

Applicant letter and pre-application meeting notes
Zone Change #946 – 3122 Lynn Avenue

February 18, 2016

Reference: Proposed zone change for the property located at 3122 Lynn Ave.
(Lot 11 Block 9 Central Acres Subdivision 5th filing)
Owner: James O Ouren
PO Box 30723
Billings, MT 59107

To Whom It May Concern:

I, James Ouren conducted the pre-application neighborhood meeting for the proposed zone change. The meeting was held February 10th, 2016 at Sunset Bowl at 5:00 PM. The zone change application is based on materials provided at that pre-application meeting, which are included in this submittal. A sign in sheet from the meeting is included.

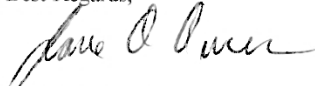
At the meeting there were six homeowners (five properties represented) and one homeowner from just outside the 300 ft radius. I opened by asking if everyone had read and understood what I was planning to do, they all acknowledged. Gerald Voto opened by saying he was opposed to the zone change, the others from the block said they were also opposed. Francis Dahl said he had talked to his neighbors and they were opposed. Bruce O'Banion said there was enough multifamily on the block already, to which Bill Mizell agreed. Susan Wilkerson said Eaton got 31st Street moved and was the only reason for the 4-plexes at the end of the block. We talked about the original restrictions on the subdivision allowing for 2-family dwellings and that changed after the city annexation, then zone changes allowed for duplexes and commercial development on the back side of the block across the alley. Gerald Voto stated very few homeowners live on the block. Susan Wilkerson said "the whole block is already rentals, we don't need anymore". Bryan Steele said he would like to see it developed as he and his wife don't like to see empty unkept lots when they take their nightly walks.

Answer the following questions:

- A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?
- The development of this lot into 2 family homes would make use of County resources and services better by filling in the interior open space of the city rather than expanding further out for 2 families.
 - It will create a more attractive community by making use of empty space, therefore improving the image of the community.
 - It will create more affordable housing for 2 middle-low income families that can only afford townhouses.
 - Because of its close proximity to the businesses on the west end it can reduce commuting distance and therefore reducing drain on natural resources and traffic congestion.
 - By developing this lot it will fill in this section of sidewalk, increasing the safety of the neighborhood and increase property values by getting rid of an empty lot (eyesore).
- B. Explain your need for the intended zone change and why the property cannot be used under existing zoning.
- Explain how the new zoning will fit in with the existing zoning and land uses of the immediate area.
 - I need the zone change in order to build a 2-family dwelling. I have owned the lot for close to 7 years and the only interest I have received in it is for a duplex or a parking lot.
 - The restrictions and zoning on this block have been changed many times over the years and block consists of single family homes, duplexes, fourplexes, and commercial units.

On February 17, I caught up with Rachel Foss who resides to the east of my lot and she reconfirmed that she is not opposed to the zone change, (see enclosed letter)

Best Regards,



James O Ouren

Feb 17, 2016

To whom It may concern;

I Rachel Foos reside at 3116
Lynn Ave^{and} do not object to Jim
Ouren building two townhouses next
to my property.

Sincerely,
Rachel Foos

January 28, 2016

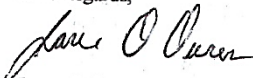
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To Whom It May Concern:

You are cordially invited to meet with James Ouren the owner of Lot 11 Block 9 Central Acres Subdivision. I will be having a neighborhood informational meeting and discussion regarding a zone change for the subject property. The property has been vacant for many years and has been used as a collection area for many peoples toys and trash. I propose a zone change from Residential 9600 to Residential 7000 in order to sufficiently utilize the property. This would allow for the building of a duplex for possible sale as townhouses.

The meeting is to be held in the basement meeting room at Sunset Bowl-1625 Central Ave-Billings, MT on Wednesday February 10th from 5pm to 6pm.

Best Regards,


James O Ouren