

CITY APPLICATION FORM
Land Use Contrary to Zoning

(Staff Use Only) City Variance # LUCZ 5 - Project # PZX-24-00264
FEE: \$563 + 40 cents per mailing label

The undersigned as owner(s) of the following described property hereby request a Public Hearing before the City Council on a Land Use Contrary to Zoning from the terms of the City of Billings Zoning Regulations.

TAX ID # A00264 CITY WARD # 1

Legal Description of Property: Billings Original Townsite; S03 S, Range 26 E, Block 45, Lot 13-24 & Lts 13-15 Blk 55 Foster Addition

Address or General Location (If unknown, contact City GIS): 2825 3rd Avenue North

Zoning Classification: CBD - Central Business District

Size of Parcel (Area in square feet or acres): 42,000 sq. ft.

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

Brief explanation of the Project and what parts of the project will be contrary to the zoning regulations (e.g. landscaping, signs, off street parking, building siting, allowed uses, etc.) :

Article 27-1203 2. CBD; Landscaping requires the total number of trees is one tree per twenty-five (25) feet of frontage.

The County desires to leave the 3 mature and 1 juvenile tree on the South side, and 1 mature and 1 juvenile trees on the corner of N 29 & 3rd Ave N.

As well as the N. 29th Street - 4 mature trees and numerous shrubbery and juvenile trees on N. 29th. as canopy nearly touch each other.

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

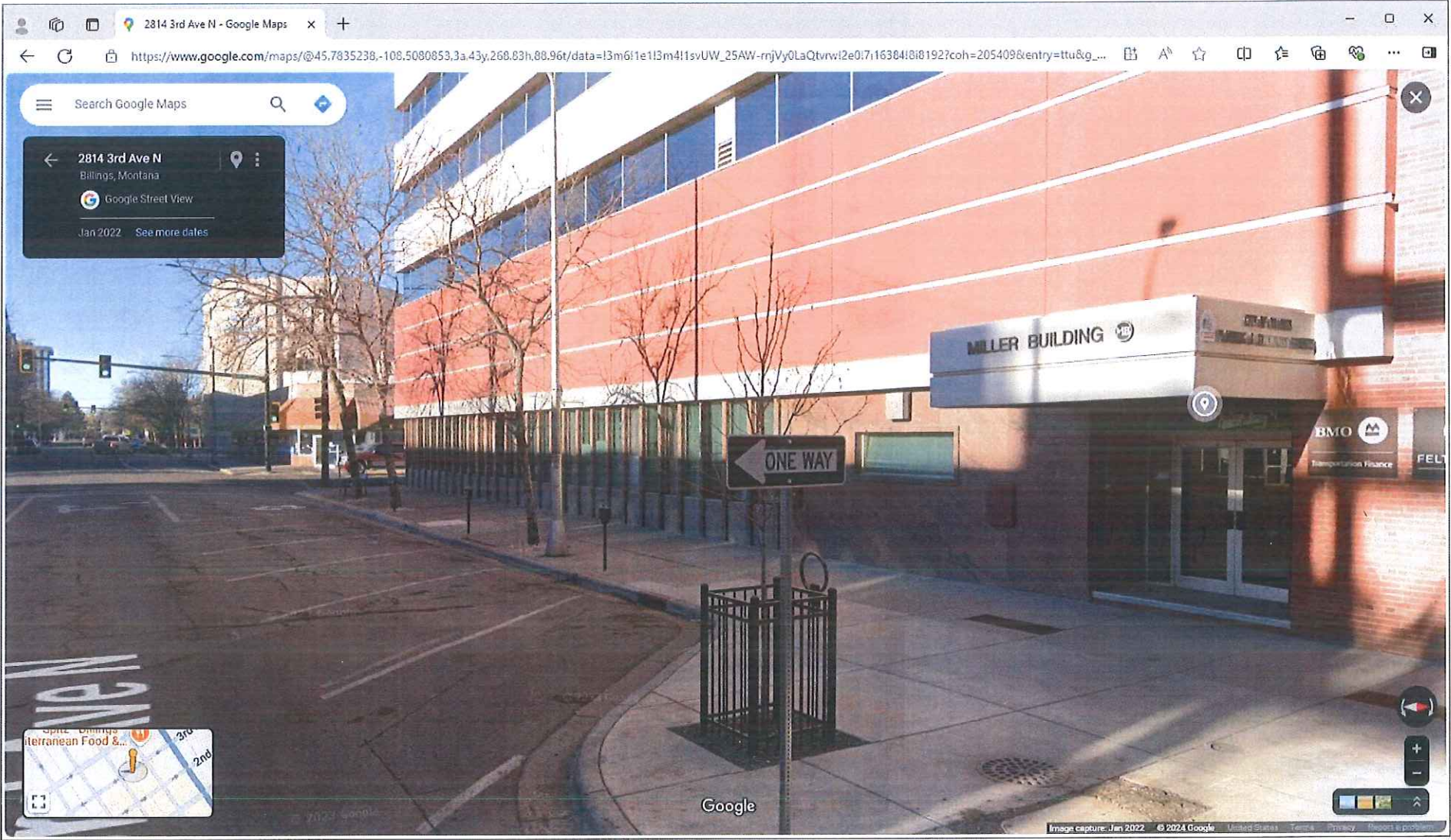
Owner(s): Yellowstone County Government - 217 N. 27th Street, Billings, MT 59101
(Recorded Owner - Managing Agency)
217 North 27th Street - Billings, MT 59101
(Address)
406-256-2717
(Phone Number) (email)

