

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # \_\_\_\_\_ - Project # \_\_\_\_\_

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 # 000A03197D CITY ELECTION WARD # IV

Legal Description of Property: Bridger Square 7th Filing, S35, T01N, R25E, Block 4, Lot 11

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

2622 Rimrock Rd, Billings MT 59102

Zoning Classification: N3

Size of Parcel (Area & Dimensions): 12,607 sq ft 148ft x 90ft

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

If yes, please attach to application

Variance(s) Requested: lot width variance for second primary structure

Facts of Hardship: (attach letter)

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

Owner(s): Krysta Buska

(Recorded Owner) 2622 Rimrock Rd Billings MT 59102

(Address) 406-459-7901 kbuska406@gmail.com

(Phone Number) (email)

Agent(s): \_\_\_\_\_

(Name)

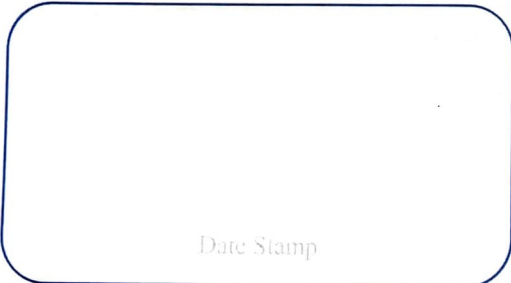
(Address)

(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: 1/24/22

(Recorded Owner)



1. What reasons prevent you from using this property in conformance with the Zoning Regulation requirements?
  - a. We feel that the lot is sufficiently large to accommodate more than one residence. The lot is over 12,000 square feet but is narrow, so it does not meet the lot width requirement. We feel that a second primary residence on our lot would be in keeping with the current character of the neighborhood. There are many other lots within 1 mile of us that are using their properties similarly. We have created a list of nearby properties that we believe are using their lots similarly to what we are proposing.
    - i. 2714 W Bridger
    - ii. 2706 W Bridger
    - iii. 2707 Louise Lane
    - iv. 2644 Rimrock Rd
    - v. 2646 Rimrock Rd
    - vi. 3332 Rimrock Rd
    - vii. 2815 Woody Drive
    - viii. 2110 Rimrock Rd
    - ix. 2050 Rimrock Rd
    - x. 2030 Rimrock Rd
    - xi. 2625 Poly Drive
    - xii. 2611 Poly Drive
2. Why is there a need for the intended use of the property at this location?
  - a. Billings has recently become the hottest housing market in the nation. This along with red tape regulations and codes have created a shortage of options for new homeowners and those seeking affordable housing. This can also provide for expanded square footage for a family to take care of aging parents on site. We have no choice but to improve the property we currently own as we cannot afford a replacement property. Our current home was built in 1942 and does not function well for a modern growing family. Bridger subdivision was platted before modern tastes and amenities for housing which are reflective of Billings codes/zoning, thus the need for a lot-width variance. We have been priced out of the current Billings real estate market and need to provide a comfortable living situation for our family.
3. Explain any demolition, construction, or reconstruction intended for all structures.
  - a. We plan to demolish an existing garage/shop that does not fit modern vehicles (see site plan attached). We intend to replace this structure with a larger garage and small living quarters.