

Attachment E
Letter from Surrounding Owners – SR #904

To: City of Billings Zoning Commission

4/22/2013



From: Michelle (Cormier) & Rodney Lee 1616 Avenue F; Owen Vogel & Courtney Kienbaum 1610 Avenue F; Gayle Zickuhr 1620 Avenue F; Terry Padgett & Jean Shelp 1632 Avenue f; David & Brenda Binstock 1636 Avenue F *Ryan Hammen, 1640 AVE F, BEN IRION 1628 AVE. F*

We are writing on behalf of the homeowners on the 1600 block of Avenue F to express our concerns about: Project Number 13-081: City Special Review #904.

When we were initially approached at our door by the developer to gauge our reaction to the project, they showed us a flyer (enclosed) and told us they were also going to pave the alley. They said nothing about nearly doubling the number of apartments, and certainly neglected to mention that the driveways to the larger buildings will start a mere 20 feet from our backyards. This was not disclosed to us until the Planning & Community Services Department mailed out the letter dated April 12, 2013. Upon receiving this letter, we immediately changed our reaction to the project. When we purchased our home, the selling points for us were our large, private backyard, and a quiet and desirable neighborhood. This project will essentially turn our backyard into a second front yard and the increased traffic and noise will nullify the desired neighborhood status. Our house will be sandwiched between two city streets. This in no way reflects the property we initially purchased and will drastically affect the sale price and our ability to sell the home should we choose to do so.

We understood when we purchased that we were bordered by rental units. The large backyard of the Plaza Pool Apartments and the line of mature trees at the end of the property line really minimized the consequences of being so near to the rental units. It is my understanding that this project will require that all those mature trees be removed and we will completely lose all separation from the rental units.

We are also concerned with what happens in the future when maintenance issues occur at any of the properties that are losing their alleys. Our underground sprinkler wells are very sandy, and require pumping out every couple of years. Where do we do that now if not in the alley? What if one of the very old clay sewer pipes ruptures and needs to be replaced? We will then need to pay for digging up and then replacing a city street instead of a dirt alley. All our services end in the alley, which will now essentially become a city street. How can that be done without our permission?

One of the biggest problems with the rental units has been the garbage. I have called the City of Billings many times over the last several years to complain about the trash strewn throughout the alley. The renters fill up all available cans and then just dump garbage next to the dumpsters. My husband makes regular trips to the city dump to clear large items such as couches, ovens, metal pieces, and bed frames that don't fit in the dumpster and then sit for weeks. Twelve additional units will only exacerbate this problem. We have heard nothing about how the additional garbage will be dealt with. Will our alley (new street) be filled with numerous cars and dumpsters, or will we be forced to haul our garbage out to our curb every Tuesday? How many more garbage collection days will need to be added?

We also take issue with the statement that "The new buildings will create additional housing in an area of town that greatly needs it." There is currently a project underway at West Park Plaza that will add 96 new rental units. Any additional housing needs in this area will be met by those units. Increasing the size of the Plaza Pool Apartments by allowing huge four plexes & six plexes in the backyards of 9 established houses on Avenue F is unnecessary, damaging of property values, and destructive of our way of life.

We do agree that this project will be "replacing a blemished existing property with an updated development". However, turning our alley into a city street will severely and negatively affect our property values and our ability to sell. The blemished properties can be replaced as they are currently situated and we would willingly deal with the months of construction with little complaint.

I have not even touched on the quality of life issues. Sitting in our hot tub will no longer be a relaxing and quiet experience. Family BBQs will now include car and street noises that are not currently heard in our backyard. I can't even imagine how our new neighbors Kourtney and Owen felt when they were informed about the loss of privacy and the ink wasn't even dry on their closing documents. Six years ago Rodd & I were married in our beautiful backyard. Any similar event will not be possible for someone who owns property on the south side of the 1600 block of Avenue F if this zoning variance is approved and the units are transformed into giant four plexes and six plexes looking directly into our homes.