Agent(s): James Matteson
(Name)
316 North 26th Street - 3rd Floor - Billings, MT 59101
(Address)
406-256-2717
(Phone Number) (email)

I attest that all the information presented herein is factual and correct.

Signature: James Matteson Date: 10/25/2024
(Recorded Owner/Agency Manager)

Complete this form and load as an attachment to your on-line Project submittal through Citizen Access portal



Search Google Maps

← 2814 3rd Ave N
Billings, Montana
Google Street View
Jan 2022 See more dates

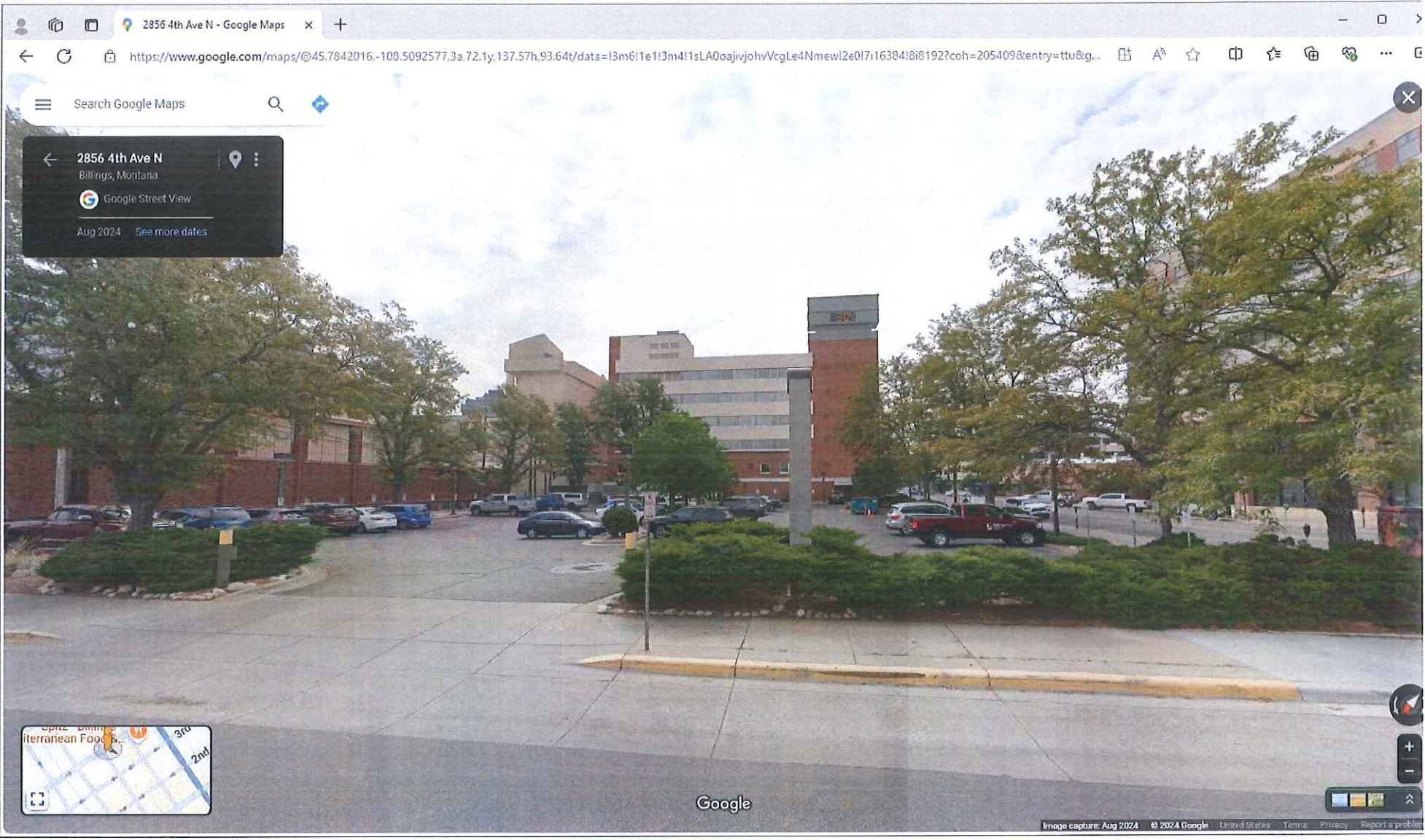
MILLER BUILDING

BMO
Transportation Finance
FEL

← ONE WAY



Google



2856 4th Ave N - Google Maps

https://www.google.com/maps/@45.7842016,-108.5092577,3a,72.1y,137.57h,93.64t/data=!3m6!1e1!3m4!1sLA0oajivjohvVcgLe4Nmew!2e0!7!16384!8i8!192?coh=205409&entry=ttu&g...

Search Google Maps

← 2856 4th Ave N
 Billings, Montana

Google Street View

Aug 2024 See more dates



Google

Image capture: Aug 2024 © 2024 Google United States Terms Privacy Report a problem

SUBJECT PICTURES



