

SITE INFORMATION:

ZONING: N3 - SUBURBAN NEIGHBORHOOD RESIDENTIAL

FRONT SETBACK: 20 FEET MIN.
 SIDE SETBACK: 5 FEET MIN.
 REAR SETBACK: 5 FEET MIN. (0 FEET WITH ALLEY)
 ACCESSORY BUILDING YARD LOCATION: REAR
 ACCESSORY BUILDING REAR SETBACK: 5 FEET MIN.
 MAX. TOTAL BUILDING COVERAGE: 40 %

PRINCIPAL BUILDING:
 MAX HT. IN STORIES: 3
 MAX. HEIGHT: 34 FEET

ACCESSORY BUILDING:
 MAX. HT. IN STORIES: 1.5 STORIES, NO TALLER THAN PRINC. BLDG.
 ACCESSORY ROOF PITCH = PRINC. BLDG.

LOT AREA: 12,607 S.F.

EXISTING HOUSE = 1,304 S.F.
 NEW APARTMENT PLAN = 2,218 S.F.
 TOTAL COVERAGE = 3,522 S.F. (28% ACTUAL COVERAGE)

SPECIAL REVIEW FOR ACCESSORY BUILDING ON N3 ZONED PROPERTY
 (DEMOLISH AND REBUILD EXISTING GARAGE WITH LARGER FOOTPRINT TO ACCOMODATE LARGER, MODERN VEHICLES WITH ADDED LIVING SPACE ADJACENT AND ABOVE)

VARIANCE: HARDSHIP CASE WITH SMALL EXISTING RESIDENCE AND SMALL GARAGE THAT DOES NOT ADEQUATELY MEET THE FAMILY NEEDS, VEHICLE NEEDS. BECAUSE THE PROPERTY SHARES AN ACCESS DRIVEWAY WITH NEIGHBOR, THE OWNER IS ASKING FOR A VARIANCE ON THE ALLOWABLE SIZE OF THE ACCESSORY BUILDING ON THE PROPERTY, INCREASING THE SIZE FROM THE 1,304 S.F. (EQUAL TO EXISTING RESIDENCE) TO 2,218 S.F. THE LOT SIZE IS 12,607 S.F., THUS THE COVERAGE IS ONLY 28% VERSUS 40% WHICH IS ALLOWED. TO DEMO THE EXISTING RESIDENCE AND REBUILD IN ORDER TO INCREASE ALLOWABLE GARAGE S.F. IS COST PROHIBITED. THE OWNER IS ALSO REQUESTING A VARIANCE FOR THE HEIGHT OF THE GARAGE BASED ON THE EXISTING RESIDENCE DUE TO THE LARGE SLOPE ON THE PROPERTY FROM NORTH TO SOUTH. OWNER IS ASKING TO WAVE THE HEIGHT RESTRICTION AND BASE THE HEIGHT OF THE GARAGE FROM GARAGE FINISHED FLOOR TO PEAK WHICH WILL NOT EXCEED THE PHYSICAL HEIGHT OF THE ROOF PEAK OF THE EXISTING RESIDENCE.

SITE LEGAL:

PRIMARY OWNER: BUSKA, KRYSTA

2022 MAILING ADDRESS: BUSKA, KRYSTA
 2622 RIMROCK RD
 BILLINGS, MT 59102-0560

PROPERTY ADDRESS: 2622 RIMROCK RD

TOWNSHIP: 01 N RANGE: 25 E SECTION: 35

SUBDIVISION: BRIDGER SQUARE 7TH FILING BLOCK: 4 LOT: 11

FULL LEGAL: BRIDGER SQUARE 7TH FILING, S35, T01 N, R25 E, BLOCK 4, LOT 11

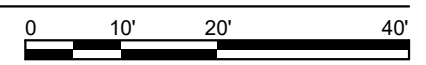
GEOCODE: 03-1032-35-2-18-13-0000



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SITE PLAN 1

SCALE: 1" = 20'



