

From Ed & Marcie Zink, residents at 2020 Greenbriar Road, Billings, 59105

Thank you for the opportunity to express our concerns with the proposed zoning changes.

We, along with every neighbor we have discussed this with, are in strong opposition to altering the lot sizes for the proposed application. Our neighborhood is well-designed and mature, with similarly sized lots, similar larger home sizes and a pleasing aesthetic. We relied on the zoning rules in place when we decided to move into this neighborhood in 2017. We looked at this zoning very carefully, We would not have moved into this neighborhood if we had any notion of the proposed changes. It is unreasonable to change the zoning now by reducing the lot sizes so dramatically along our property lines. The originally planned and approved lot sizes in the realm of 14,000 to 15,000 square feet are in line with existing lots and homes (and their boundaries) and would reasonably extend the existing neighborhood in a way that makes sense.

The proposed changes would dramatically increase the population in a smaller area, with two houses backed up to each single home that now exists. This would have a negative impact on the availability of public safety services to the area, including police, fire and medical. From a public health standpoint, the increase in noise and disruption to our neighborhood is disturbing and unwelcome. Again, this will place multiple homes backed up against each of our single residences as opposed to the original plan of similarly sized lots and homes. The increase of homes beyond the original planning is likely to tax water delivery/sewer systems as well and this would negatively affect the entire area. In sum, the proposed lot changes would dramatically change both the existing and developing neighborhood in ways that are contrary to the original well-conceived plans. Given the negative impact to sightlines to the west from existing homes and combining that with an absence of parkland, this would represent a dramatic change to the character of the existing neighborhood and area.

We do not oppose the inevitable development of this area, but respectfully ask that it be done as legally planned, documented and with respect to the lengthy process that already played out. Many of us have designed aspects of our properties with the expectation that the new lots would proceed as originally designed and lawfully documented. There is no viable need to approve this application for zoning change. But, there are ample reasons to reject it and to simply proceed with the lot sizes as the subdivision was conceived.

Thank you. We will be watching and appreciate your consideration of our concerns.