



# ZONING SPECIAL REVIEW REQUEST



The undersigned as owner(s) of the following described property hereby request a Special Review from the terms of the Zoning Regulations.

Check one: **City of Billings Special Review**

**Yellowstone County Special Review**

Address

Legal Description

**STATEMENT: Answer the following questions on a separate document and upload to the online project attachments.**

1. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?
2. Why is there a need for the intended use of the property at this location?
3. How will the public interest be served if this application is approved?
4. Statement. What is intended to be done with the property, including new construction or change in the use of the property and why the special review is being sought.

### Required Project Uploads

- [Site Plan](#)
- Signed Application and Statement (Special Review Questions)
- [Radius Map & Certified List of Property Owners](#)
- [Typed Mailing Labels Certified Surrounding Property Owners](#)

Online Applications: <https://services.billingsmt.gov/citizenaccess/>

*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 Special Review. Also, I attest that all the information presented herein is factual and correct.*

Recorded Owner(s)

Owner's Address

Owner's Phone Number

(E-mail)

Applicant/Agent

Applicant/Agent's Address

Applicant/Agent's Phone Number

(E-mail)

Signature of Recorded Owner(s)

Date

**AUTHORITIES: SEC. 27-1503. SPECIAL REVIEW BY CITY ZONING COMMISSION.** (a) General. Although each zoning district is primarily intended for a predominant type of use, there are a number of uses which may or may not be appropriate in a particular district depending upon all the circumstances of the individual case. For example, the location, nature of the proposed use, the character of the surrounding development, traffic capacities of adjacent streets, and potential environmental effects, all may indicate that the circumstances of the development should be individually reviewed. It is the intent of this chapter to provide a system of review of such uses so that the community is assured that the uses are compatible with their locations and with surrounding land uses, and will further the purpose of this chapter and the objectives of the comprehensive plan.

**AUTHORITIES: SEC. 27-1509. SPECIAL REVIEW BY COUNTY ZONING COMMISSION.** (a) General. Although each zoning district is primarily intended for a predominant type of use, there are a number of uses which may or may not be appropriate in a particular district depending upon all the circumstances of the individual case. For example, the location, nature of the proposed use, the character of the surrounding development, traffic capacities of adjacent streets and potential environmental effects, all may indicate that the circumstances of the development should be individually reviewed. It is the intent of this chapter to provide a system of review of such uses so that the community is assured that the uses are compatible with their locations and with surrounding land uses, and will further the purpose of this chapter and the objectives of the comprehensive plan.

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