

CITY VARIANCE

APPLICATION FORM  
ID: Billings Variance # 1367 - Project # 23-00087

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 # A36853; A36854; A36858; A36859 CITY ELECTION WARD# 2

Legal Description of Property: Founders Park Sub, Block 1, Lots 5, 6, 10, 11

Address or General Location (If unknown, contact City Engineering): 1235 N. Ping Circle, 1513 Ping Circle, 1234 S. Ping Circle, 1242 S. Ping Circle

Zoning Classification: N2 - Mid-Century Neighborhood

Size of Parcel (Area & Dimensions): Varies, See Attached Exhibit *4 Lots Total - 35,689*

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

If yes, please attach to application

Variance(s) Requested: 1) maximum garage entry width on front facade (more than 50%); 2) maximum build-to range

Facts of Hardship: See Attached Letter

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

Owner(s): Habitat For Humanity, Mid-Yellowstone Valley

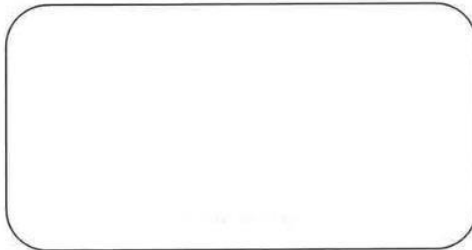
(Recorded Owner)  
685 King Park Dr., Billings, MT 59102  
(Address)  
406-860-2460 thayes@billingshabitat.org  
(Phone Number) (email)

Agent(s): Performance Engineering - Scott Aspenlieder, PE

(Name)  
608 North 29th Street, Billings, MT 59101  
(Address)  
406-384-0080 scott@performance-ec.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: *Timothy Hayes* Date: 4/12/23  
(Recorded Owner)





# MEMO

**To:** City of Billings - Board of Adjustments

**From:** Scott Aspenlieder, PE, Project Manager SA

**Date:** April 13, 2023

**Re:** Habitat For Humanity - Founders Park Sub Lot Variance Application

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On behalf of Habitat For Humanity - Mid-Yellowstone Valley (HFH), Performance Engineering is requesting variances from two parts of zoning code for N2 - Mid-Century Neighborhood to allow for continue construction of single family housing in their subdivision. The Founders Park Subdivision was created under the old zoning code at which time the planned construction worked for the style and type of houses built by HFH and all zoning codes were able to be met. When the subdivision was redesignated as N2 under Project Recode Lots 5, 6, 10 and 11 were unable to comply with the current code for construction. These four lots are located on the outer corners of Ping Circle leaving them narrow street frontages with wide backyards being "pie-shaped" lots. Our formal request is for variance to the following rules:

1. Maximum garage entry width on the front façade (more than 50%).
2. Maximum build to range of 20-feet.

The variances are required due to the narrow frontages located on Ping Circle creating little room for side or rear load garages to reduce the garage entry width on the front façade. HFH builds a very economical structure using similar plans on the lots within Founders Park to keep the cost of construction down to allowing them to meet their mission of producing affordable housing. Changes to the garages would likely not fit on the lots as they are constituted and would not match the character and market created within the Founders Park Subdivision to this point.

HFH is requesting a variance from the maximum build to range of 20-ft, again, due to the narrow frontage on Ping Circle. The width of the planned buildings forces them to be placed further back on the lots to meet the minimum side setback from neighboring lots on either side. Sliding the buildings back and allowing for a 30-ft maximum build to range would still meet the intent of the build to requirement while keeping with the character of the Founders Park Subdivision. Significant changes to the existing floor

plans for the standard houses built by HFH would be required to meet the current code at a direct cost and detriment to HFH.

If approved the lots will be constructed as presented on the exhibits included with this application. This will be single family home construction in accordance with all other zoning code rules and in keeping with the character of the Founders Park neighborhood.