



MCCALL HOMES

1536 Mallowney Lane Suite 100
Billings, Montana 59101
Telephone: 406-651-5354
Fax: 406-651-5364
www.mccallhomes.com

December 7, 2022

City of Billings Planning & Community Services:

Board of Adjustments:

cc: Karen Husman, Nicole Cromwell,

We are requesting a singular variance in Annafeld North Subdivision for eight properties: 6047 Elysian Rd Unit 201, 1589 Walter Creek Blvd, 1586 Springhedge St, 1587 Springhedge St, 6105 Elysian Rd Unit 201, 6153 Elysian Rd Unit 201, 1585 St. George Blvd, 1588 Walter Creek Blvd. We have determined that eight of our proposed and built properties, were planned and or constructed, as single units per structure, which is nonconforming in the NX2 zoning jurisdiction.

During the planning and design portion of the Annafeld North Subdivision, we elected to utilize and plan for the new zoning jurisdictions. However, we had always intended to mirror the plans of what we had built south on Elysian Road in Annafeld Sub, where we utilized a PD in the old zoning code. Ultimately, we probably should have chosen NX1 designations for some of the corner properties where single units were intended to be built over 3 car garages. Currently, these eight units do not meet the NX2 zoning criteria of two units per structure.

During the initial design period, our intention was to build only 3 of the 8 CHG plan (Carriage houses), which were all 3 to be located upon a single lot with a duplex in front of the unit facing the street. The CHG plan supplied the 3 garage spaces for the itself and the neighboring duplex. (See attached photos) We wrongly assumed that these three units would conform in NX2 since they were sold on one lot with a duplex, (3 units) akin to an ADU would be to a single family residence. This was a misunderstanding of the minimum, 2 units per structure, (rather than 3 units per lot) requirement of the NX2 zoning.

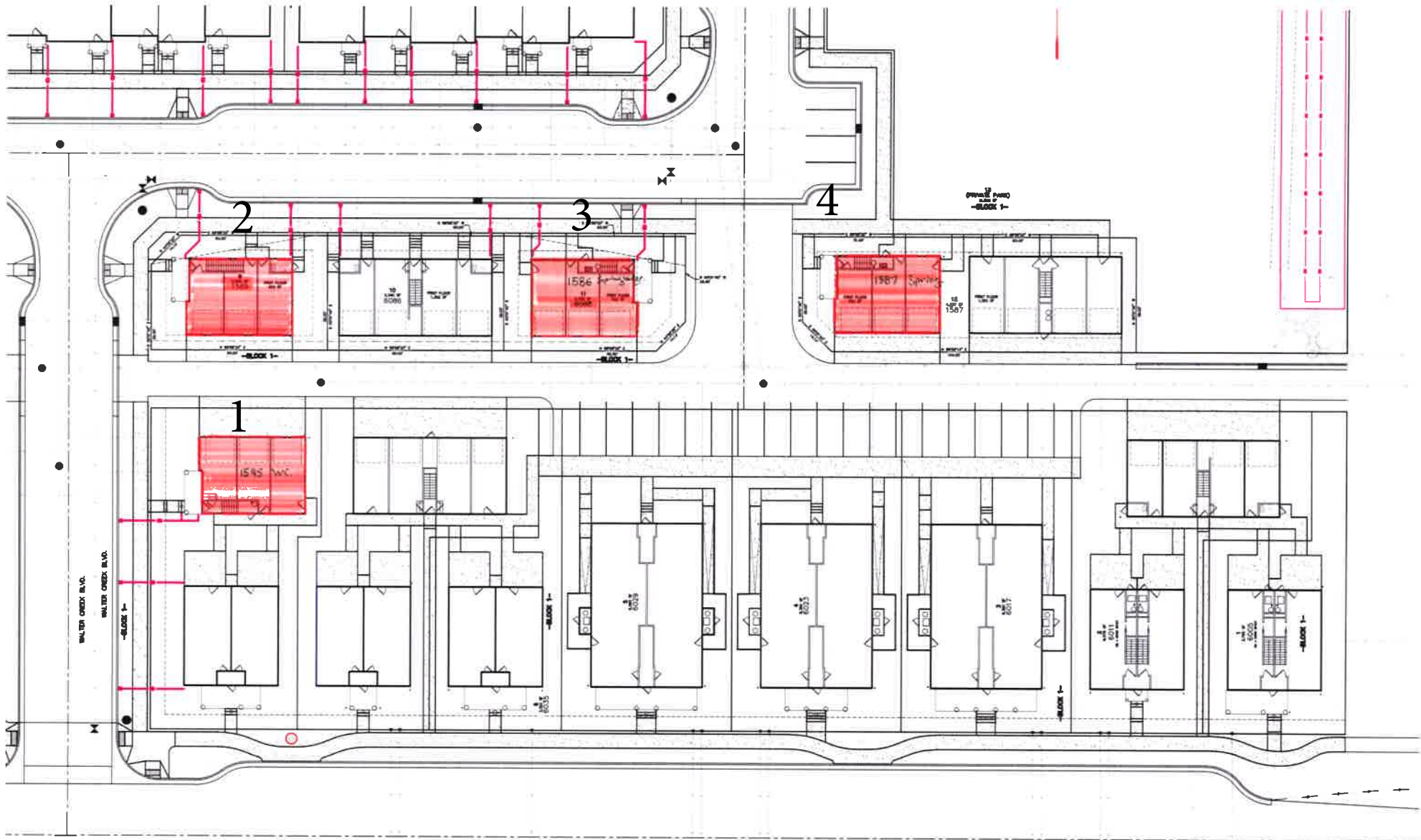
The remaining 5 of 8 units were originally planned to be our TUG plan (Tuck Under Garage Duplex Units). However, after zoning was completed and final plat recorded, we learned that we did not have enough room to allow for the required line of sight traffic triangles at each of the intersection corners. In order to continue with the platted lots and installed services, we were left with reducing the foot print size of the proposed TUG units by substituting them with our CHG units, taking the density from 2 units per structure down to 1 unit per structure.

