked if the tree requirements listed here are different from the current landscaping requirements. Staff replied the 3 trees indicated is the current code requirement for the street length. The condition listed is to reiterate the code.

Public Hearing

Chair Noennig opened the public hearing at 6:21PM and asked if there was anyone wishing to speak in favor or against **City Variance 1332**.

Applicant: JW Papez, agent, 5420 Molo Rd

He has been working with the developer on this project. Since Re:Code the project needed new considerations.

James Wilson, 17270 Apache Ct

Favor

NONE

Opposed

Shawna Olson

Discussion

At 6:43 PM, Chair Noennig closed the Public Hearing and called for a motion.

Motion

Board Member Bollman made a motion and Board Member Hagstrom seconded the motion to approve **City Variance 1332**, with staff recommendations.

MEMBER	YES	NO	ABSTAINED	NOT PRESENT
David Mitchell				X
Dave Hagstrom	X			
Paul Hagen	X			
Jeff Bollman	X			
Oscar Heinrich				X
Martin Connell	X			
Mark Noennig	X			

The motion to approve City Variance 1332 passed with a 5-0 vote.

Variance 1334 - 2910 3rd Ave S - reduce front build-to area from 5 feet to 0 feet for an addition on an existing building at 2910 3rd Ave S. in a Neighborhood Mixed Use (NMU) zone district.

RECOMMENDATION

Planning staff has reviewed this application & is recommending conditional approval of Variance 1334 based on the proposed findings of the review criteria.

Planning Staff is recommending the following conditions of approval:

1. Limited to this legally described lot
2. To allow a 0-ft setback on S 29th St.
3. Install 1 street tree on 3rd Ave S.
4. Full cut-off shields on all outdoor lighting
5. Follow all applicable section of 27-403.L – Neighborhood Manners
6. No construction before 7 am or after 8 pm
7. Apply for building permit within 12 months; complete project within 3 years
8. Failure to begin or complete shall void the variance
9. Conditions will run with the land.

Questions for staff:

Public Hearing

Chair Noennig opened the public hearing at 6:53PM and asked if there was anyone wishing to speak in favor or against **City Variance 1334**.

Applicant: Scott Atwood, 207 Yellowstone
Dave Brand, 2910 3rd Ave S.

Favor
NONE

Opposed
NONE

Discussion

At 6:57PM, Chair Noennig closed the Public Hearing and called for a motion.

Motion

Board Member Hagstrom made a motion and Board Member Connell seconded the motion to approve **City Variance 1334**, with staff recommendations & conditions.

MEMBER	YES	NO	ABSTAINED	NOT PRESENT
David Mitchell				X
Dave Hagstrom	X			
Paul Hagen	X			

Jeff Bollman	X			
Oscar Heinrich				X
Martin Connell	X			
Mark Noennig	X			

The motion to approve City Variance 1334 passed with a 5-0 vote.

Other Business: August meeting, 2 Variances for consideration.

ADJOURNMENT: The meeting adjourned at 7:00PM.

ATTEST: DRAFT. To be approved by a motion at the next regularly scheduled meeting.
Robbin Bartley, Administrative Assistant.

Board of Adjustment

Date: 08/04/2021
Title: City Variance 1335 - Land Use Contrary to Zoning
Presented by: Karen Husman
Department: Planning & Community Services
Presentation: Yes

Information**RECOMMENDATION**

This is a request from the Montana State University- Billings to use land contrary to zoning to display sponsorship banners on the fence surrounding the soccer fields at the West Billings Campus. Sponsor banner signs on fences and not buildings are not allowed by the adopted sign code for the City of Billings. State law allows any public agency to use public land contrary to the locally adopted zoning as long as a public forum before the City Board of Adjustment is held to gather comment from the surrounding property owners and the public. The City Board of Adjustment has no power to approve, deny or attach conditions to the proposed use. State law (MCA 76-2-402) governs land uses contrary to zoning for public agencies.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Planning staff recommends to Board of Adjustment convene the public forum to gather comment on sponsor banner signs posted on the soccer field fencing contrary to the City Sign Code (Section 27-1408.E). The Board does not have the power to grant deny or condition the proposed use, but is the board that must convene the public forum. MSU-Billings West End Campus will continue to display the banner signs attached to a fence on Parcel 1, Certificate of Survey 3340, a 33.075 acre parcel of land.

