

APPLICATION FORM
COUNTY VARIANCE County Variance # 298 - Project # PZX-23-00138

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 # 005120 COUNTY COMMISSIONER DISTRICT # 2

Legal Description of Property: Certificate of survey 175 Parcel 6B

Address or General Location (If unknown, contact County Public Works): 2133 E. Echo Dr.

Billings, MT 59105

Zoning Classification: RR1

Size of Parcel (Area & Dimensions): 1.05 acres

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

Variance Requested: County zoning variance

Facts of Hardship: Current structure stands 10ft larger than zoning regulations. Structure has already been built.

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

Owner(s): Jared and Kareasa Busch
(Recorded Owner)
2133 E. Echo Dr. Billings, MT 59105
(Address)
(406) 208-1238 kareasabies12@gmail.com
(Phone Number) (email)

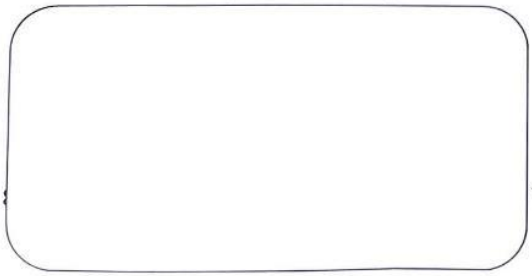
Agent(s): _____
(Name)

(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: Jared Busch Date: 7/24/23
(Recorded Owner)



July 13, 2023

Yellowstone County Board of Adjustment
Planning & Community Services Department
2825 3rd Ave. North, 4th Floor
Billings, MT 59101

Dear Board Members,

We are writing this letter to address the boards questions regarding our shop at 2133 E. Echo Drive in Billings, MT 59105. My husband is a Foreman Electrician with CEI Electrical Contractors and I am a Registered Nurse at Billings Clinic. We built the shop because when we are not working, we are exploring Montana with our small and growing family. My husband maintains all our recreational vehicles

on his own and we needed a safe space for him to work and a safe place to store our camper, side-by-side and trailer. We do not intend to use the shop for any business purposes, it is solely for personal storage and working space. Our two young sons are also very active and love helping dad, so the shop also provides our family with a space to ride bikes, work on projects with their dad, or just be boys (especially in the winter months). Before addressing the boards specific questions, I also would like to note that we tried to do our due diligence in researching permitting specifications for Yellowstone County and visited with our contractor, but it wasn't until the shop was built, we were informed our structure was ten feet longer than the zoning restrictions allowed.

After applying for a permit and being contacted by Hunter Kelly of the Planning Division with the City of Billings we were given the option to reduce the size of the shop by ten feet or request a variance and address the following questions per the Variance Packet.

6A. "What reasons prevent you from using this property in conformance with the Zoning Regulation requirements?" Until recently we believed we were using our property in conformance with zoning regulations requirements. We researched if we needed a permit and were under the impression it was not necessary because we lived in Yellowstone County. See attached document from Tim Miller Public Works Director- found on the www.yellowstonecountymt.gov/publicworks FAQ's page regarding the questions "Do I need a Building Permit or Certificate of Occupancy outside the city limits?". We also relied on the expertise and knowledge of our contractor and asked other contractors who have experience building in Yellowstone County and surrounding areas if we needed a permit or if there were other restrictions and we were told "no". We also do not pay any property tax to the City of Billings and therefore only looked into Yellowstone County permit information since that is where we pay taxes.

6B. "Why is there a need for the intended use of the property at this location?"

With the current real estate prices in Montana there is no way our family could afford to purchase land elsewhere. We are both hardworking individuals and invested in the property we had and were under the impression we could build a storage and shop building here. The crime and theft rate has also increased in Yellowstone County, so this was another way for us to store and secure the assets we have worked so hard to purchase.

6C. "Explain any demolition, construction, or reconstruction intended for all structures."

The structure is built. Aside from my husband wiring the electrical and pouring concrete there is not any more work that would need to be done unless the board rules that we would need to demolish a portion of the structure to take off ten feet. This would put an undue financial hardship on our family and disrupt and disturb our neighbors with additional demolition and reconstruction equipment and months of additional work.

We value our neighbors and our freedoms as hardworking native Montanans and tried to research the code and zoning requirements beforehand. If we were aware, or could go back in time, we would have made the structure ten feet smaller to adhere to the zoning requirements. Please consider our request to approve the variance as if it were your own situation and let us know if you have any other questions for our family. Thank you for your time and consideration and rest assured we have learned from this experience.

Your Neighbors,
Jared and Kareasa Busch
406-208-1238

Yellowstone County



PUBLIC WORKS DEPARTMENT
P.O. Box 35024
Billings, MT 59107-5024

Phone (406) 256-2735
Fax (406) 254-7946

To whom it may concern:

Yellowstone County does not issue Building Permits or Certificates of Occupancy for structures outside of the city limits of Billings. These structures are not subject to the same restrictions and permits as those located within the city limits.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tim Miller".

Tim Miller Public Works Director