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SITE PLAN

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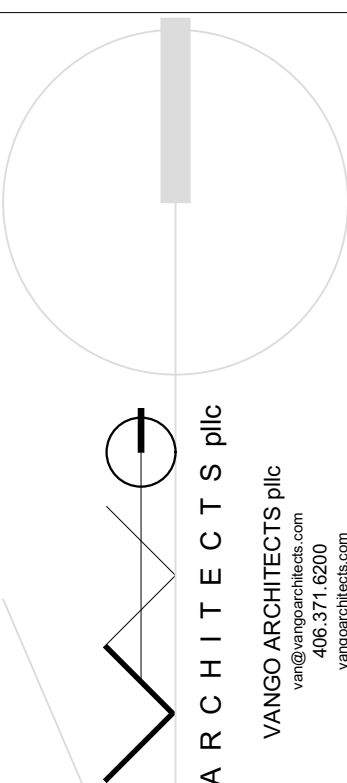
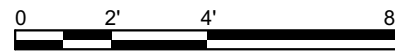
DeVries Apartment OPTION 3

Issued

A-001	COVER SHEET	<input type="checkbox"/>
A-1	1st FLOOR PLAN	<input type="checkbox"/>
A-2	2nd FLOOR PLAN	<input type="checkbox"/>
A-3	ELEVATIONS	<input type="checkbox"/>
A-4	ELEVATIONS	<input type="checkbox"/>
A-5	SECTIONS	<input type="checkbox"/>



2 Generic Perspective
SCALE: 1/4" = 1'-0"



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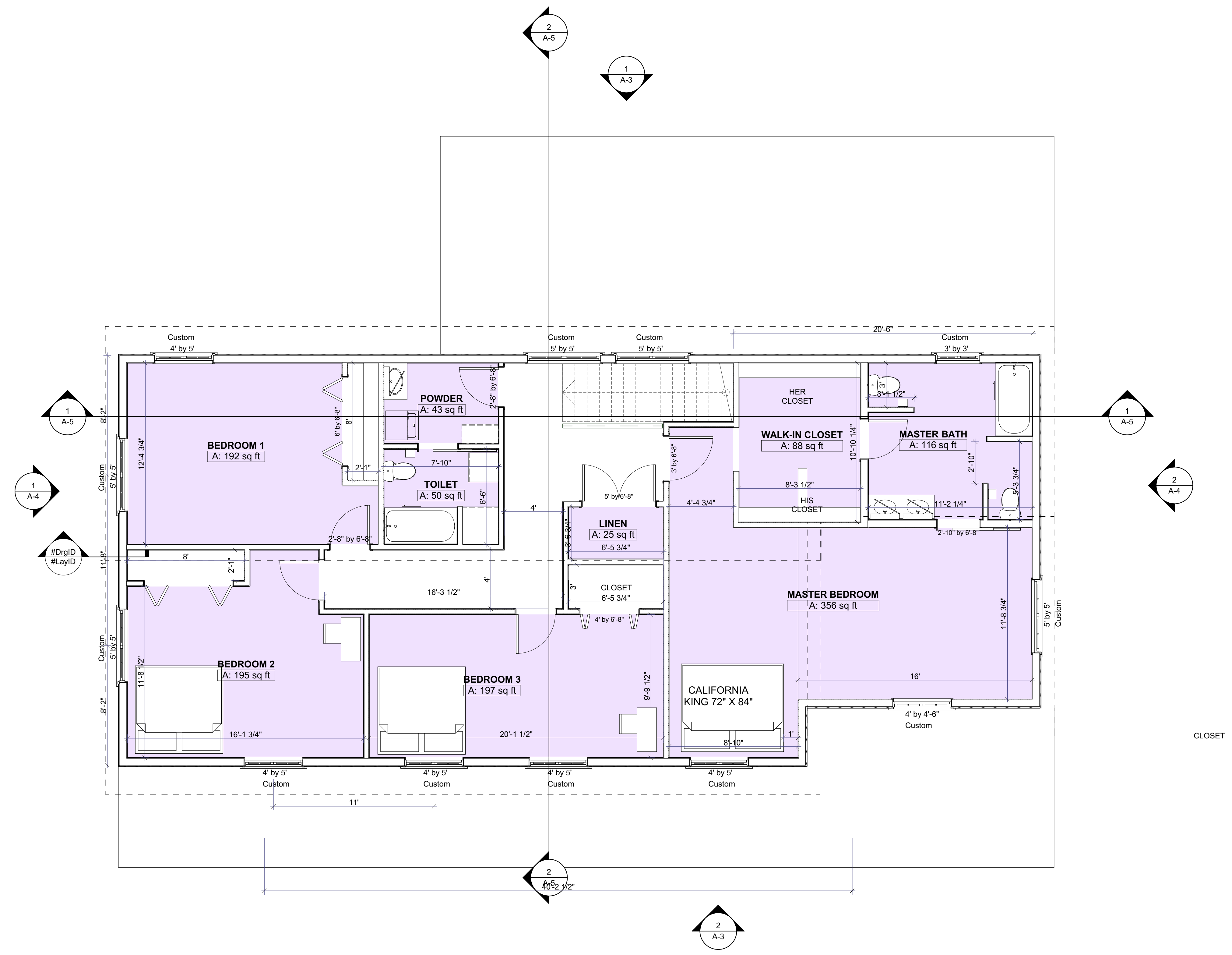
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COVER SHEET

