

Attachment D
Applicant Letter – SR #892

July 5, 2011

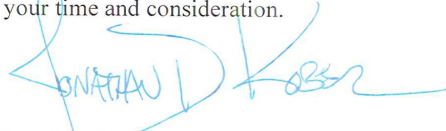
To Whom It May Concern:

I am the owner of the property located at 721 and 723 North 16th Street. This property is currently a duplex and was built approximately 10 years ago by John Armstrong, a North Park area advocate. Mr. Armstrong intended this property to be a four plex but never finished the basement entirely. It is my intent to convert this property to a 3-plex by taking the portion of the basement that is unfinished and converting it to a private entry basement home.

Its the newest (by far) structure on the 600 and 700 blocks of North 15th, North 16th, and North 17th, and could be considered one of the prime properties for this neighborhood. About half of the lower level (basement) is unfinished and without increasing the size of the house, a one bedroom apartment could easily be made from this unfinished portion.

This particular property is kept up and would be an asset to any Billings neighborhood. I have enclosed pictures to show this. I would also like to take this opportunity to point out that most of the properties on this block are multi-family dwellings. One of my biggest concerns with this or any of my properties is to keep them looking as close to perfect as I possibly can. In addition, my request to you comes at a time when there is a demand for good, clean, safe and inexpensive housing. I believe that I would be making a positive addition to the North Park neighborhood by utilizing this property to its full potential.

I hope that I have clarified any issues that will make your decision easier. Thank you for your time and consideration.



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