The TUG and CHG units remain the most affordable housing models that we offer. In this tangled web of conditions, we now find ourselves with some clean up work to do. Further, we were not the only ones somewhat confused, as we have been able to receive building permits and planning approval on 4 of the 8 nonconforming properties. We are all learning the new codes together. Please feel free to contact me with additional information if necessary. Thank you for your consideration.

Sincerely,

Gregory McCall





2

3

4

1

1595 W.C.

1586
KITCHEN
LIVING
W.C.

1587
KITCHEN
LIVING
W.C.

6025
KITCHEN
LIVING
W.C.

6025
KITCHEN
LIVING
W.C.

6025
KITCHEN
LIVING
W.C.

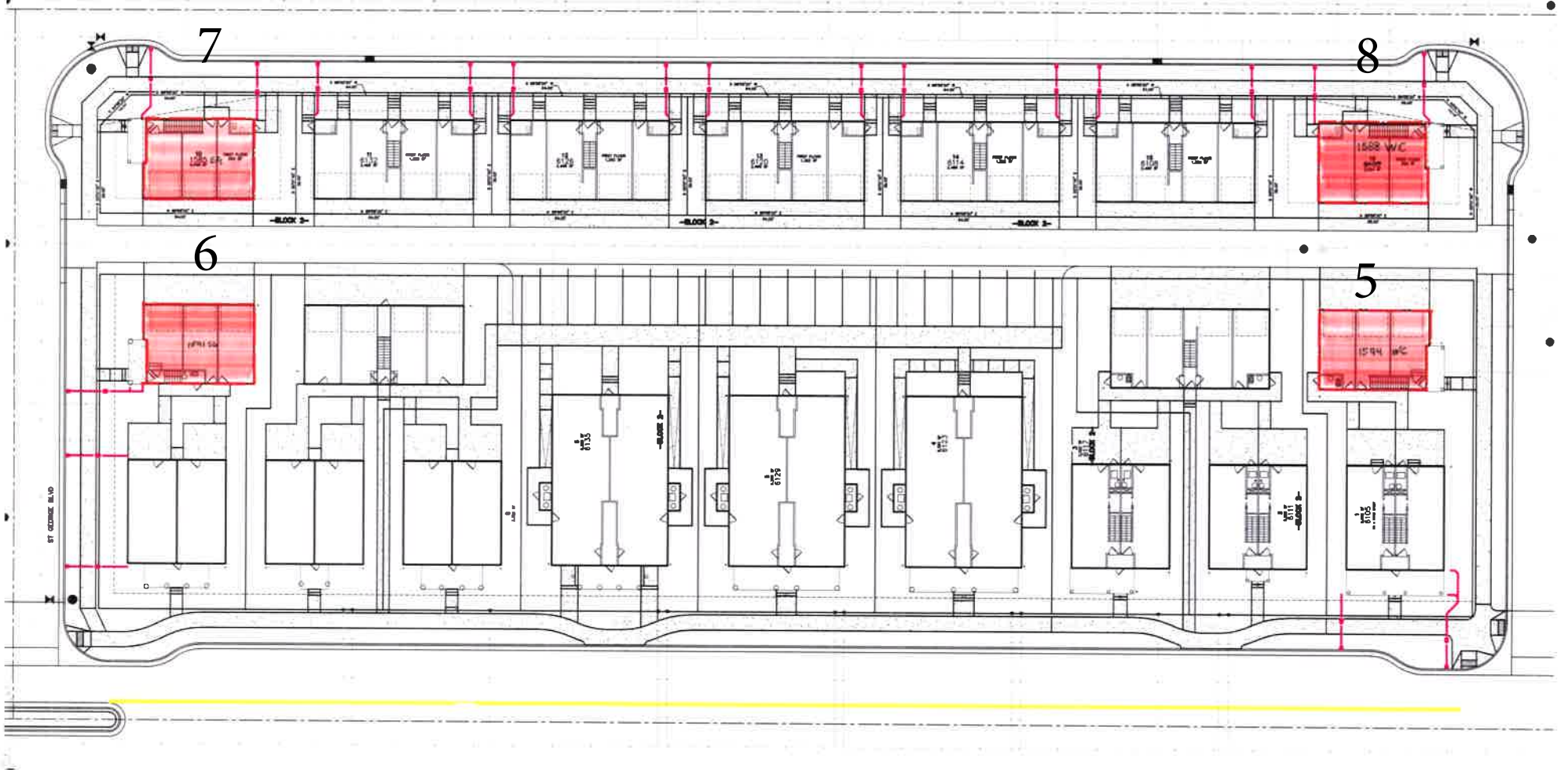
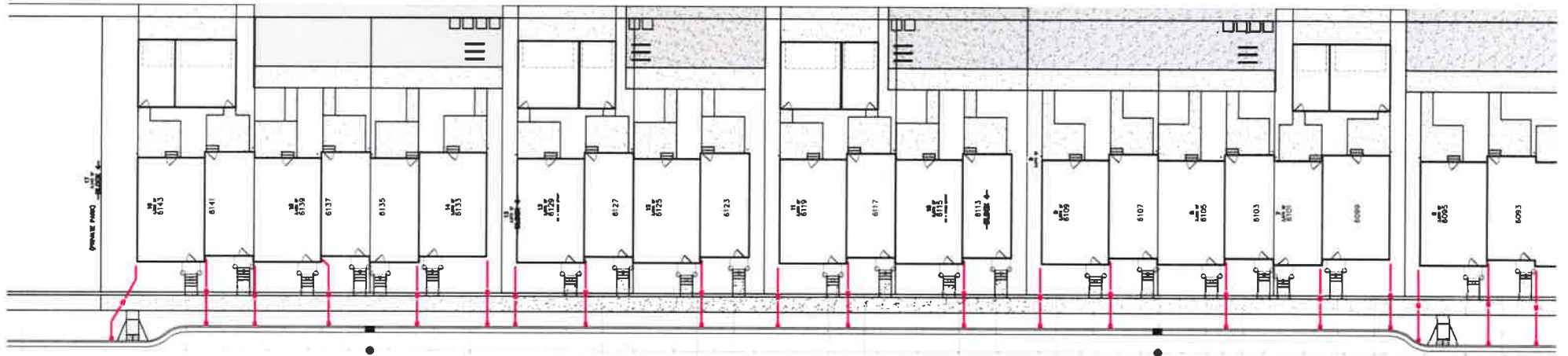
6011
KITCHEN
LIVING
W.C.

6002
KITCHEN
LIVING
W.C.

WATER CHECK BLVD.
WATER CHECK BLVD.

OFFICE PARK
BLOCK 1





1078

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # 1358 **- Project #** PZx-22-00298

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 # C18437 **CITY ELECTION WARD #** 3

Legal Description of Property: Annafeld North Sub 1st Fil (22) Block: 1, Lot: 8

Address or General Location (If unknown, contact City Engineering): 6047 Elysian Rd unit 201
1595 Walter Creek Blvd

Zoning Classification: NX2

Size of Parcel (Area & Dimensions): 5,852 Sqft

Covenants or Deed Restrictions on Property: Yes No

If yes, please attach to application

Variance(s) Requested: Requesting single unit per structure.

