

Application and pre-application meeting notes
Zone Change #951 – 533 S 24th ST West

APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # 951 - Project # P2-16-00199

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the City of Billings Zoning Regulations.

Present Zoning: Residential

Proposed Zoning: Neighborhood commercial

TAX ID# C01734 CITY ELECTION WARD # 3

Legal Description of Property: Valley View Acres Block 5 1-3

Address or General Location (If unknown, contact City Engineering): 533 S. 24th St. West

Size of Parcel (Area & Dimensions): 14,400 sq. ft 120' X 120'

Present Land-Use: Yard

Proposed Land-Use: Parking and yard

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Steve and Diana Kuehn (SK Real Estate Holdings, LLC)

(Recorded Owner)

4925 Chevelle Drive Billings, MT. 59106

(Address)

406-861-7294

(Phone Number)

Steve.kuehn61@gmail.com

(email)

Agent(s):

(Name)

(Address)

(Phone Number)

(email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature: Steve M Kuehn Diana E Kuehn Date: 10/18/16
(Recorded Owner)



Dear Neighbors,

Steve and Diana Kuehn, owners of Caring Hands Veterinary Hospital and owners of the Caring Hands Veterinary Property, invite you to a meeting at 533 South 24th Street West at 7:00 p.m. on Wednesday October 12, 2016. The meeting will be held as the "Pre-application Neighborhood City Zone Change Meeting".


Currently the west half of the 533 South 24th Street property is "Neighborhood Commercial" and the east half of the property is zoned "Residential". We are requesting a zone change for the entire property to be changed to "Neighborhood Commercial".

The zone change is required to expand the parking while eliminating the congestion along Lampman Drive making the area safer. This zone change would make the property consistent with the property across the street located at 517 24th St. W.

The legal description of our property is "Valley View Acres Block 5 1-3" or 533 South 24th Street West Billings, Montana 59102. The property is located at the corner of 24th Street West and Lampman Drive. This location is at 108.575 Longitude and 45.760 Latitude.

The dimensions of the property requested to be re-zoned is 120' X 120'. The entire property is 240' X 120'.

Please contact us if you have any concerns or questions.

Sincerely,

Steve and Diana Kuehn
(406)656-6320

Synopsis On Neighborhood Meeting

- The meeting was held at Caring Hands Veterinary Hospital on October 12, 2016 at 7:00.
- Bill Stene, Steve and Diana Kuehn were in attendance. Mr. Stene was representing Pat Dotsun (2324 Lampman).
- We discussed the need for additional parking and our plan to expand the parking area.

The meeting was adjourned at 7:30 p.m.