

Application

APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # _____ - Project # Pz-21-00113

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 N3

Proposed Zoning: N2

TAX ID# A22352 CITY ELECTION WARD 2

Legal Description of Property: Lake Hills Subd 5th Flwy, S16, T01 N, R26 E, Block 29, Lot 2

Address or General Location (If unknown, contact City Engineering): 117/119 Glenhaven Dr

Size of Parcel (Area & Dimensions): 424 acres 180' x 90' x 200' 18,466 sq ft

Present Land-Use: residential multi-family

Proposed Land-Use: residential multi-family

Covenants or Deed Restrictions on Property: Yes X No _____

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): Eric Schnebach

(Recorded Owner) 119 Glenhaven Dr Billings, MT 59105

(Address) (406) 209-2650 eric.schnebach@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: _____ Date: 4/23/21

(Recorded Owner)



Applicant Letter

Statement

April 9, 2021

To whom it may concern:

There are two reasons to change the zoning for the property at 117/ 119 Glenhaven Dr Billings, MT 59105. The first being bringing the zoning in line with the historic use of the property. The current duplex was built in 1962, which according to my research, was prior to the lot being incorporated into the city and zoned. It seems that the property was possibly zoned incorrectly, as it will not allow for a rebuild of what was already in existence. The duplex is not an "up/ down" duplex, that being a duplex that was once a single family residence. This duplex has always been a duplex and was constructed in a near mirror image in side by side style. The second being to refinance the property out of an FHA loan into a conventional loan. The current building on the property is a duplex. The current zoning is N3, which does not allow for a rebuild of a duplex in the event of a loss of more than fifty percent of the building. Therefore, I am unable to refinance unless the zoning is changed to N2, which would allow for a rebuild of a duplex.

The proposed new zoning will meet each of the 10 zone change criteria to include but not limited to the following. The change in zoning would be consistent with the Growth Policy. The property is centrally located in the Heights in an established neighborhood. Infrastructure is already in place. The change would not affect traffic, as it is already a duplex. The zone change would accommodate the character of the district, as N2 is for neighborhoods built mid-century. The zone change would allow for the current density to be retained and allow for an improved duplex be built in the event of a loss, maintaining the mixed use character of the neighborhood. The zone change would also preserve the value of the current building and property. I look forward to working through the zone change process.



Eric Schnelbach