

# APPLICATION FORM

**CITY ZONE CHANGE** Billings Zone Change # \_\_\_\_\_ - Project # \_\_\_\_\_

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 N2-MID-CENTURY NEIGHBORHOOD

Proposed Zoning: NX-1- MIXED RESIDENTIAL 1-4 UNITS

TAX ID# D05358 CITY ELECTION WARD 2

Legal Description of Property: COS 515 PARCEL: 14A1

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

Size of Parcel (Area & Dimensions): 1.111 ACRES

Present Land-Use: VACANT LAND

Proposed Land-Use: MIXED RESIDENTAIL 1-4 UNITS

Covenants or Deed Restrictions on Property: Yes \_\_\_\_\_ No X

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): HWT CONSTRUCTION LLC Joshua Tolentino  
(Recorded Owner)

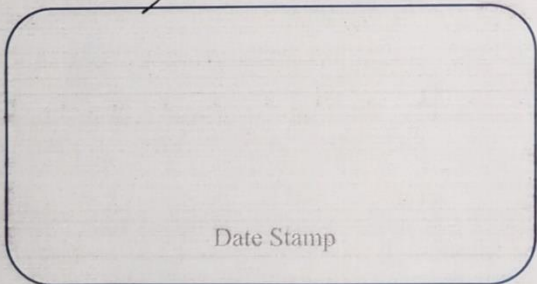
(Address) \_\_\_\_\_  
(Phone Number) \_\_\_\_\_ (email) honoluluwt2013@gmail.com

Agent(s): A-Line Drafting and Design, Jeff Wollschlager  
(Name)

(Address) 406-321-2280 alinedrafting@gmail.com  
(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: [Signature] Date: 02/14/23  
(Recorded Owner)



Date Stamp

## Wicks and Bitterroot Zone change request.

Subject: C.O.S. 515, PARCEL 14A1, AM (21)

Chairperson of the Board of Adjustment:

We are requesting a Zoning change to said lot positioned on the Southwest corner of Wicks and Bitterroot. We are requesting a zone change from N2 to NX1. The requested Zone change would allow Multifamily living with structure with 1-4 units each. This would be the same zoning as the existing lot across Bitterroot to the East. This lot is located at a busy intersection. This lot with the current zoning requires a Principal Building to have a 10-20 feet front Build to zone. This would not be ideal at a busy intersection for a single family residence. This zone change would allow Three, four-plex structures on this lot. This would create a buffer from the busy intersection and the surrounding N2-Zoning. With a Zone change all requirements of NX-1 Zoning will apply.

Owners Representative



Jeff Wollschlager

A-Line Drafting and Design

406-321-2280