

CITY VARIANCE APPLICATION FORM

CITY VARIANCE : Billings Variance # _____ - Project # _____

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

PARCEL TAX ID # A10156 CITY ELECTION WARD # 4

Legal Description of Property: LEE HEIGHTS SUBD 2ND FILING, S25, T01 N, R25 E, BLOCK 5, Lot 2

Address or General Location (If unknown, contact City Engineering): _____
1445 Granite Ave

Zoning Classification: N3-Suburban Neighborhood

Size of Parcel (Area & Dimensions): _____

Variance(s) Requested: Zero setback for extension of pool deck with garage space below on East side of property.


Facts of Hardship: (attach letter) _____

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

Owner(s): MIRANDA, TRACY J
(Recorded Owner)
1445 GRANITE AVE BILLINGS 59102
(Address)
406.591.2255 tracy@tanderealty.com
(Phone Number) (email)

Agent(s): A-Line, Jeff Wollschlaget
(Name)
725 Grand Ave. Billings 59101
(Address)
406-321-2280 alinedrafting@gmail.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:  Date: 11/07/24
(Recorded Owner – digital signature allowed)

11-7-24

Facts of Hardship

PROJECT#: 1445 Granite Ave

**Primary
Owner:** MIRANDA, TRACY J

Tax Code: A10156

**Property
Address:** 1445 GRANITE
AVE BILLINGS 59102

**Legal
Description:** LEE HEIGHTS SUBD
2ND FILING, S25, T01
N, R25 E, BLOCK 5,
Lot 2

To whom it may concern,

We are proposing a zero-side setback for the addition to the existing pool deck. Due to the existing grade the pool deck structure will be greater than 30" above grade as it is constructed around the side and towards the front of the property. This grade change allows a garage/ storage space below the deck, accessed from the front of the property.

Sincerely,



Jeff Wollschlager

Agent/ Representative