MSU-Billings also convened a public forum for signage for its main campus on Poly Drive several decades ago. More recently, Elysian School was required to hold a public forum on an electronic message center sign for the school. Other examples include the Billings gun range at the city landfill, pump stations in residential zones for water and waste water systems, and similar land uses that are contrary to the adopted zoning.

ALTERNATIVES

State Statute

76-2-401. Definitions. As used in 76-2-402, the following definitions apply:

- (1) "Agency" means a board, bureau, commission, department, an authority, or other entity of state or local government.
- (2) "Local zoning regulations" means zoning regulations adopted pursuant to Title 76, chapter 2.

History: En. Sec. 1, Ch. 397, L. 1981.

76-2-402. Local zoning regulations – application to agencies. Whenever an agency proposes to use public land contrary to local zoning regulations, a public hearing, as defined below, shall be held.

(1) The local board of adjustments, as provided in this chapter, shall hold a hearing within 30 days of the date the agency gives notice to the board of its intent to develop land contrary to local zoning regulations.

(2) The board shall have no power to deny the proposed use but shall act only to allow a public forum for comment on the proposed use.

History: En. Sec. 2, Ch. 397, L. 1981.

FISCAL EFFECTS

The proposed LUCZ variance will have no effect on the Planning Division budget.

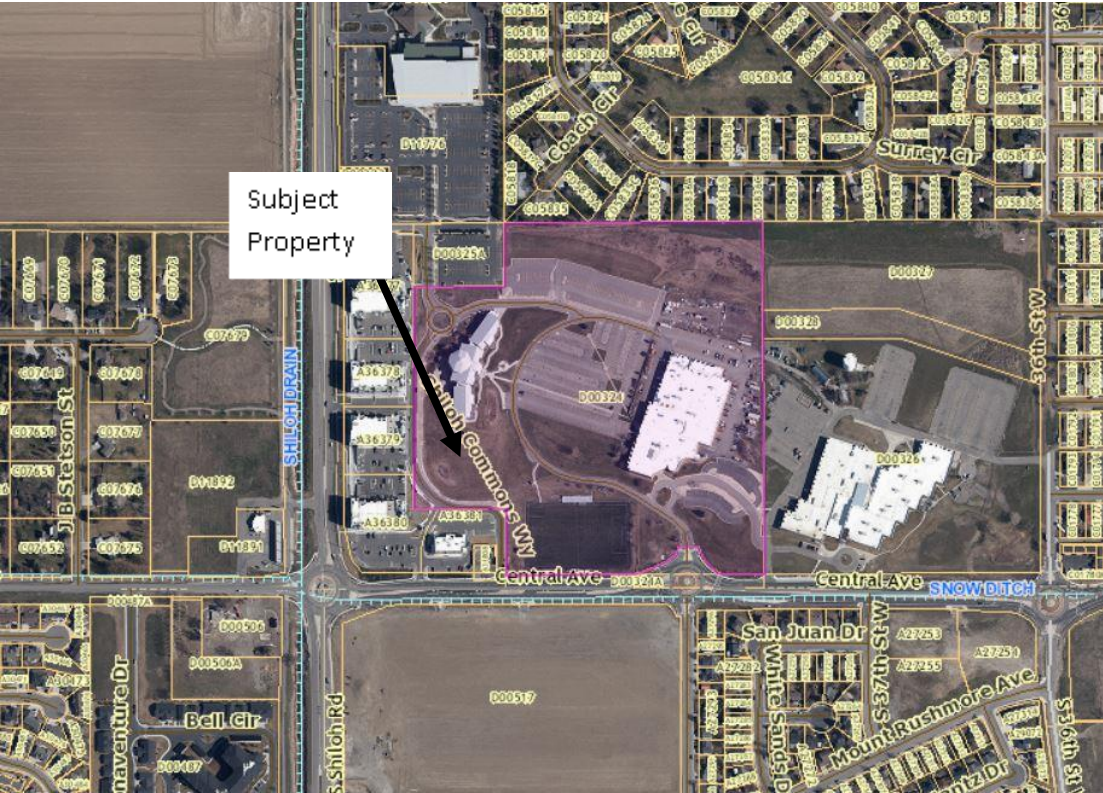