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1 2nd FLOOR PLAN

SCALE: 1/4" = 1'-0"

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2nd FLOOR PLAN

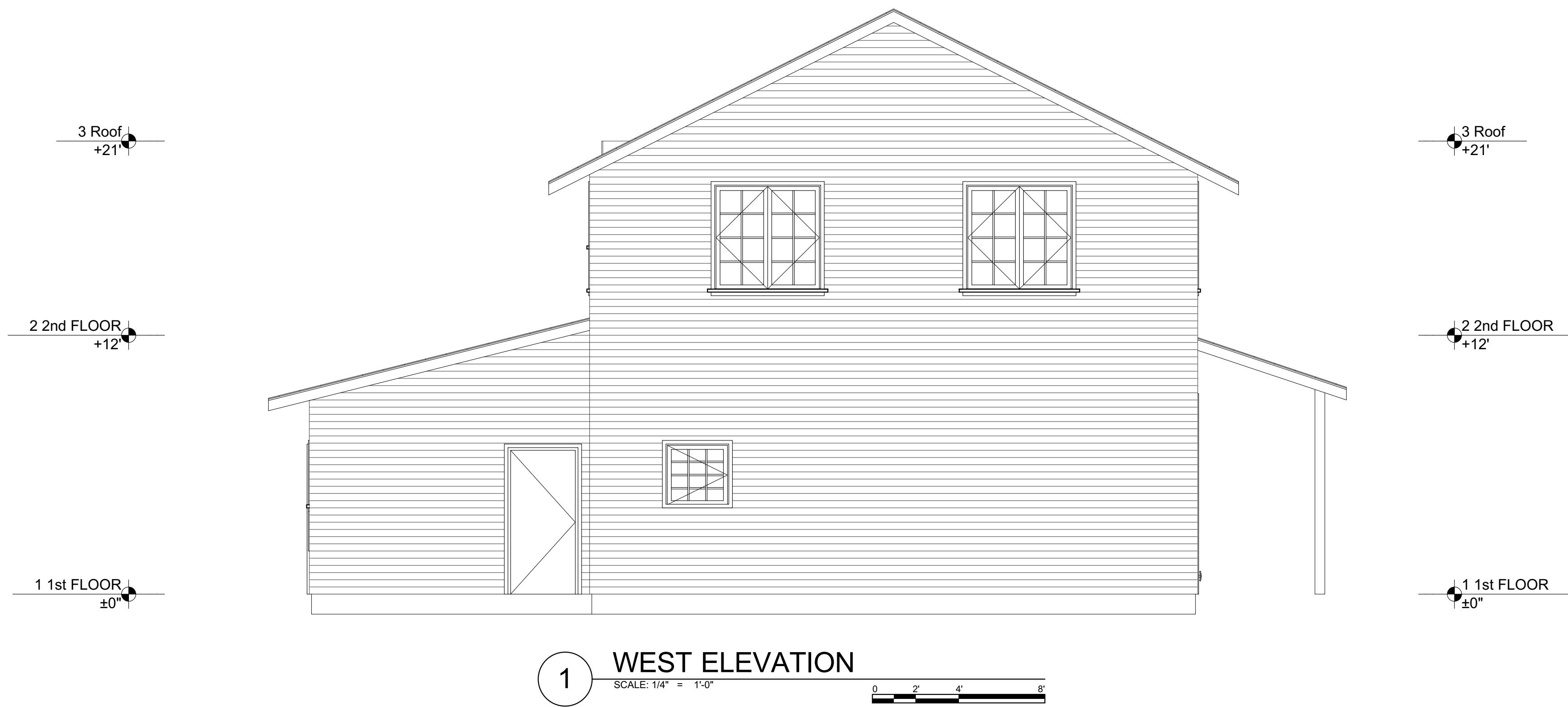
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1 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"
 0 2' 4' 8'



