

Donald and Evelyn Bergeron
2729 E. Bridger Drive
Billings, MT
406-208-2911

February 23, 2022



City County Planning Division
City Board of Adjustments
2825 Third Avenue North
Billings, MT 59101

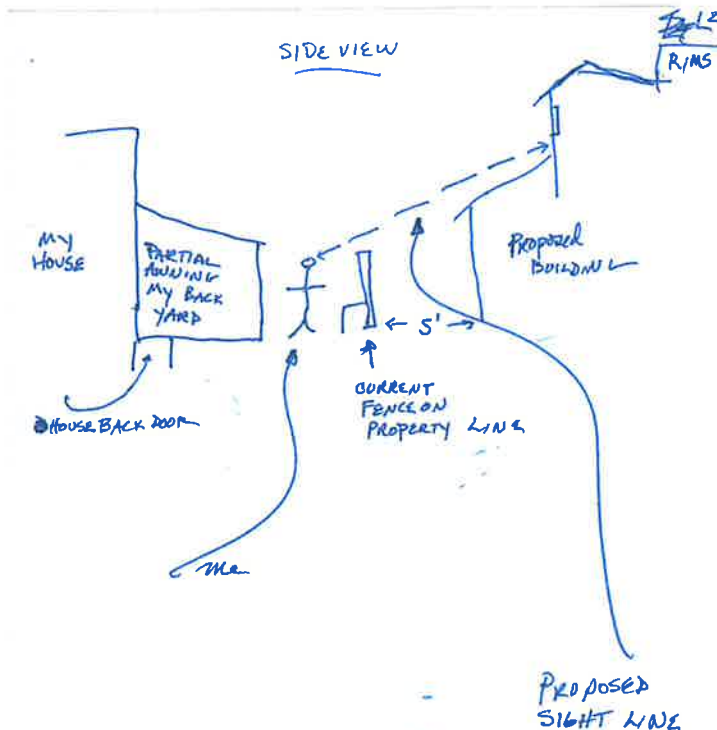
Re: City Variance 134211
Project Number: PZX-22-00031

We have recently been notified of the above variance request adjacent to our property at 2729 E. Bridger Drive, Billings, MT.

It is our sincere request that YOU DO NOT APPROVE THIS VARIANCE.

There will be a tremendous transfer of value from our property to the petitioning neighbor. Estimated reduction in the value of our property is a minimum of \$35,000-\$40,000 due to the complete loss of backyard privacy with the placement of a 34 foot building within feet of my property line. A future buyer of my home would not appreciate the blockage of views north to the rims.

Attached is a hand sketch and photos of our backyard which shows the detrimental effect this variance building would have on us.





The views out our back solarium and upstairs, which would be blocked.

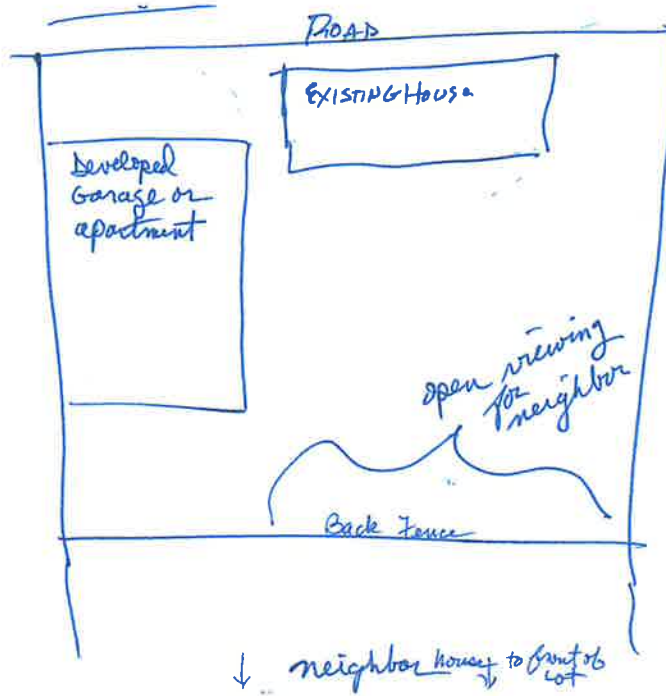


The privacy of our backyard.

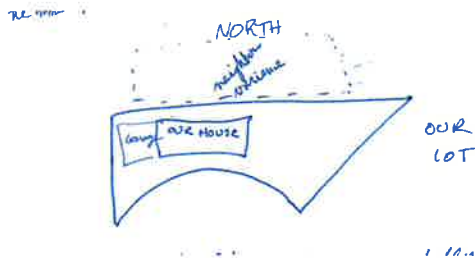


The front of our house.

I personally visited all the 12 properties listed as “similar” to this variance request. I report to you that none of them are similar. Most have the below configuration which allows at least moderate open space to the affected neighbors. The homes affected are located at the “front” of their lots thereby creating more space between the buildings.



Our home was also built many years ago. Our lot has an odd shape which requires the home to be situation toward the north.



It is insulting to us that a need or reason for this variance is because “Billings has recently become the hottest housing market in the nation.” So does this mean it is reasonable to destroy the view and privacy of our backyard? I hope not!

We have lived here 37 years peacefully investing in and enjoying our property. Are we now going to have to move to accommodate someone’s desire to capture a hot real estate deal? I hope not! Montana is a large state and the reason we live in Montana is for the its Big Sky and views. Do we really have to live on top of each other as in a large eastern city?

Please do not approve this variance request. Please consider that peace, quiet, and backyard views are important to all residences in Billings - including us. What good does it do to cram in a building so close to our property that could cause **US** to move? We have done nothing wrong! We have lived here 37 years protected by city codes and regulations. We are not asking to change the rules—the neighbor is!

This is not in the sense of “fair play” to allow new development at the expense of a current resident.

Please use this opportunity, that only your boards have, to disapprove this variance.

Sincerely,



Don and Ev Bergeron

Cc: Krysta Buska
2622 Rimrock Road
Billings, MT. 59102-0560

Krysta Buska, PA
c/o Billings Clinic
2675 Central Avenue
Billings, MT. 59102

kbuska406@gmail.com

Curriculum Vitae

Don Bergeron

- Graduated from EMC (MSU-B)
- Retired from CTA Architects Engineers in 2012.
- I have been a long-time volunteer in Billings.
- Twenty years tutoring reading for 3rd graders at Newman and Poly Elementary Schools. Signed up 15 others to do the same.
- Board Member:
 - Education Foundation of Billings Public Schools
 - Big Brothers & Sisters of Yellowstone County
 - Breakfast Exchange Club
 - Billings JC's
- Cross-guard for Poly Elementary School.

Ev Bergeron

- Graduated from EMC (MSU-B)
- Native Montanan
- Worked in Billings for 30 years.
- Volunteer for Billings Food Bank
- Officer of Billings Arts Association