Attachments

Zoning Map & Site Photos
 Application
 Radius Map

ATTACHMENT A
Surrounding Zoning & Site Location



Aerial Photo





Subject Property



South



East



West

APPLICATION FORM

CITY Land Use Contrary to Zoning

ID: City Variance # 1335

- Project # P2X-21-00177

FEE: \$483.00 + Sign Deposit \$50.00 \$125 #121 App

The undersigned as owner(s) of the following described property hereby request a Public Hearing on a Land Use Contrary to Zoning from the terms of the City of Billings Zoning Regulations.

TAX ID # D00324

CITY WARD # 5

Legal Description of Property: S02, T01 S, R25 E, C.O.S. 3340, PARCEL 1, (LESS ROW) (19)

Address or General Location (If unknown, contact County Public Works): _____

3803 Central Avenue

Zoning Classification: P3- Medical, Educational or Civic Campus

Size of Parcel (Area & Dimensions): 33.075 Acres

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

Brief explanation of the Project:

Sponsor banners on chain link fence around soccer field that face outward to traffic and other signs in general

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

Owner(s): Montana State University Billings

(Recorded Owner)
1500 University Drive Billings, MT 59101

(Address)
406-657-2300

stefani.hicswa@msubillings.edu

(Phone Number)

(email)

Agent(s): _____

(Name)
1500 University Drive Billings, MT 59101

(Address)
406-657-2300

stefani.hicswa@msubillings.edu

(Phone Number)

(email)

I attest that all the information presented herein is factual and correct.