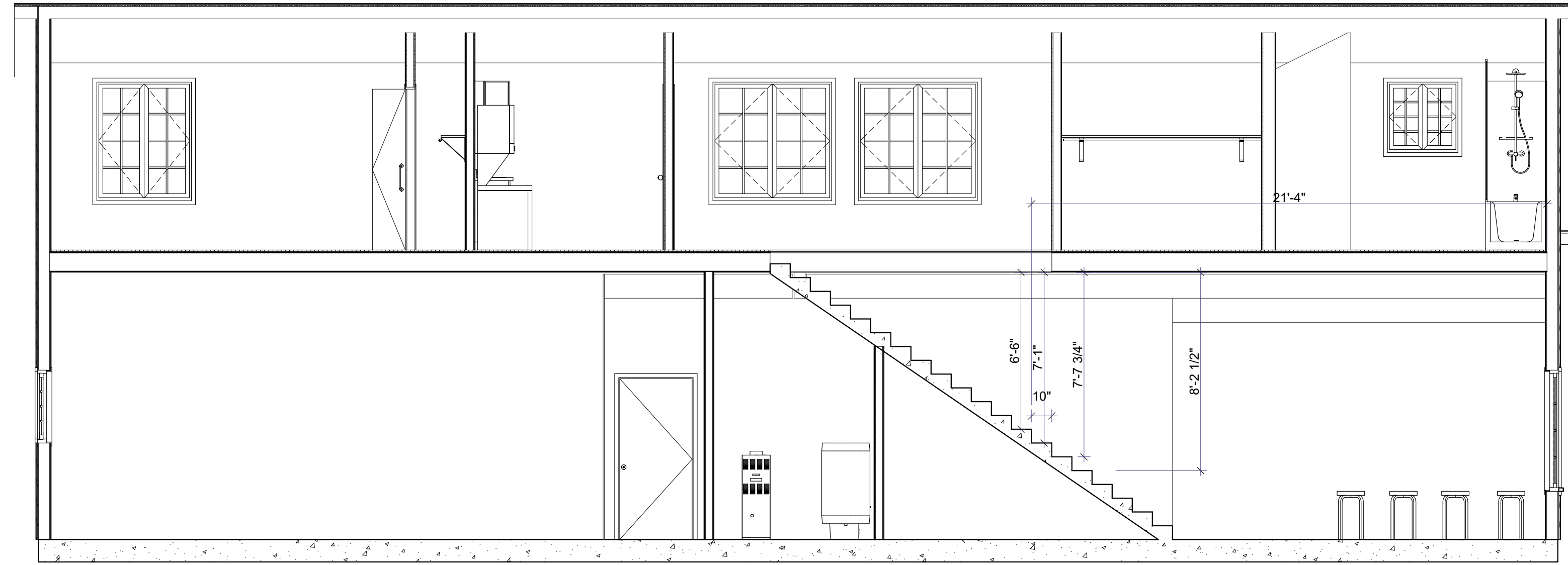
2 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"
 0 2' 4' 8'



