

Attachment  
Applicant letter & Site Plan

To All parties associated with application by Nicolle Ament for lot area variance at 204 Wyoming Ave, Billings, MT

From Jean Neyrinck

Date: Nov. 7, 2017

As former owner and continued neighbor of the duplex at 204 Wyoming Ave, I am fully in support of Nicolle Ament's submitting an application for lot area variance, allowing a duplex as her property. Nicolle is purchasing this property from me on a contract for deed.

This property was constructed as a 2 living unit duplex in the early 1900's, long before current zoning areas were designated. On the south there are two additional duplexes, also constructed long ago as 2 living units in each. To the west is a home with 2 apartments, an across the street to the north is a home with 3 apartments.

All of these multifamily uses, as well as numerous apartments and duplexes in the surrounding neighborhood, were in place when I purchased my first home here in 1954, with that usage continuing to the present. For some reason, unknown by me, when zoning designation were established, they did not agree with what had been constructed and lived in over many years.

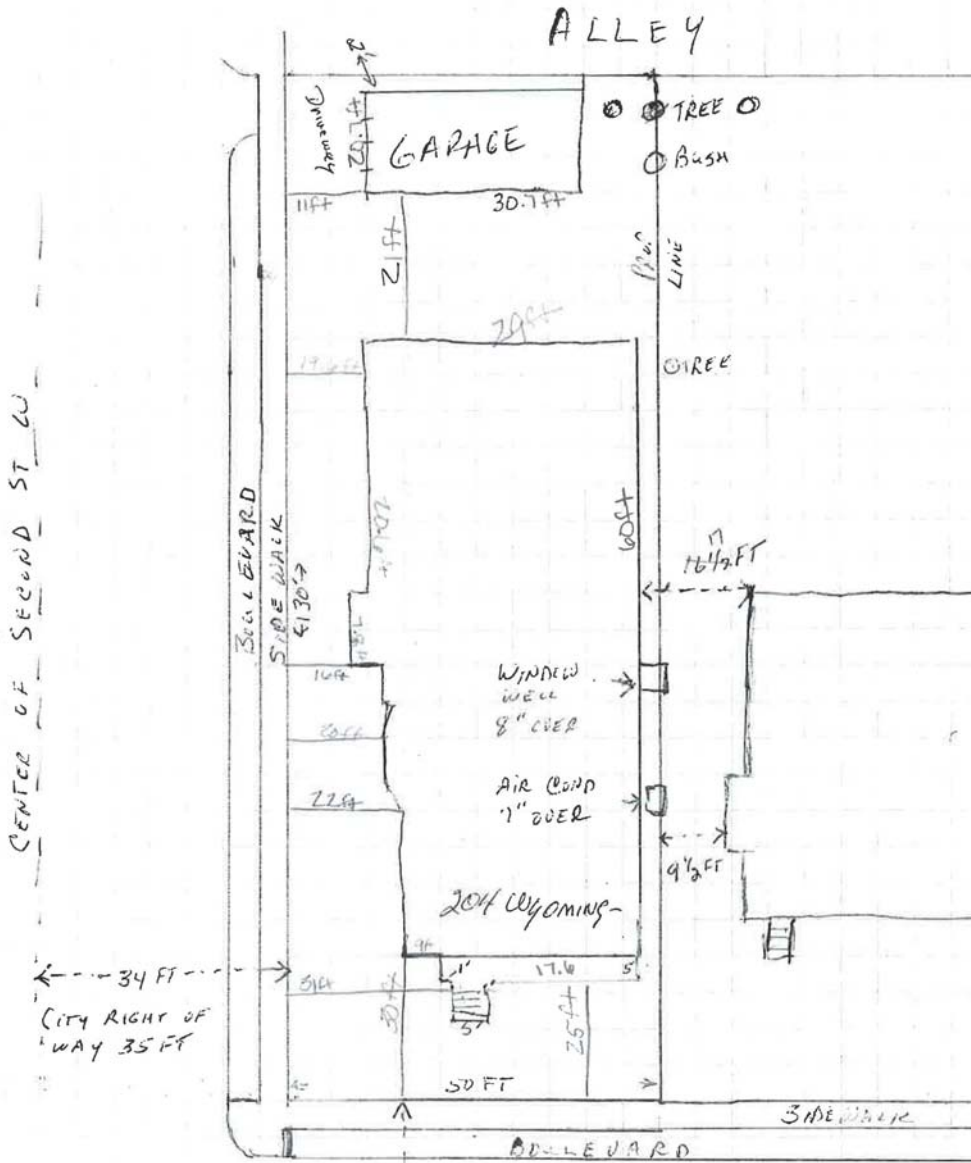
I, and my heirs, wish for this kind of multifamily neighborhood to continue.



Jean Neyrinck  
205 Wyoming Ave  
Billings, MT 59101

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Attachment



CITY RIGHT OF WAY 60 FEET

58 FT

WYOMING AVE