Signature: _____

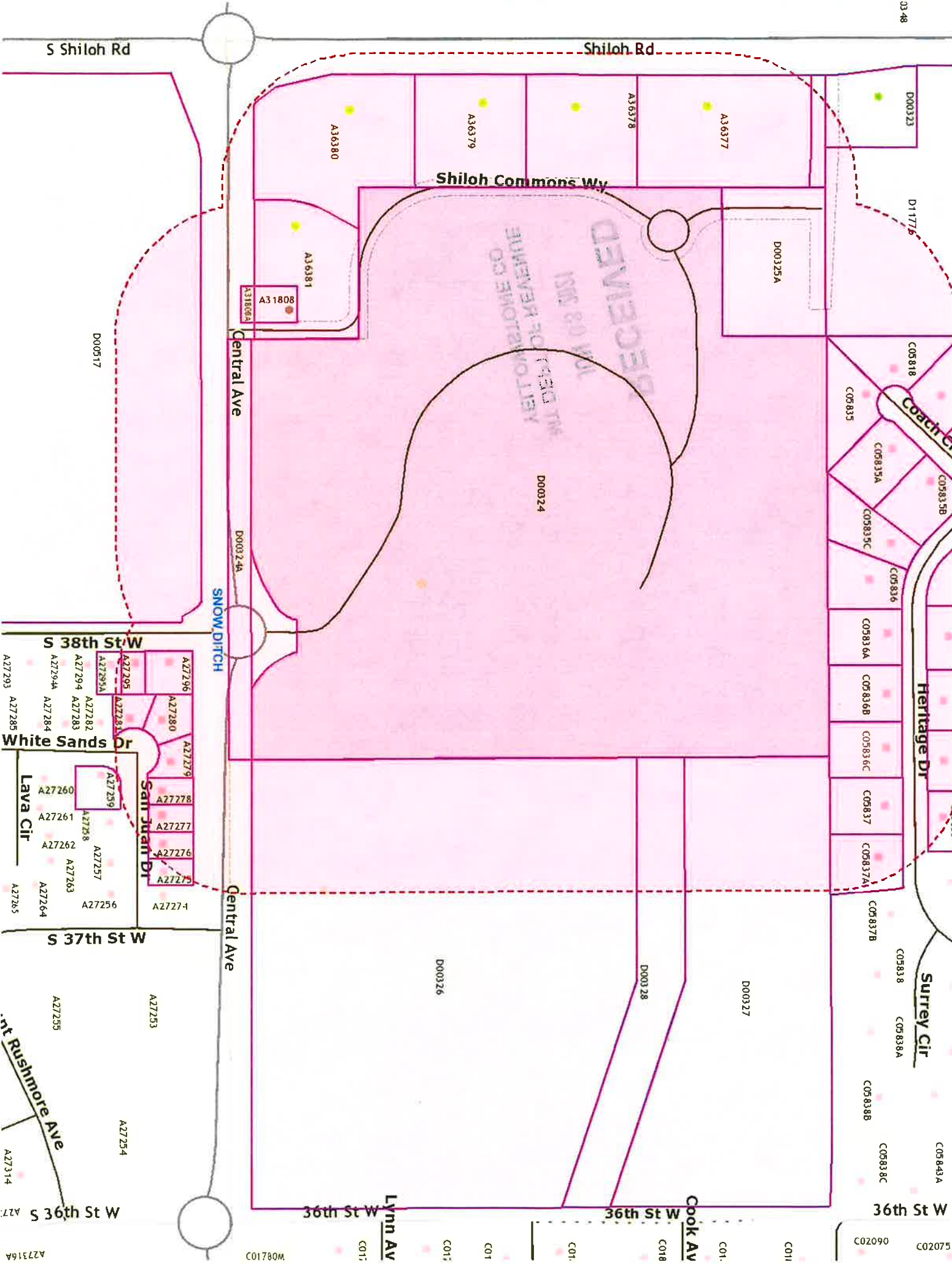
(Recorded Owner)

Date: _____

4/14/21



Natalie Preston
assistant to
Chancellor



S Shiloh Rd

Shiloh Rd

Shiloh Commons Wy

Central Ave

SNOW DITCH

S 38th St W

White Sands Dr

Lava Cir

Sail Juan Dr

S 37th St W

mt Rushmore Ave

S 36th St W

36th St W

Lynn Av

Cook Av

36th St W

36th St W

Coach Cir

Heritage Dr

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Board of Adjustment

Date: 08/04/2021
Title: City Variance 1336 - 2925 Glynn Abbey
Presented by: Karen Husman
Department: Planning & Community Services
Presentation: Yes

Information**RECOMMENDATION**

Planning staff is recommending conditional approval based on the determinations within this report.

REQUEST

A variance from 27-1008.D requiring a maximum accessory structure of 1,500 square feet to allow a 1,654 square foot detached garage in a Suburban Neighborhood (N3) zone, on Lots 5 & 6, Glynn Abbey Subdivision, an 45,519 square foot parcel of land. The purpose of the variance is to allow a new detached garage of 1,654 square feet. Tax ID: A36709 & A36710

APPLICATION DATA

OWNER: Jason & Megan Ahlin
AGENT: Kyle Huss
PURPOSE: To allow the construction of a new 1,654 square foot accessory building
LEGAL DESCRIPTION: Lots 5 & 6, Glynn Abbey Subdivision
ADDRESS: 2925 Glynn Abbey Way
SIZE OF PARCEL: 45,519 square feet
ZONING: N3
EXISTING LAND USE: Vacant
PROPOSED LAND USE: Residential

CONCURRENT APPLICATIONS

None

APPLICABLE ZONING HISTORY

See attached.

