

Gaylord & Michele LaFond

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Billings, MT 59106
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► **Tammy Deines**

Planning Division
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County Variance #277
Project Number: 15-143

August 25, 2015

We are writing in response to the letter we received from The Planning Department in regards to County Variance #277 – 321 Calypso St Billings, MT 59106. We **strongly oppose** request for the change in zoning for the property for the following reasons:

1. Said property owner did not adhere to the Covenants and Declaration of Restrictions. The building that is under construction is too close to neighboring property. The height of the building is also far exceeds what is allowed. The size of the garage exceeds the square foot limits.
 2. From what has been said the property owner's contractor had asked about the covenants and was told the correct allowances yet continued to build to what the property owner requested. In our opinion the property owner chooses to do he wants without regard to any restrictions for the property. As property owners we are all under the same restrictions and covenants and why should it be allowed for one person to do whatever they want and disregard the restrictions and covenants. This zone change would only open it up for others to build whatever they want.
 3. Detached garage could also create a safety hazard in regards to roof height & slope. In heavy snow years the slope and height of the roof could cause a snow slide into neighboring yard causing harm to children, adults and pets. The building is too close to neighboring yards.
 4. The reason there are covenants for our properties is to prevent home owners from building structures that are not consistent with our existing homes. The covenants and restrictions keep our neighborhood consistent and attractive.
 5. Since we have received this notice the property owner now playing music in the mid afternoon so loud you can hear it many blocks away which is very disruptive to sitting outside and enjoying the afternoon.
 6. Since we have received this notice property owner has brought in an old rusted bus and parked it right next to his property line and also removed a hedge line between his property and the next. This bus is a commercial vehicle and according to the **Declaration of Restrictions #12**: No commercial vehicles or trucks shall be parked or stored on the streets adjacent to any lot or lots except for the purposes of performing a service for a resident and in that event said vehicle shall not remain parked for a period
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greater than ten hours. This junky rusted old bus and been parked for at least 7 days without moving it. This has created an eyesore and junky look to the property and is breaking the rule #12.

In order for our neighborhood to remain pleasing and safety issues we oppose the zone change request for this property.

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