

CITY VARIANCE

APPLICATION FORM

PZX
~~PZNA~~

ID: Billings Variance # 1352 - Project # 22-0258

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 # A12584 CITY ELECTION WARD # 1

Legal Description of Property: S32, T01 N, R26 E, C 05 575
parcel 39B

Address or General Location (If unknown, contact City Engineering):
198 Mountain View Blvd.

Zoning Classification: Residential 9600

Size of Parcel (Area & Dimensions): _____

Covenants or Deed Restrictions on Property: Yes _____ No _____

If yes, please attach to application

Variance(s) Requested: 10,790 sq. ft.

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): Lisa Lavinder
(Recorded Owner)

(Address) 198 Mountain View Blvd, Billings, MT.

(Phone Number) 406-249-2488 (email) lisalavinder62@yahoo.com

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: Lisa Lavinder Date: 10/24/22
(Recorded Owner)



June 27, 2020

Attention Chairperson of the Board of Adjustment:

I thought I would submit some photos of the existing garage to show you how unsafe and dilapidated the structure has become. I purchased the property last year and have been renovating and repairing projects for the past year. I would like to remove the garage and rebuild.

As you can see from the pictures below, the structure has lifted off the foundation due to a tree that was growing too close to the building.



The electrical running to the building has become exposed and the electrical running to a light out front was not properly installed.





The building has separated from the foundation in several places. The supporting posts in the center are loose and swing freely leaving the roof unsupported and sagging.



Thank you for considering my proposal to demolish and rebuild a structure that will enhance the value of the lot and surrounding properties.

Lisa Lavinder
198 Mountain View Blvd.
Billings, Mt. 59101