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): McCall Properties LLC /McCall Development Inc/Whipple Properties 1 LLC
(Recorded Owner)
1536 Mallowney Ln STE 100, Billings, MT 59101
(Address)
(406) 651-5354 greg@mccaldevelopment.com
(Phone Number) (email)

Agent(s): Gregory McCall/McCall Development
(Name)
1536 Mallowney Ln STE 100, Billings, MT 59101
(Address)
(406) 651-5354 greg@mccaldevelopment.com
(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:** 12/5/22
(Recorded Owner)



CITY VARIANCE

APPLICATION FORM
ID: Billings Variance #1358 - Project #

PZX-22-00298

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 # C18438 CITY ELECTION WARD # 3

Legal Description of Property: Annafeld North Sub 1st Fil (22) Block: 1, Lot: 9

Address or General Location (If unknown, contact City Engineering): 1589 Walter Creek Blvd

Zoning Classification: NX2

Size of Parcel (Area & Dimensions): 2,290 Sqft

Covenants or Deed Restrictions on Property: Yes No

If yes, please attach to application

Variance(s) Requested: Requesting single unit per structure.

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): McCall Properties LLC /McCall Development Inc/Whipple Properties 1 LLC

(Recorded Owner)
1536 Mallowney Ln STE 100, Billings, MT 59101

(Address)
(406) 651-5354 greg@mccallddevelopment.com
(Phone Number) (email)

Agent(s): Gregory McCall/McCall Development

(Name)
1536 Mallowney Ln STE 100, Billings, MT 59101

(Address)
(406) 651-5354 greg@mccallddevelopment.com
(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: 12/5/22

(Recorded Owner)



APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # _____ - Project # _____

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 # C18440 CITY ELECTION WARD # 3

Legal Description of Property: Annafeld North Sub 1st Fil (22) Block: 1, Lot: 11

Address or General Location (If unknown, contact City Engineering): 1586 Springhedge St

Zoning Classification: NX2

Size of Parcel (Area & Dimensions): 2,368 Sqft

Covenants or Deed Restrictions on Property: Yes No

If yes, please attach to application

Variance(s) Requested: Requesting single unit per structure.

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): McCall Properties LLC /McCall Development Inc/Whipple Properties 1 LLC

(Recorded Owner)
1536 Mallowney Ln STE 100, Billings, MT 59101
(Address)
(406) 651-5354 greg@mccaldevelopment.com
(Phone Number) (email)

Agent(s): Gregory McCall/McCall Development

(Name)
1536 Mallowney Ln STE 100, Billings, MT 59101
(Address)
(406) 651-5354 greg@mccaldevelopment.com
(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: 12/5/22
(Recorded Owner)



APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # _____ - Project # _____

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 # C18441 _____ CITY ELECTION WARD # 3 _____

Legal Description of Property: Annafeld North Sub 1st Fil (22) Block: 1, Lot: 12 _____

Address or General Location (If unknown, contact City Engineering): 1587 Springhedge St _____

Zoning Classification: NX2 _____

Size of Parcel (Area & Dimensions): 4,397 Sqft _____

Covenants or Deed Restrictions on Property: Yes No _____

If yes, please attach to application

Variance(s) Requested: Requesting single unit per structure. _____

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): McCall Properties LLC /McCall Development Inc/Whipple Properties 1 LLC _____

(Recorded Owner)
1536 Mallowney Ln STE 100, Billings, MT 59101
(Address)
(406) 651-5354 greg@mccallddevelopment.com
(Phone Number) (email)

Agent(s): Gregory McCall/McCall Development _____

(Name)
1536 Mallowney Ln STE 100, Billings, MT 59101
(Address)
(406) 651-5354 greg@mccallddevelopment.com
(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: 12/5/22 _____

(Recorded Owner)



APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # _____ - Project # _____

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 # C18443 CITY ELECTION WARD # 3

Legal Description of Property: Annafeld North Sub 1st Fil (22) Block: 2, Lot: 1

Address or General Location (If unknown, contact City Engineering): 6105 Elysian Rd. unit 201
1594 Walter Creek Blvd

Zoning Classification: NX2

Size of Parcel (Area & Dimensions): 5,632 Sqft

Covenants or Deed Restrictions on Property: Yes No

If yes, please attach to application

Variance(s) Requested: Requesting single unit per structure.

