

YELLOWSTONE COUNTY
Pre-Application Statement of Owner(s) or Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form on-line and any attachments along with a completed Special Review application form, including any required fees, for a special review to be processed by the Planning Division.

1. **Present Zoning:** RR-1
2. **Written description of the Special Review** including square footage of structures, total area of the site
Tract 2-A-1 is 2.0000 acres (87,120 SQ FT). Accessory building 1,725 SQ FT footprint,
residential dwelling unit 4,867 SQ FT footprint, accessory dwelling unit 1,798 SQ FT footprint (total 8,393 SQ FT)
3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:** NW1/4 S25, T1S, R25E, COS 2273M
Tract 2-A-1 (6857 Whitetail Lane, Billings, MT 59101)
5. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form
6. **A copy of the meeting notice.** please attach to this form
7. **A brief synopsis of the meeting results.** please attach to this form
8. **The undersigned affirm the following:**
 - a) The pre-application neighborhood meeting was held on the 24, day of July, 2024.
 - b) The special review application is based on materials presented at the meeting.

Owner (s): Michael & Bernadette Botz Telephone: 406-794-8965/406-794-8705

Address: 5825 Lazy Lane, Billings, MT 59106 Email: mike@botz.com
Billings, MT 59106 b@botz.com

Agent (s): _____ Telephone: _____

Address: _____ Email: _____

COUNTY APPLICATION FORM

COUNTY SPECIAL REVIEW County Special Review # 336 - Project # PZX-24-00212

The undersigned as owner(s) of the following described property hereby request a Special Review as outlined in the Yellowstone County Zoning Regulations.

Present Zoning: RR-1

Proposed Special Review Use: Construction of accessory dwelling unit

Property Tax ID # D00883B COUNTY COMMISSIONER DISTRICT # 1

Legal Description of Property: NW1/4 S25, T1S, R25E, COS 2273M

Tract 2-A-1

Address or General Location (If unknown, contact County Public Works):

6857 Whitetail Lane, Billings, MT 59101

Size of Parcel (Area & Dimensions): 2.0000 acres (87,120 SQ FT)

Present Land-Use: Agriculture

Proposed Land-Use: Construction of pole barn (accessory building), accessory dwelling unit, and

primary residential dwelling unit

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

Owner(s) Michael & Bernadette Botz

(Record Owner)

5825 Lazy Lane, Billings, MT 59106

(Address)

406-794-8965

(Phone Number)

mike@botz.com

(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 Special Review. Also, I attest that all the information presented herein is factual and correct.

Signature: [Handwritten Signature] Date: 25 July 2024

(Record Owner - Digital Signature Allowed)

August 22, 2024

Yellowstone County Planning and Community Services Department
Chairperson of the Board of Adjustment
2825 3rd Avenue North, 4th Floor
Billings, MT 59101

Re: Special Review for Zoning Compliance Permit

Dear Chairperson:

We are writing this letter to accompany our application for a special review for a Yellowstone County zoning compliance permit. The proposed construction would be residential in nature on property zoned RR-1. We would like to construct a home on the property, along with a small cottage near to the home. The home would serve as our primary residence, while the cottage would be an accessory dwelling unit. Construction of a primary residence and an accessory dwelling unit in RR-1 is only allowed with special review by Yellowstone County.

We are requesting this special review so that we can construct the cottage next to our home. It is our desire for a retired friend of ours to live in the cottage near us. We enjoy her friendship, and this would also allow us to more easily maintain the place where she lives and help with miscellaneous chores. The cottage would be constructed first, and then afterwards our home would be constructed.

Thank you for your consideration and please contact us if you have any questions or require additional information.


Michael & Bernadette Botz
5825 Lazy Lane
Billings, MT 59106

Tel: 406-794-8965
406-794-8705