

CITY VARIANCE

APPLICATION FORM
ID: Billings Variance # 1361

Pzx - 23 - 00021
- 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 # D05250 (part) CITY ELECTION WARD # 1

Legal Description of Property: THE TIMBERS SUBDIVISION Lots 1-27 Block 1

Address or General Location (If unknown, contact City Engineering):
Angel Oak Lane lots 1-27

Zoning Classification: NX-1

Size of Parcel (Area & Dimensions):

Covenants or Deed Restrictions on Property: Yes No

If yes, please attach to application

Variance(s) Requested: To allow front facing garages to be on the front 1/2 of home structure.

Facts of Hardship: (attach letter) Small lots and narrow lot widths make it very difficult to get a design layout to work on the lot.

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

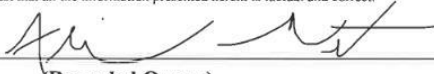
Owner(s): Alkali Timbers, llc
(Recorded Owner)

(Address) 406-690-2075 ali@theblackarc.com (Ali Mitchell)
(Phone Number) (email)

Agent(s): A-Line Drafting and Design
(Name)

(Address) 406-321-2280 alinedrafting@gmail.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: 1-31-23
(Recorded Owner)



1-31-23

The Timbers Lot 1-27 Angel Oak Lane. Variance request

Subject: The Timbers Subdivision

Chairperson of the Board of Adjustment:

We are requesting a variance to allow front façade facing garages to be on the front half of the home structure., not to extend beyond front façade of home and setback 20' min. from the front property line. With the size of the lots and the minimal width of the lots in this portion of the development it makes it very difficult to position the garage on the rear half of the home structure. This also drastically restricts the area of the lot that the livable space can be built and creates a longer driveway. It is impossible to have rear or side load garages on these lots.

Sincerely,

Owners Representative of The Timbers Subdivision