SURROUNDING ZONING & LAND USE

NORTH: Zoning: P1
Land Use: Yellowstone Club Golf Course and single family homes
SOUTH: Zoning: N3
Land Use: Residential
EAST: Zoning: N3
Land Use: Residential
WEST: Zoning: N3

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

A variance from 27-1008.D requiring a maximum accessory structure of 1,500 square feet to allow a 1,654 square foot detached garage in a Suburban Neighborhood (N3) zone, on Lots 5 & 6, Glynn Abbey Subdivision, a 45,519 square foot parcel of land. The purpose of the variance is to allow a new detached garage of 1,654 square feet. Tax ID: A36709 & A36710. There have been two other variances approved in the district for larger detached structures. One variance approved was outside the city limits of Billings, and it was determined that the area of the county it was located was appropriate for an approval due to the size of the property and the surrounding uses and allowed accessory structures. The second approval was inside the city limits of Billings and referred to the size of the property as an acceptable reason to approve the variance.

ALTERNATIVES

The Board of Adjustment may

- Approve the findings of the review criteria as proposed by Planning staff and conditionally approve the variance application; or,
- Change the findings of the review criteria as proposed by Planning staff and deny the variance application; or
- Allow the application to be withdrawn at the request of the applicant; or
- Delay action on the variance application to a future Board meeting.

FISCAL EFFECTS

Approval or denial of the requested variance will have no fiscal effect on the Planning Division budget.

SUMMARY**DETERMINATIONS**

Prior to approval, the Board of Adjustment shall ensure that the determinations for variances, as outlined below, have been satisfied:

1. That special conditions and circumstances exist which are peculiar to the land, the lot or something inherent in the land which causes the hardship, and which are not applicable to other lands in the same district;
In this situation there are no peculiarities to the land that would cause a hardship, the applicant simply would like a larger detached structure than allowed in the district.
2. That a literal interpretation of the provisions of this Chapter would deprive the applicant of rights commonly enjoyed by other tracts in the same district;

The City granted a variance on 5515 Rimrock Road in 2011 for a larger detached structure. The request was for a 2,500 square foot detached structure on an 11 acre parcel of land. This request is for a 1,654 square foot structure on about 1 acre of land.

3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Chapter to other land in the same district; Granting this variance will not confer on the applicant a special privilege as there are no other properties that have been developed in this subdivision, and property around it is a mix of city and county where a variety of lots and structures exist. However, there have been 2 other variances granted in the area for larger detached structures, One inside the city limits and one in the county, outside the city limits.

4. That the granting of the variance will be in harmony with the general purpose and intent of this Chapter and with the Growth Policy; Granting this variance will not meet the general purposes and intent of the N3 zoning regulations for detached structures given the size of the detached structure proposed. However, there are no developed parcels in the subdivision comparable to this request, the lots in the subdivision are much larger than most residential developments in Billings. Given the size of the lot and the proposed location of the detached garage, the detached structure could fit into the neighborhood character for this subdivision of large lots and large homes.

5. In granting any variance, the Board may prescribe appropriate conditions and safeguards in conformity with this Chapter. Violation of such conditions and safeguards, when made a part of the terms upon which the variance is granted, shall be deemed a violation of this Chapter; Staff is recommending 6 conditions for the variance request:

1. The variance is for a maximum accessory building footprint of 1,654 square feet and no other variance is intended or implied by this approval.
2. The variance applies to on Lots 5 & 6, Glynn Abbey Subdivision generally located at 2925 Glynn Abby.
3. The proposed building will be located and oriented in substantial conformance with the submitted site plan.
4. The applicant will receive building permit approval within 6 months of the Board of Adjustment approval of the variance. Construction of the accessory structure will NOT be completed prior to completion of the primary residential structure. Construction of the accessory building will be completed within 18 months of Board of Adjustment approval.
5. Failure to begin or complete actions required by this approval within the time limits set forth shall void this variance.
6. These conditions of variance approval shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, lease holders, heirs and assigns.

