

Application & Applicant Letter

COUNTY APPLICATION FORM
COUNTY VARIANCE County Variance # 301 - Project # PZX-24-00278

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

PARCEL TAX ID # 03-0926-09-3-14-01-0000 COUNTY COMMISSIONER DISTRICT # _____

Legal Description of Property: Certificate of Survey No. 699, Tracts 4 and 5

Address or General Location (If unknown, contact County Public Works): _____
481 S 56th Street West Billings, Montana 59102 Primary address of White Aspen Ranch facility

Lot to be created has dwelling as 547 S 56th St W

Zoning Classification: AG

Size of Parcel (Area & Dimensions): See Plat 20 acres for Tracts 4 & 5 - proposed lot to be .934 acres

Variance(s) Requested (detail what you are asking for; ie; setbacks, building size/height, etc.):
Variance to allow a tract less than 10 acres in an AG zoning designation

Facts of Hardship: (attach letter)

Owner wishes to sell the boarding and barn business and sell the house to an employee that has been living in the house.

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

Owner(s): White Aspen Ranch LLC, Dru Cederberg
(Recorded Owner)

620 Highland Park Drive, Billings, MT 59102-1947
(Address)

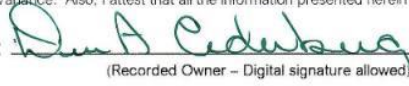
406-860-2091
(Phone Number) (email)

Agent(s): _____
(Name)

620 Highland Park Drive, Billings, MT 59102-1947
(Address)

406-860-2091
(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: 4-18-24
(Recorded Owner - Digital signature allowed)



2611 Gabel Road
Billings, MT 59102-7329
406 245 5499
KLJENG.COM

11/19/2024

Yellowstone County Board of Adjustment
Billings, MT

Re: 2414-00939 White Aspen Ranch Zoning Variance

Dear Board Members,

Thanks again for considering this variance for allowing a smaller tract in an AG zoning designated property.

My client, Dru Cederberg, owns the horse stables at 481 56th West that is known as White Aspen Ranch. Dru is in the process of selling the property and would like to sell the house that is on one of the tracts to her long-time employee, who has been living in the residence for many years.

I am in the process of working on a plat to separate the house from the rest of the property. The property is zoned AG and has a restriction of 10-acre tracts. The house is in close proximity to other smaller tracts that are residential in the area. We are requesting a variance from the 10-acre requirement to less than an acre for the area around the house. The remainder of the property would remain as AG and the use would not change for the smaller tract that would be created.

Thanks for your consideration on this matter.

Sincerely,

KLJ

A handwritten signature in blue ink that reads "Darryl E. Magnuson". The signature is fluid and cursive, with a long horizontal line extending from the end.

Darryl Magnuson, PLS
Survey Manager
Enclosure(s):
Project #: 2414-00939
cc: