

APPLICATION FORM

CITY ZONE CHANGE **Billings Zone Change #** 984 - **Project #** PZ-20-00198

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: R-70

Proposed Zoning: ~~R-70~~ RMFR

TAX ID# A16612 CITY ELECTION WARD # 3

Legal Description of Property: SUNSET SUBD, S05, T01 S, R26 E, BLOCK 2, Lot 6

Address or General Location (If unknown, contact City Engineering): 1219 12th Street West, Billings, 59102

Size of Parcel (Area & Dimensions): 10,056 A

Present Land-Use: Dueplex with 2 Commercial Units

Proposed Land-Use: Triplex-

Covenants or Deed Restrictions on Property: Yes _____ No XX

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): Christian Helland (Purchased property 8/10/2020

(Recorded Owner)
3300 2nd Ave North #6, Billings, MT. 59101

(Address)
406/206/5186 Christian.z.Helland@gmail.com

(Phone Number) (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: C. Helland Date: 9-2-2020

(Recorded Owner)



- D) In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?

My proposal to rezone 1219 12th Street West to RMF-R is consistent with the goal and policies of the adopted Growth Policy, as detailed below. The goal of this project is to turn the current structure, which has been vacant for over a year, into a home to accommodate three separate families, as well as make the yard visually appealing for the neighborhood. The "commercial" spaces currently within the house are not usable nor a utilized space. The zoning change will help efficiently use the full space of the home. I will be investing in the community with the remodel by purchasing supplies from local business and recycling materials where possible. This project will also be completed by local contactors in addition to myself. I have a vested interest in the safety of the neighborhood, turning this vacant home into contributing part of the community by bringing in responsible tenants to the neighborhood.

- 2) Explain your need for the intended zone change and why the property cannot be used under the existing zoning. Explain how the new zoning will fit in with the existing zoning and land use of the immediate area.

The property currently exists as a legal duplex with two commercial units attached, I wish to remove the two commercial units and turn the building into a triplex. The catalyst for seeking the variance is to receive a rebuild letter to obtain traditional bank financing. The changes will not impact any of the exterior walls.

Pre-Application Statement of Owner(s) or Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. **Present Zoning:** R-7000
2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: Changing from R-7000 to R-6000 will allow the building to be used as a triplex
Current area of lot is 10,080 SQFT- RMFR
3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:** _____
SUNSET SUBD, S05, T01 S, R26 E, BLOCK 2, Lot 6
5. **Neighborhood Task Force Area:** Yes // No . If Yes, Name of Task Force and mailing address of Chairperson: Yes, Central Terry Task Force - L.A. Trudeau - 930 Miles Ave -
6. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form
7. **A copy of the meeting notice.** please attach to this form
8. **A brief synopsis of the meeting results.** please attach to this form
9. **The undersigned affirm the following:**
 - 1) The pre-application neighborhood meeting was held on the 21, day of August, 2020
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s): Christian Helland Telephone: 406/206/5186
Address: 3300 2nd Ave North #6, Billings, MT. 59101 Email: Christian.z.Helland@gmail.com

Agent (s): _____ Telephone: _____
Address: _____ Email: _____

Synopsis of neighborhood meeting held on 8/21/20 at 5:30 at Spring Creek Park.

Mrs. Margene Hall and I visited about the rezoning project and what the proposed use of the building if the zoning was changed. We discussed how the house and landscaping would be changed and be a nice addition to the neighborhood with off-street parking available for the tenants. We discussed the project from 5:30- 5:35.