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): McCall Properties LLC /McCall Development Inc/Whipple Properties 1 LLC

(Recorded Owner)
1536 Mallowney Ln STE 100, Billings, MT 59101

(Address)
(406) 651-5354

(Phone Number)

greg@mccaldevelopment.com

(email)

Agent(s): Gregory McCall/McCall Development

(Name)
1536 Mallowney Ln STE 100, Billings, MT 59101

(Address)
(406) 651-5354

(Phone Number)

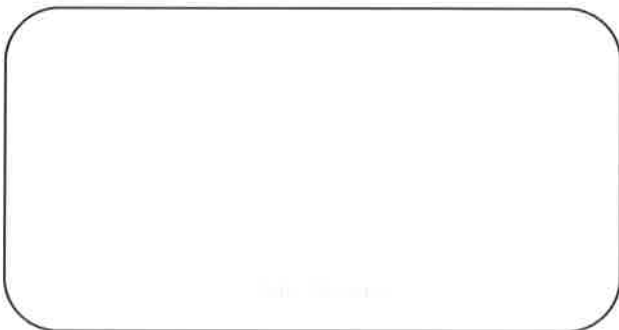
greg@mccaldevelopment.com

(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: 12/5/22

(Recorded Owner)



APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # _____ - Project # _____

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 # C18451 CITY ELECTION WARD # 3

Legal Description of Property: Annafeld North Sub 1st Fil (22) Block: 2, Lot: 9

Address or General Location (If unknown, contact City Engineering): ~~1591 St. George Blvd~~ 6153 Elmsian Rd Unit 201

Zoning Classification: NX2

Size of Parcel (Area & Dimensions): 5,632 Sqft

Covenants or Deed Restrictions on Property: Yes No

If yes, please attach to application

Variance(s) Requested: Requesting single unit per structure.

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): McCall Properties LLC /McCall Development Inc/Whipple Properties 1 LLC

(Recorded Owner)
1536 Mallowney Ln STE 100, Billings, MT 59101

(Address)
(406) 651-5354

(Phone Number)

greg@mccallddevelopment.com

(email)

Agent(s): Gregory McCall/McCall Development

(Name)
1536 Mallowney Ln STE 100, Billings, MT 59101

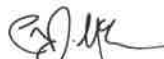
(Address)
(406) 651-5354

(Phone Number)

greg@mccallddevelopment.com

(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: 12/5/22

(Recorded Owner)



APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # _____ - Project # _____

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 # C18452 _____ CITY ELECTION WARD # 3 _____

Legal Description of Property: Annafeld North Sub 1st Fil (22) Block: 2, Lot: 10 _____

Address or General Location (If unknown, contact City Engineering): 1585 St. George Blvd _____

Zoning Classification: NX2 _____

Size of Parcel (Area & Dimensions): 2,446 Sqft _____

Covenants or Deed Restrictions on Property: Yes No _____

If yes, please attach to application

Variance(s) Requested: Requesting single unit per structure. _____

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): McCall Properties LLC /McCall Development Inc/Whipple Properties 1 LLC _____

(Recorded Owner)
1536 Mallowney Ln STE 100, Billings, MT 59101
(Address)
(406) 651-5354 greg@mccaldevelopment.com
(Phone Number) (email)

Agent(s): Gregory McCall/McCall Development _____

(Name)
1536 Mallowney Ln STE 100, Billings, MT 59101
(Address)
(406) 651-5354 greg@mccaldevelopment.com
(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: 12/5/22 _____
(Recorded Owner)



8099

APPLICATION FORM

CITY VARIANCE

ID: Billings Variance # _____ - Project # _____

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 # C18458 CITY ELECTION WARD # 3

Legal Description of Property: Annafeld North Sub 1st Fil (22) Block: 2, Lot: 16

Address or General Location (If unknown, contact City Engineering): 1588 Walter Creek Blvd

Zoning Classification: NX2

Size of Parcel (Area & Dimensions): 2,524 Sqft

Covenants or Deed Restrictions on Property: Yes No

If yes, please attach to application

Variance(s) Requested: Requesting single unit per structure.

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): McCall Properties LLC /McCall Development Inc/Whipple Properties 1 LLC

(Recorded Owner)
1536 Mallowney Ln STE 100, Billings, MT 59101
(Address)
(406) 651-5354 greg@mccaldevelopment.com
(Phone Number) (email)

Agent(s): Gregory McCall/McCall Development

(Name)
1536 Mallowney Ln STE 100, Billings, MT 59101
(Address)
(406) 651-5354 greg@mccaldevelopment.com
(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: 12/5/22
(Recorded Owner)

