

CITY VARIANCE

APPLICATION FORM  
ID: Billings Variance # 1355 - Project # P2X-22-00275

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 # A35159 CITY ELECTION WARD # \_\_\_\_\_

Legal Description of Property: FALCON RIDGE ESTATES 2ND (14), S25, T01 N, R24 E, BLOCK 2, Lot 6

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

Zoning Classification: NX2-Mixed Residential 2 - 2 to 8 unitsType text here

Size of Parcel (Area & Dimensions): 14,261 SQ. FT.

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

If yes, please attach to application

Variance(s) Requested: trying to get Relife on the Driveway to Be on the Same Side of the Street as the front Door.

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): CHRISTOPHER T. MARKS

(Recorded Owner)

6417 SOUTHERN BLUFFS LANE BILLINGS MT 59106

(Address)

406-672-9782

(Phone Number)

CHRIS@WHOLESALEMARKETING.COM

(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: \_\_\_\_\_ Date: 9/26/22

(Recorded Owner)



November 1, 2022

RE: Zoning Variance Request for 6433 Southern Bluffs Lane

To whom it may concern,

This letter is a request for a zoning variance to allow for front facing attached garages on a proposed fourplex building. 6433 Southern Bluffs Lane resides in the Falcon Ridge Estates subdivision. This particular lot is currently zoned NX2. Under the current regulations, this site will be required to comply with an attached garage to be located on the rear half of the structure. Due to the dimensions of the lot, and lack of an existing alley, accomplishing a functional rear facing garage, for multiple tenants will not be feasible. Additionally, this lot is one of two remaining vacant lots within this subdivision. Currently all existing single family homes and town homes within this subdivision utilize a front loading garage. Granting this variance would keep the design and feel of the proposed structure consistent with the homes throughout the subdivision.

Sincerely,

Cory Hess  
Peak Custom Home Design  
(406)855-4231