

Variance 1389 Staff Report Attachments

CITY VARIANCE APPLICATION FORM

CITY VARIANCE : Billings Variance # 1389 - Project # 25-00213

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 # A02047 CITY ELECTION WARD # 1

Legal Description of Property: BILLINGS ORIGINAL TOWNSITE, S33, T01 N, R26 E, BLOCK 282, Lot 11 - 12

Address or General Location (If unknown, contact City Engineering): 724 N 17TH ST BILLINGS, MT 59101

Zoning Classification: NX1

Size of Parcel (Area & Dimensions): 7000 SF. 50'x140'

Variance(s) Requested: Section 27-307 NX1 District Table 27-300.6. Spec A1

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): Blake Newman
(Recorded Owner)
814 Nutter Blvd. Billings MT 59105
(Address)
(406) 890-0696 blakewnewman@gmail.com
(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: Blake Newman  Digitally signed by Blake Newman
Date: 2025.11.17 18:24:37-07'00' Date: _____
(Recorded Owner – digital signature allowed)

Variance 1389 Staff Report Attachments

A. Reasons Preventing Conformance with Zoning Regulations

The primary reason preventing the property from conforming to the Zoning Regulation requirements is the **length restriction for side-by-side buildings**, as stipulated in **Zone Code Section 27-300.6.A1**.

- Zone Code **27-300.6.A1** mandates that side-by-side buildings cannot exceed a length of **100 feet**.
- The planned duplex design has a length of **120 feet**, exceeding the prescribed limit.

Crucially, we confirm that the proposed building conforms to all other required setbacks, height restrictions, and zoning specifications, with the sole exception being this 100-foot length limitation.

This request for a minor variance of 20 feet is necessary to design two complete, viable residential units. Adhering strictly to the 100-foot limit would significantly reduce the unit sizes or the total number of units we can provide, ultimately undermining the goal of creating sustainable, modern, and affordable housing on this specific parcel.

B. Need for the Intended Use at this Location

The need for the intended use—to add **affordable single-family housing**—is directly tied to the urgent demand for such housing in the community.

- **Affordability:** The development of a duplex, specifically designed and purposed for affordable housing, directly addresses a critical shortage in the local housing market.
- **Location Suitability:** The property is ideally situated to support this use because of its proximity to existing community infrastructure, public transit, schools, and job centers. This location ensures that future residents have reasonable access to necessary services, which is a key component of successful, sustainable affordable housing.
- **Density:** Utilizing this parcel for a duplex (effectively two single-family residences) is a responsible and efficient use of existing zoned land, providing a moderate increase in density that supports community growth without overburdening infrastructure.

Variance 1389 Staff Report Attachments

The extra 20 feet of building length is necessary to create two complete, livable units that meet modern standards for size and function, making the affordable housing units more attractive and sustainable for residents.

C. Explanation of Intended Demolition, Construction, or Reconstruction

The development involves the following construction activities for all structures on the lot:

- **Demolition: No demolition is intended** as the lot is currently unimproved.
- **Construction:** The project involves the **new construction** of a single, side-by-side **duplex structure** with a total length of 120 feet. The construction will adhere to all local building codes and safety standards. The structure will be designed and built to be efficient, durable, and aesthetically compatible with the surrounding neighborhood.
- **Reconstruction: No reconstruction of existing structures is intended**, as the project is new construction.