

Attachment C
Applicant's Letter

SUMMARY

ZONE CHANGE APPLICATION

CITY OF BILLINGS

OWNER: Gerald W. Watson
a/k/a The Paint Doctor
1005 Main Street
Billings, MT 59101

LEGAL: Lots 10, 11 and 16A, Block ⁵~~6~~, Wanigan Subdivision

TAX CODES: A19443, A19437 & A19438

DESCRIPTION: The subject property fronts on Main Street in the Billings Heights and has been used as a commercial enterprise for more than 20 years. The present use is an auto body and paint shop. Lot 16A, or the lot fronting on Main Street, is zoned Highway Commercial, whereas the remaining lots, 10A and 11, are zoned Residential Manufactured Homes.

NEIGHBORHOOD: The neighborhood consists of Commercial and Residential use. The properties fronting on Main Street consist of Commercial and the remaining Neighborhood Residential.

The adjacent neighbor to the south is Tire Rama which recently went through the same zone change on their Lots 12 and 13 of Block 5.

HISTORY: The subject property has always been used for a commercial enterprise. The photos clearly indicate that Lots 10 and 11 have been fenced in and used as a storage yard as part of the historical use.

NEED: The need for the zone change for Lots 10 and 11 to Highway Commercial will bring some conformity to the existing use and enable future owners the ability to develop the full potential of this property.

PRE-APPLICATION STATEMENT

On April 16, 2013, we held a pre-application meeting at 6:00 p.m. at The Paint Doctor located at 1005 Main Street.

Attached are copies of the form letter and map sent to the landowners. There were two letters returned and those copies are attached.

I have also attached the original Sign-In Sheet of that meeting.

