

CITY VARIANCE APPLICATION FORM

CITY VARIANCE : Billings Variance # _____ **- Project #** BP-25-03149

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 # A11055 CITY ELECTION WARD # 4

Legal Description of Property: S34, T01N, R25E, C.O.S. 67, Parcel 2B, & 2C 2nd AMD (AKA Monson Acres)

Address or General Location (If unknown, contact City Engineering):
3320 Poly Drive Billings, MT 59102

Zoning Classification: R-96

Size of Parcel (Area & Dimensions): 23,501 Sq. ft. / 271 ft. x 87 ft.

Variance(s) Requested: Garage on the front side of house.
+ concrete 28 wide x 24 deep

Facts of Hardship: (attach letter) Not so much a hardship but I can't
put a garage on the sides. The backyard wouldn't be to code.
*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Crystal Gale Demis
(Recorded Owner)
3320 Poly Drive
(Address)
406-876-4808 (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: Crystal Demis Date: 8-25-2025
(Recorded Owner - digital signature allowed)

Crystal Demis
3320 Poly Drive
Billings, MT 59102
(406)-876-4808

August 29, 2025

Written Statement to the Board of Adjustment

To: Board of Adjustment,

- A. Reason(s) that prevent me from using the property in conformance with the Zoning Regulations Requirements.

Both sides of the 3320 Poly Drive home are too small to add a building. The backyard would not allow a garage to be (10) feet from the house. The back and sides of the yard would be too close to the property line and the neighbors. The property does slope south, leveling would a hardship. In the winter it would also be a hardship to bring items from the garage to the house.

Also, the pavement would be a burden to have installed in the back rather than the front. Please refer to the pictures to see for reference.

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

I intend to use the garage for my vehicles as well as storage. I am limited to space and don't want a shed (too small). It is close to my front door and I wouldn't have to walk through my yard to get there. It will be paved. I also will be able to remove the snow.

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

The construction will include preparing the ground to lay a monolithic slab of concrete and installing a garage.

Granting this variance is not a special privilege but a request to have life made easier for me and my family. I understand that it is not to code but ask that it is allowed because the house is set so far back on the property and this limits what can be built.

I appreciate you taking your time to review my variance.

Please contact me if you have any questions.

Thank you,
Crystal Demis