

CITY VARIANCE

APPLICATION FORM

ID: Billings Variance # 1353 - Project # 22-00260 ^{P2X}

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 # A14524B CITY ELECTION WARD # 1 Billings

Legal Description of Property: Spring Valley SUBD, 528, TOIN, R26E, Block 5 Lot 15

Address or General Location (If unknown, contact City Engineering): 426 Indian Trail - Billings Montana 59105

Zoning Classification: R3 Suburban

Size of Parcel (Area & Dimensions): 14,392 sq ft.

Covenants or Deed Restrictions on Property: Yes No

If yes, please attach to application

Variance(s) Requested: To build a GARAGE 28x35'6"

Facts of Hardship: (attach letter) I don't have a back yard the only area with enough room is on the east side of the house this is a hardship.

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

Owner(s): THOMAS AND DALEEN HEITZ

(Recorded Owner) 426 Indian Trail

(Address) 406-939-2081 theitz@midrivers.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: Thomas Heitz Date: 10/25/22
(Recorded Owner)



CHAIR PERSON OF THE BOARD OF ADJUSTMENT:

~~I~~ I intend to build a garage to put my vehicles in and store stuff, and a place to work. The variance is needed because of the shape of my lot it is a pie shaped lot. I was told it's not a corner lot so the garage should be behind the house. There is not enough room behind the house for a garage. The only place I have room is on the east side of the house.