

CITY VARIANCE APPLICATION FORM

CITY VARIANCE : Billings Variance # 1380 - Project # PZX-25-00058

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 # _____ CITY ELECTION WARD # _____

Legal Description of Property: _____

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

Zoning Classification: _____

Size of Parcel (Area & Dimensions): _____

Variance(s) Requested: _____

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): _____

(Recorded Owner)

(Address)

(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: David Schaer Date: _____

(Recorded Owner – digital signature allowed)

Written Statement

PROJECT#: 910 N 32ND St

**Primary
Owner:** Shear, David

Tax Code: A11819

**Property
Address:** 910 N 32ND ST
BILLINGS 59101

**Legal
Description:** NORTH ELEVATION
SUB 3RD FILING,
S32, T01 N, R26 E,
BLOCK 18, LOT 2,
E90 FT LTS 2,3

To whom it may concern,

We are proposing to attach an existing home with an existing detached garage. The current garage is located approx. 1 foot to the property line. Attaching the garage to the home makes the garage setback non-conforming to current Zoning code. The garage will become part of the primary structure and will not meet the required setback for a primary structure. We are also proposing to extend the existing garage forward, under the existing roofline, to allow for adequate space for parking. With this variance we will be able to provide conditioned and covered access to an adequately sized garage.

Sincerely,



Jeff Wollschlager

Agent/ Representative