6. The Board shall prescribe a time limit within which the action for which the variance is required shall be begun or completed, or both. Failure to begin or complete such action within the time limit set shall void the variance; and Staff is recommending the applicant/agent have 6 months to receive building permit approval and 18 months to complete the construction.

7. Under no circumstances shall the Board grant a variance to allow a use not permissible under the terms of this Chapter in the district involved. A variance shall not be a grant of special privilege inconsistent with limitations placed upon other properties in the district. The granting of this variance would not allow a use that is not allowed in the zoning district. Accessory buildings are allowed uses.

Attachments

Zoning Map & Site Photos
Application & Applicant Letter
Site Plan
Zoning History

Zoning Map & Site photos



Ariel photo



Site Photos



West



South





East



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)

(Address) 148 Shiloh Rd Unit 3311

(Phone Number) 801-372-1162 (email) khuss@dynamic-mt.com

(Phone Number) _____ (email) _____

Agent(s): Kyle Huss

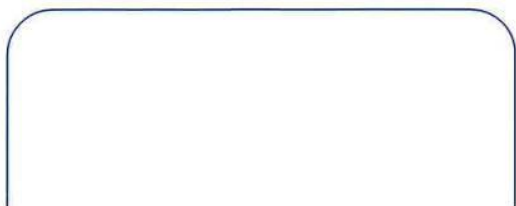
(Name) 213 N Broadway Suite 3, Billings MT 59101

(Address) 406-201-3477 (email) 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.

Signature:  Date: 7/1/2021
(Recorded Owner)



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

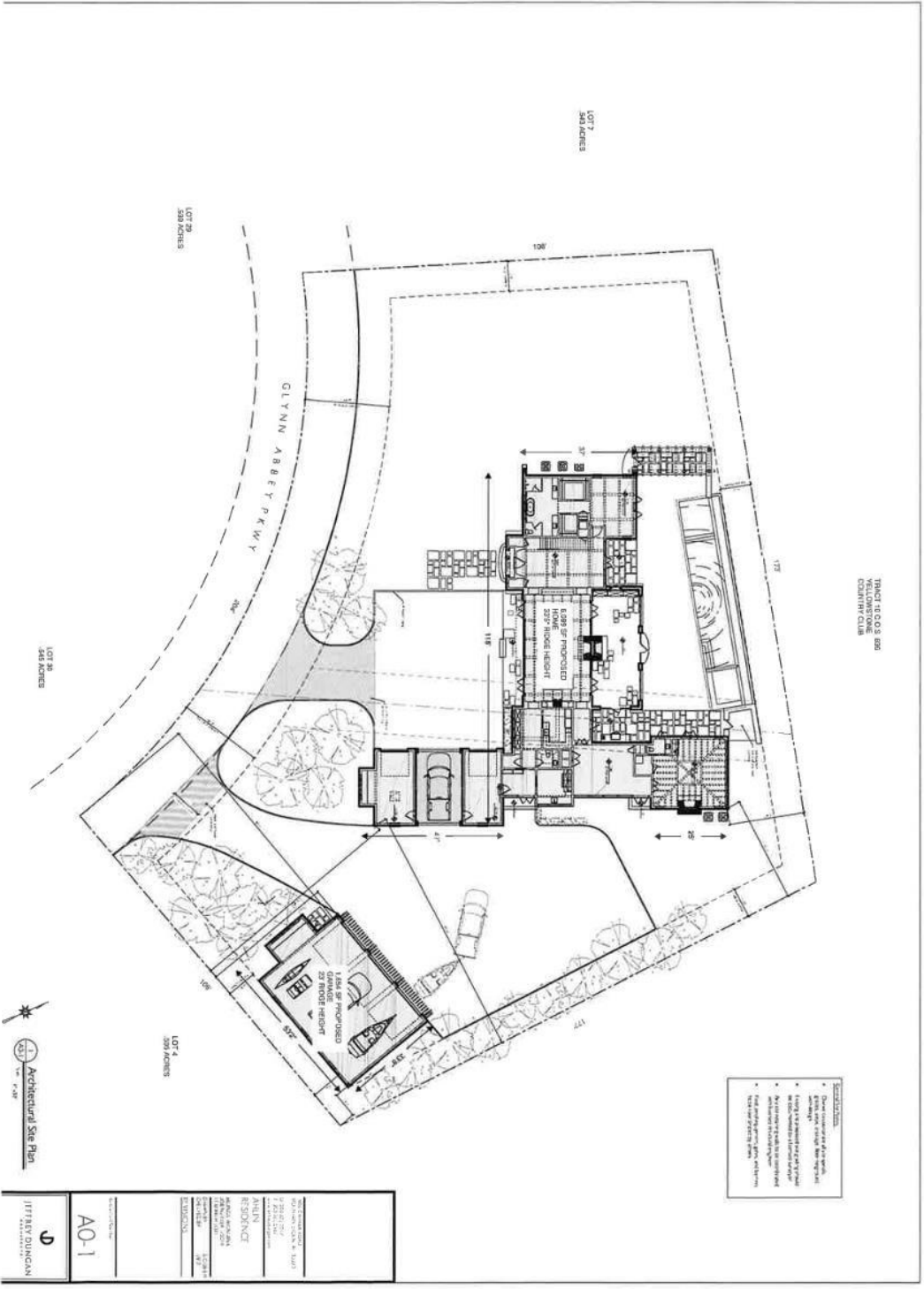
Billings City Code prevents residential zone N3 from having any detached structure that exceeds 1,500 SF, or a total of 2,000 SF of combined detached structures. This is in contrast to the nearby zone N4 lots, which are permitted to have detached structures of up to 2,400 SF, despite the fact that some 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.