The easterly and northerly elevations of the subject property looking to the southeast.
Taken by Matt Bender



The northerly and westerly elevations of the subject property looking to the east.
Taken by Matt Bender



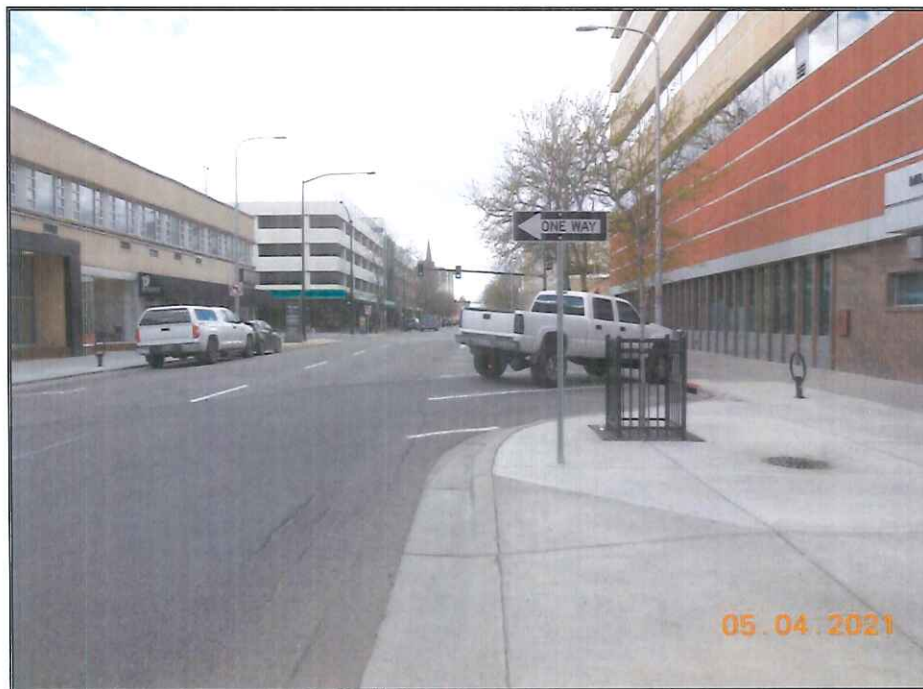
The westerly and southerly elevations of the subject property looking to the north.
Taken by Matt Bender



The southerly and easterly elevations of the subject property looking to the northwest.
Taken by Matt Bender



Looking to the northeast along the north side of 3rd Avenue North from near the southwest corner of the subject property.
Taken by Matt Bender



Looking to the southwest along the north side of 3rd Avenue North from near the southeast corner of the subject property.
Taken by Matt Bender



Looking to the southwest along the south side of 4th Avenue North from near the northeast corner of the subject property.
Taken by Matt Bender



Looking to the northeast along the south side of 4th Avenue North from near the northwest corner of the subject property.
Taken by Matt Bender