

SOUTH SIDE NEIGHBORHOOD TASK FORCE  
901 South 30<sup>th</sup> Street  
Billings, Montana 59101  
(406) 254-2445

Rcvd 8/6/13  
From Dave  
Hagstrom

August 2, 2013

City Zoning Commission  
City of Billings  
c/o Planning and Community Services Department  
510 North Broadway, 4<sup>th</sup> Floor  
Billings, MT 59101

Re: Variance Request for Jefferson Street

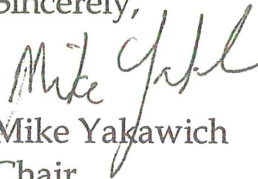
Dear Members of the Zoning Commission:

At its July meeting, the South Side Neighborhood Task Force reviewed the variance request by Dave Hagstrom to put a tri-plex on property at the corner of Jefferson Street and State Avenue. Our organization voted to support this variance if the triplex with three-bedroom units is built as described to us by Mr. Hagstrom at our meeting.

We continue to be concerned about the fact that single family housing is often replaced by rental housing in our neighborhood, and that the density variances sometimes approved by the commission place big demands on the small lots in the South Side Neighborhood. Our group encourages the Planning Department and the Commission to encourage and require that those working in our neighborhood consult with their potential neighbors and the Task Force before going forward with new projects in the area.

Thank you for your attention to our concerns and your hard work in making our community the best a community can be.

Sincerely,



Mike Yakawich  
Chair

South Side Neighborhood Task Force