

APPLICATION FORM  
COUNTY VARIANCE County Variance # 297 - Project # 23-0098 P2X-

The undersigned as owner(s) of the following described property hereby request a Variance from the terms of the Yellowstone County Unified Zoning Regulations.

PROPERTY TAX ID # C15505 COUNTY COMMISSIONER DISTRICT # 1

Legal Description of Property: Sierra Estates Sub 3rd Fl, S29, T01N, R27E, Block 1, Lot 7  
20000 sq ft (07)

Address or General Location (If unknown, contact County Public Works):  
495 El Paso St, Billings, MT 59101

Zoning Classification: UH - Large Lot Suburban Neighborhood

Size of Parcel (Area & Dimensions): 20000 sq ft

Covenants or Deed Restrictions on Property: Yes  No

If yes, please attach to application

Variance Requested: I'm looking to get a variance on the building code to be able to build a garage on the north side of my house as opposed to the rear of the house.

- Facts of Hardship: My septic drain field is in the rear of the house and would make building the garage very difficult and expensive if drain field needed moved.

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

Owner(s): Cody Brantz  
(Recorded Owner)  
495 El Paso St Billings, MT 59101  
(Address)  
307-752-6478 cbrantz@bobcatofbigsky.com  
(Phone Number) (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: [Signature] Date: 5/19/23  
(Recorded Owner)



## VARIANCE APPLICATION

### WRITTEN STATEMENT

1. **What reasons prevent you from using this property in conformance with the Zoning Regulations?**
  - a. The septic drain field and septic tank are in the rear of the house where current zoning requires the new structure to be built.
2. **Why is there a need for the intended use of the property at this location?**
  - a. There are currently 5 neighbors with similar structures in similar location in the neighborhood making this project conform to the rest of the neighborhood.
    - i. 550 El Paso St
    - ii. 525 El Paso St
    - iii. 480 El Molino St
    - iv. 360 Toledo St
    - v. 3170 Nogales St
  - b. There is already a culvert installed in the drainage ditch to give access to the property from the road using this location.
3. **Explain any demolition, construction, or reconstruction intended for all structures.**
  - a. 28'wX32'L (896 Sq Ft) Garage, monoslab, 12' wall, with a single garage door in front and a small roll up door in the rear, hardy board siding, concrete driveway to street.