

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 # C 07958+C07959 CITY ELECTION WARD # 5

Legal Description of Property: LOTS 9A+10A Block 15, Lampman Sub. Subdivision

Address or General Location (If unknown, contact City Engineering): 3030 & 3032 Rosebud Drive & 3020 & 3022

Zoning Classification: N2 - Mid Century Neighborhood

Size of Parcel (Area & Dimensions): 10,481 sq. ft.

Variance(s) Requested: To Change the Build to Zone of 10-32 Feet to 10-45 feet to match neighboring structures

Facts of Hardship: (attach letter) New zoning does not allow structures to be built matching style of neighboring structures

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

Owner(s): Lais Development, Inc
(Recorded Owner)

3307 Grand Ave, Ste 103A, Billings, MT
(Address)

406-672-6151 Lais Development@yahoo.com
(Phone Number) (email)

Agent(s): Barbara Hawkins
(Name)

3307 Grand Ave, Ste 103A, Billings, MT
(Address)

406-672-6151 Laisdevelopment@yahoo.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: Barbara Hawkins Date: 10/31/25
(Recorded Owner – digital signature allowed)

Variance Request Parcels #C07958 & C07959

To: Variance Board

When the zoning was changed city wide, this property was zoned R-8000 which required a 20 foot front setback. We had already built multiple houses and duplexes on this street adjacent to these lots and across Rosebud from them. During the zoning changes this area was turned into zone N-2, (Mid-Century Residential) which does not allow us to continue building duplexes or housing similar to what is already surrounding this property.

The existing homes and duplexes in the neighborhood that are already built are not mid-century style. They are contemporary in both roof and home material design.

The biggest issue with the requirement of N-2 zoning that is requiring us to apply for this variance is the 10-32 foot build to zone which requires 60% of the front to be windows and doors.

In order to match the existing homes and duplexes with a 20 foot setback the front door and windows end up being behind the 32 feet from the property line requirement. These are all deep lots in the 120 - 125' deep range. All of the existing homes and duplexes have their garages in front and nicely landscaped and functional front yards with good size back yards to the alleys.

We have contracts for the two duplexes to be built on the lots where we are requesting the variance and want to match the driveway size and length of the existing duplexes on either side of these lots. It is improbable to move the front door and window further toward the street to meet the new BTZ 10-32 foot requirement and keep the contemporary look of the current duplex that is under construction.

Any other change in design will hurt the value of the duplex and not match the surrounding neighborhood, which would hurt the neighborhood values as the duplex would not line up with the others or have the same front yard size.

This is the only street in Lampman Subdivision that has this zoning. These two lots are fill-in with existing duplexes on both sides built under the previous R-8000 zoning.

Barbara Hawkins
LAIS Development Inc
406-672-6151