

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1354 - Project # P22-22-00263

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 # A34417 CITY ELECTION WARD # 2: Billings

Legal Description of Property: Trails West Sub 1st Filing (11), \$05, T01 S, R25 E, Block 3, Lot 7

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

5821 Shooting Star Trail

Zoning Classification: N3 - Suburban Neighborhood

Size of Parcel (Area & Dimensions): 6030 sq ft 67' x 90'

Covenants or Deed Restrictions on Property: Yes X No

If yes, please attach to application

Variance(s) Requested: Maximum Total Building Coverage (40%) Table 27-300.5: Site and Structure Regulation

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): Michael + Larong Mahon

(Recorded Owner) 5821 Shooting Star Trl, Billings, MT 59106

(Address) 406-794-7715 mmahon32@yahoo.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: 10-28-22

(Recorded Owner)



Michael and LaRona Mahon
5821 Shooting Star Trail
Billings, MT 59106
406-794-7715

Variance Application

City of Billings

Panning & Community Services Department
2825 3rd Ave North, 4th Floor
Billings, MT

October 15, 2022

Dear Planning Staff/Board of Adjustments,

See application and additional documents required for this request.

6. Written Statement:

- A. The residential building permit application Project number **BP-22-03691** is in process and we request a variance for “Maximum Total Building Coverage (40%) – Table 27-300.5: Site and Structure Regulations - 9.
 - The addition to the existing dwelling as designed will encroach a few percent beyond the strict reading of the rule.
 - Due to the nature of the smaller lot sizes within this community, and that this is a one level single family home, the owners experience less than adequate space for food preparation and serving to family and guests that others in the community are normally not deprived. This variance allowance and small addition would not violate the general intent of the Maximum Total Building Coverage rule.
 - Your consideration of this variance allowance would display a willingness to cooperate with the community/owners and remain in harmony with the intended code objectives.

- B. A modest dining room addition will be added to an existing single-family dwelling. The existing floorplan leaves a small area for the kitchen/dining area and owners desire to extend into the usable (otherwise seldom used) space in the back yard to enlarge this kitchen/dining area for family/guest and special occasions. Although this subdivision falls under the N3 District with typically “wide lots”, this lot is not wide, and therefore the floorplan restricted the kitchen/dining area to result in the classic 3 bedroom/2 bath home.

- C. The construction of the addition will be of the same foundation, walls, roof pitch, siding, soffit/facia, gutter/downspouts, materials and coloring as the existing dwelling.

Warm Regards,

Mike and LaRona Mahon