

Application & Applicant Letter

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # PZX-21-00267 - Project # PZX9F-ZON-VAR-CITY-RESIDENTIAL

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 # A07267 CITY: Billings CITY ELECTION WARD # 1

Legal Description of Property: FOSTERS ADD, BLOCK 41, LOT 13-14

Address or General Location (If unknown, contact City Engineering): _____

2716 7th Ave N, Billings, MT 59101-1105

Zoning Classification: DX-Downtown Support

Size of Parcel (Area & Dimensions): 0.16 AC

Covenants or Deed Restrictions on Property: Yes _____ No x

If yes, please attach to application

Variance(s) Requested: Allow the building, which is set up as a duplex, to be used as a duplex

Facts of Hardship: Should be the same

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

Owner(s): JIANYU ZHUO & PING WANG

(Recorded Owner)

(Address) 2716 7TH AVE N, BILLINGS, MT 59101-1105

(Phone Number) 406-717-8950 (email) zhuojianyu@gmail.com

Agent(s): Nancy Brook

(Name)

(Address) 2108 Broadwater Ave, Suite 112

(Phone Number) 406-412-2378 (email) Nancy@BillingsBestRealEstate.com

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: J. Zhuo Date: 2021-11-6

(Recorded Owner)



To Chairperson of the Board of Adjustment

I would like you to approve to change the service of building of 2716 7th Ave N, Billing, MT 59101-1105 from commercial to residential.

I am a newcomer to Billings. I just moved to Billings in September this year. Search the real estate market. This is the only place that can meet my requirements. This is an affordable price, good conditions and sufficient convenience.

This house is built for housing. So, it is easy to restore its original use.

Best

Jianyu Zhuo

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

I do not run any business.

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

I bought the house because the realtor told me it could be used as a residence. My next door is a multi-family residential building.