

## APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # \_\_\_\_\_ - Project # PZX-21-00313

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: N1-First Neighborhood

Proposed Zoning: NX1 - Mixed Residential 1

TAX ID# A17638

CITY ELECTION WARD : Ward 3

Legal Description of Property:

WEST BILLINGS HEIGHTS, S05, T01 S, R26 E, BLOCK 2, Lot 1-2

Address or General Location (If unknown, contact City Engineering):

1204 Howard Avenue, Billings MT, 59102

Size of Parcel (Area & Dimensions): 7000 sq. ft.

Present Land-Use: Residential Multi Family

Proposed Land-Use: Residential Multi Family (Increased by two units) My goal is to configure the duplex into a four-plex. The layout makes it ideal for this modification without changing the footprint of the building.

Covenants or Deed Restrictions on Property: Yes \_\_\_\_\_ 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):

(Ashley Delp)

(1204 Howard Avenue, Billings MT, 59102)

(406-690-4388) (ashley@ashleydelpteam.com)

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: 12/19/2021

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To whom it may concern,

I would like to take this opportunity to request a zone change for my recently purchased home at 1204 Howard Ave. The property currently is zoned N1 with a Duplex and stand alone 2 bed, 1 bath home. Our goal with the zone change is to get the zoning switched to NX1 which would allow us to modify the duplex into a 4 plex unit. This goal can be achieved without changing the footprint of the existing building. The only access to the basement portion of the duplex is on the west side of the building so makes it very easy to add two additional units as it will just be interior modifications. The proposed zone change request is consistent with the city of Billings growth policy and increases density without a large demand on city services. There is a lack of affordable housing in Billings and this will allow us to provide two more living units in an area that desperately needs additional housing units.

The master site plan will include additional parking with alley access and expanding the on site parking currently in place, additional units will have egress added for safety/light/air, units to be built to code with appropriate fire rating between units, property will have exterior security cameras installed. Being centrally located in Billings and having access to public transportation within walking distance will make this an ideal rental unit.

There are a precedent of multi family units in the direct vicinity of the property and will not affect the usability of the property or the nature of the neighborhood.

This will add value to the lot as current units are renovated, parking improved, unfinished basement will be converted to living quarters so will be 100% completed vs. finished upstairs and less than 25% finished basement.

I feel that I can accomplish this goal with the favorable support of the community and zoning board. I am prepared to accommodate any provisions that the city may impose upon me in granting this zone change request.

Thank you for your consideration and please do not hesitate to contact me with any questions.

Ashley Delp  
406-690-4388