- NOTES:**
- 1. All dimensions are in feet and inches.
 - 2. All dimensions are to the centerline of the building unless otherwise noted.
 - 3. All dimensions are to the finished ground level unless otherwise noted.
 - 4. All dimensions are to the finished ground level unless otherwise noted.
 - 5. All dimensions are to the finished ground level unless otherwise noted.
 - 6. All dimensions are to the finished ground level unless otherwise noted.
 - 7. All dimensions are to the finished ground level unless otherwise noted.
 - 8. All dimensions are to the finished ground level unless otherwise noted.
 - 9. All dimensions are to the finished ground level unless otherwise noted.
 - 10. All dimensions are to the finished ground level unless otherwise noted.

<p>PROJECT: HUN RESIDENCE</p> <p>DATE: 12/15/2011</p> <p>SCALE: 1/8" = 1'-0"</p>	
<p>CLIENT: JEFFREY DUNGAN</p> <p>ARCHITECT: JEFFREY DUNGAN ARCHITECTS</p> <p>12345 MAIN STREET</p> <p>ANYTOWN, MA 01801</p> <p>TEL: (508) 555-1234</p> <p>FAX: (508) 555-5678</p> <p>WWW.JEFFREYDUNGAN.COM</p>	<p>PROJECT NO: 12345</p> <p>DATE: 12/15/2011</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT: HUN RESIDENCE</p> <p>DATE: 12/15/2011</p> <p>SCALE: 1/8" = 1'-0"</p>
<p>1/8" = 1'-0"</p> <p>AO-1</p> <p>JEFFREY DUNGAN ARCHITECTS</p>	

SUBJECT PROPERTY	VARIANCE #	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
2925 Glynn Abbey	None				
SURROUNDING PROPERTY	VARIANCE #	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
Cold stone sub.	County Var. 245	1/12/05	5,000 sf detached accessory structure	Yes	
5515 Rimrock Rd.	City Var. 1106	9/7/11	2,500 sf detached accessory structure	Yes	