

CITY VARIANCE **APPLICATION FORM**
ID: Billings Variance # 1365 - Project # PZ X23-00092

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 # A35151 CITY ELECTION WARD # 4

Legal Description of Property: Falcon Ridge Estates 2nd(14), S25, T01 N, R24 E, Block 1, Lot 6

Address or General Location (If unknown, contact City Engineering): 6410/6412 Southern Bluffs Lane

Zoning Classification: UK2

Size of Parcel (Area & Dimensions): 11,402 sf

Covenants or Deed Restrictions on Property: Yes No

If yes, please attach to application

Variance(s) Requested: Front Entry Garage - double / side-by-side for new duplex

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): Konstruksie Inc.
(Recorded Owner)
PO Box 21163 Billings MT 59104
(Address)
406-598-1128 dbcarpentrymt@outlook.com
(Phone Number) (email)

Agent(s): Meagan Boschert
(Name)
PO Box 21163 Billings MT 59104
(Address)
406-598-1128 dbcarpentrymt@outlook.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: NAK Boschert Date: 2/27/2023
(Recorded Owner)





Konstruksie INC
DBA DB Carpentry
PO Box 21163
Billings, MT 59102
406.208.4760

FACTS OF HARDSHIP
6412 Southern Bluffs Lane, Billings MT 59106

To whom it may concern:

We are requesting a zoning variance for the vacant land 6412 Southern Bluffs Lane to allow for residential construction of a townhome with front facing garage.

The current zoning dictates the garage cannot face the street. Given the slope of the lot and adjacent properties we are unable to construct with the garage in that placement. Given that all the comparable townhomes in the vicinity have front facing garages we are requesting a zoning variance allowing us to construct a townhome with a front facing garage that will complement the current homes that are in the neighborhood.

Thank you for your time concerning this matter.

Sincerely,

A handwritten signature in blue ink that reads 'Meagan Boschert'. The signature is stylized and includes a horizontal line extending to the right.

Meagan Boschert
Vice President, Treasurer, Secretary
Konstruksie INC dba DB Carpentry
406-598-1128
dbcarpentrymt@outlook.com