Achille Cormier Lee

Raquel

Kourtney Kenner

Dayle Zekub

Verny Padgett

Jean Shels

Brenda B. Knott

Earl

Lynne Hamer

12 R

OUT WITH THE OLD . . .



SOMETHING NEW AND EXCITING IS HAPPENING IN YOUR NEIGHBORHOOD.

THE SAM & JUDITH McDONALD FAMILY WILL BE REPLACING THE 50+ YEAR OLD APARTMENTS KNOWN AS THE "PLAZA POOL APARTMENTS" WITH A BEAUTIFUL NEW COMPLEX.

THE PROJECT WILL BEGIN AROUND APRIL 15TH.

WE ARE VERY EXCITED ABOUT THIS NEW PROJECT AND THE WONDERFUL LOOK AND AMBIENCE IT WILL BRING TO THE NEIGHBORHOOD.

SHOULD YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE FAMILY REPRESENTATIVES:

JANE KUKES-PENNEY - 406.690.6394
TOM AT RAINBOW PROPERTY MANAGEMENT - 406.248.9028

. . . IN WITH THE NEW!



(THE COLOR SCHEME IS YET TO BE DETERMINED.)



May 7, 2013

Dear City Planning:

I am the owner of a business which is located at 1707 – 17th Street West which across the street from the planned Trailhead Townhomes development on Avenue E. The developer has shown me the site plan and explained the project. I am strongly in favor of this new project. It will be a nice improvement to the site and neighborhood. Please approve it.

Thank you very much.


Caramel, Cookie Waffles

Jane Kukes-Penney

From: Mail.bresnan.net <jkastrop@bresnan.net>
Sent: Tuesday, May 07, 2013 11:50 AM
To: janekp@mtintouch.net
Subject: Proposed Development

We, Judy and Marvin C. Kastrop owners of the following properties:

1. 1701 Ave. E
2. 1710 Ave. F

are in favor of the proposed property development by the McDonald Land Company near our property.

If you have further questions of us, please contact us at 406 698 0785 or 406 656 0783

Thank you,

Judy Kastrop
Marvin C Kastrop

Effective today, May 7, 2013


Sent from my iPad

May 7, 2013

Dear City Planning:

I am the owner of a business which is located at 1701 Ave E Ste D which across the street from the planned Trailhead Townhomes development on Avenue E. The developer has shown me the site plan and explained the project. I am strongly in favor of this new project. It will be a nice improvement to the site and neighborhood. Please approve it.

Thank you very much.



Chad Kriskovich D.D.S.

May 7, 2013

Dear City Planning:

I am the owner of a business which is located at 1701 Avenue E which across the street from the planned Trailhead Townhomes development on Avenue E. The developer has shown me the site plan and explained the project. I am strongly in favor of this new project. It will be a nice improvement to the site and neighborhood. Please approve it.

Thank you very much.

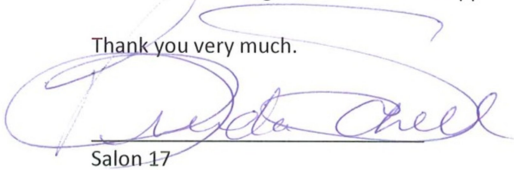

Cameron Townsend.

May 7, 2013

Dear City Planning:

I am the owner of a business which is located at 1709 – 17th Street West which across the street from the planned Trailhead Townhomes development on Avenue E. The developer has shown me the site plan and explained the project. I am strongly in favor of this new project. It will be a nice improvement to the site and neighborhood. Please approve it.

Thank you very much.



Truda Chell

Salon 17

May 7, 2013

Dear City Planning:

I am the owner of a business which is located at 1701 Ave E. which across the street from the planned Trailhead Townhomes development on Avenue E. The developer has shown me the site plan and explained the project. I am strongly in favor of this new project. It will be a nice improvement to the site and neighborhood. Please approve it.

Thank you very much.



Marlene Ostby

Ostby Orthodontics