

Attachment D
Applicant Letter – Special Review #913

SPECIAL REVIEW APPLICATION

The project we are proposing would be two 4-plex new construction buildings that would have two bedrooms each. The reason for the special review is that multiple units in R-6000 zoning require the review. Our design would face the buildings toward each other with a common lawn in between. Access would be from Rehberg.

The goal of this project would be to create a community environment for mentally or physically challenged adults to live in an interactive and energetic community. As the father of an adult daughter with autism, and being involved with the community of the special needs for many years, I feel qualified to speak to the fact that there is a need in Billings for high functioning, independent adults to live in community with each other.

The proposed project would create an area where these folks, many of them overlooked, but contributing members of our community, can live and interact independently and freely with others they can relate to. The “front yard” design would encourage social interaction in an outdoor setting, encouraging healthy inter-dependence and community.

This is not intended to be a group home project, but rather a place to live independently and freely. The living units would be designed to be accessible yet available to all who desire to live in this type of setting.

Several Growth Policy Goals would be attained. Land Use Elements would include the project remaining consistent with the surrounding multi-unit living spaces. The proposed project is an infill project that would not contribute to more urban sprawl. The lot has been vacant for many years. Natural Resources Element goals would be attained because the lot is currently unused and often weed covered and a detraction from the beauty of the neighborhood that surrounds it. The project is designed to create a sense of community and would also satisfy the Community Health Element in that regard.

My wife and I are very active in the special needs community and are very invested in the lives of many of these adults. Through many conversations with others in similar situations as ours, we know there is a strong desire to see these folks have a place of their own to live and thrive.

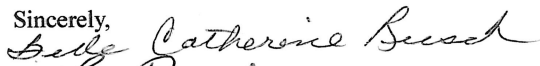

Thanks for your consideration.

Sincerely,
Jeremy Freyenhagen
JCF Properties, Inc.

Planning & Community Service Department
2825 3rd Avenue North, 4th Floor
Billings, MT 59101

RE: CITY Special Review #913
Project Number 13-226
3010 Boulder Avenue – Two 4-plex dwellings

We received notice of a special request to allow two 4-plex multi-family dwellings at 3010 Boulder Avenue. We are property owners and reside on the 3000 block of Colton Avenue. We feel that the proposed 4-plexes would be an asset to the neighborhood. We definitely approve of allowing the 4-plexes to be constructed there.

Sincerely,


Lee and Belle Cathrine Rusch
3014 Colton
Billings, MT