

**Written Statement for Zoning change request.**

PROJECT#: 713 Ave D Zone change

Property Address: 713 AVENUE D  
Township: 01 N Range: 26 E Section: 31  
Subdivision: BILLINGS HEIGHTS SUBD Block: 4 Lot: 4  
Full Legal: BILLINGS HEIGHTS SUBD, S31, T01 N, R26 E, BLOCK 4, Lot 4, W66' OF E132.75' LESS N10' FOR ALLEY

To whom it may concern,

We are proposing a Zone change from P2 to an N1-Zoning. The zoning change will allow the existing structure, formerly a church, to be built-out as a residential duplex. This zone change will match the zoning of surrounding properties. The existing structure size and location on the lot meets all zoning requirements for the proposed N1 zoning. This zone change is consistent with the adopted Growth Policy, Neighborhood Plans, and other applicable city development policies.

Sincerely,



Jeff Wollschlager  
Agent/ Representative