

Application & Applicant Letter



ZONE CHANGE REQUEST



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

Check one: City of Billings Zone Change Yellowstone County Zone Change

Address 1127 Alderson Avenue

Legal Description SUNSET SUBD, S05, T01 S, R26 E, BLOCK 4, Lot 4 - 8

STATEMENT: Answer the following questions on a separate document and upload to the online project attachments.

- 1. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?
2. Explain your need for the intended zone change and why the property cannot be used under the existing zoning.
3. Explain how the new zoning will fit in with the existing zoning and land uses of the immediate area.

REQUIRED UPLOADS Online Applications: https://services.billingsmt.gov/citizenaccess/

--Pre-Application Statement of Owner(s) or Agent(s) affirming pre-application meeting was held, and include the following: 1) the pre-application neighborhood meeting was held, and 2) the zone change application is based on materials presented at the meeting.

--Signed Application and Zone Change Statement (Zone Change questions)

--Site Plan

--Typed Mailing Labels Certified Surrounding Property Owners

--Radius Map & Certified List of Property Owners

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. I attest that all the information presented herein is factual and correct.

Recorded Owner(s) 1127 Alderson LLC

Owner's Address 1010 Central Avenue, Ste. 1, Billings, Montana 59102

Owner's Phone Number 406-690-2070 E-mail max@griffindvlp.net

Applicant/Agent Michael Burke, AIA

Applicant/Agent's Address 222 North 32nd Street, Ste. 800, Billings, Montana 59101

Applicant/Agent's Phone Number 406-248-7811 E-mail hgfa@hgfa.net

Signature of Recorded Owner(s) [Handwritten Signature]

Date 7-29-20

AUTHORITIES: Procedures and Review Criteria for Zone Change requests Billings Montana City Code (BMCC) Section 27-1502 et seq. SEC. 27-1502. AMENDMENTS TO CHAPTER. (a) General. This chapter, including the official zoning map, may be amended only by the city council but no amendment shall be finally approved by the city council unless it has been submitted to the city zoning commission for review and recommendation.

AUTHORITIES: Procedures and Review Criteria for Zone Change requests Unified Zoning Regulations Section 27-1508 et seq. SEC. 27-1508. AMENDMENTS TO CHAPTER. (a) General. Although each zoning district is primarily intended for a predominant type of use, there are a number of uses which may or may not be appropriate in a particular district depending upon all the circumstances of the individual case.