+21'
3 Roof

+12'
2 2nd FLOOR

±0"
1 1st FLOOR



+21'
3 Roof

+12'
2 2nd FLOOR

±0"
1 1st FLOOR

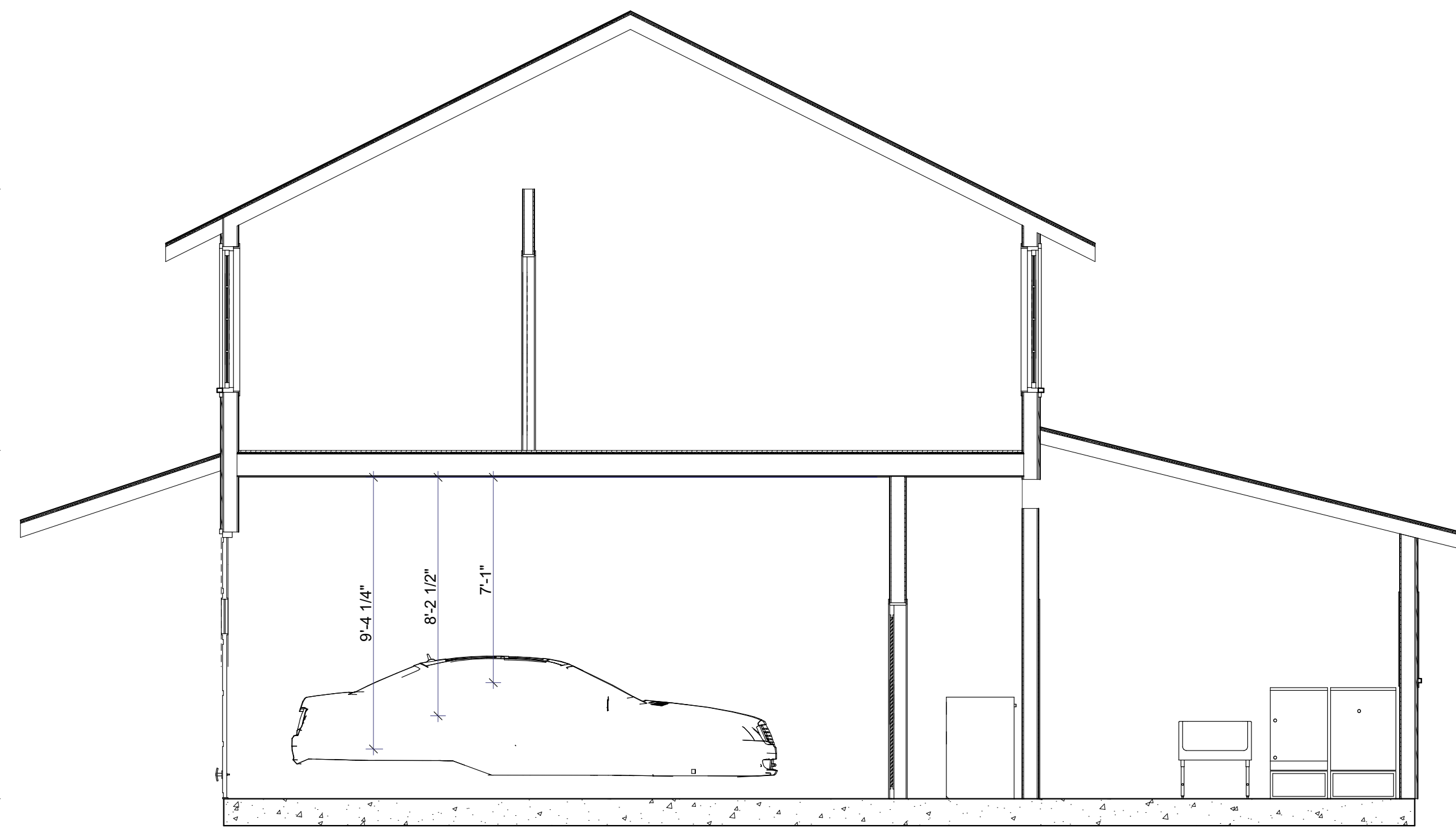
1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



+21'
3 Roof

+12'
2 2nd FLOOR

±0"
1 1st FLOOR

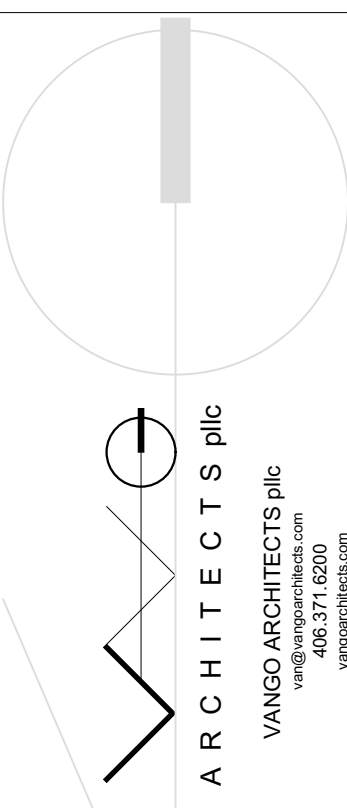
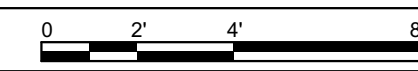


+21'
3 Roof

+12'
2 2nd FLOOR

±0"
1 1st FLOOR

2 SECTION
SCALE: 1/4" = 1'-0"



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SECTIONS

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