

Zone Change 1068 Attachments

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CITY ZONE CHANGE 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: NMU

Proposed Zoning: CMU1

PARCEL TAX ID# A05940 CITY ELECTION WARD WARD 3

Legal Description of Property: _____

Address or General Location (If unknown, contact City Engineering): 1503 13th St W Billings, MT 59102

Size of Parcel (Area square feet or acres): 27936 SQFT

Present Land-Use: HISPANIC CHURCH LEASING FRONT BUILDING / BACK OF BUILDING AND BACK LOT VACANT

Proposed Land-Use: NEW BUILD PAWN SHOP IN VACANT LOT IN THE BACK

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s)  
(Record Owner)
James Black
(Address)
406-656-1085 michelleblack0911@gmail.com
(Phone Number) (email)

Agent(s): AUSTIN CHESSER
(Name)
1235 GRAND AVE BILLINGS, MT 59102
(Address)
406-697-0524 AUSTINCHESSER151989@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:  Date: 6/27/2025 | 9:27 AM PDT
(Record Owner – Digital Signature Allowed)

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Austin Chesser
1235 Grand Ave
Billings, MT 59102
(406) 697-0524
Backcountrypawnmt@gmail.com
6/30/2025

Subject: Request and Reason for Zoning Change – 1503 13th St. West - Billings, MT 59102

Dear Zoning Board Members / Planning Director's,

I am writing to formally request a zoning change for the property located at 1503 13th St. West - Billings, MT 59102, which is currently zoned as NMU. I am requesting that this property be re-zoned to CMU1 to allow for the operation of a commercial business—a pawn shop.

The proposed business will be Backcountry Pawn currently located at 1235 Grand Ave. and will provide a secure, well-managed, and community-friendly establishment offering short-term collateral loans and the resale of secondhand goods in accordance with all local, state, and federal regulations. The building we are planning to develop will be well-suited for commercial activity, with adequate space for secure storage, customer parking, and a clean, professional storefront.

The primary reasons for this rezoning request are as follows:

1. **Economic Development:** The establishment of a small business such as a pawn shop will contribute positively to the local economy by creating jobs, attracting customers to the area, and generating local tax revenue.
2. **Revitalization:** The building and location have the potential to be revitalized and better utilized through commercial use, preventing vacancy or deterioration and contributing to overall neighborhood improvement.
3. **Community Service:** Pawn shops serve an important function in many communities by providing financial options to individuals who may not have access to traditional banking or credit services.
4. **Compliance and Security:** I am committed to operating the business with the highest standards of security, professionalism, and compliance with all regulations, including background checks, detailed recordkeeping, and cooperation with local law enforcement.

I understand the importance of thoughtful zoning and community planning, and I am happy to work closely with city staff, neighbors, and board members to address any questions or concerns regarding this request. I believe this proposed use will be compatible with nearby businesses and will bring added value to the area.

Thank you for considering this application. I respectfully request your support and approval of this zoning change. Please let me know of any additional steps or documentation needed to move this request forward.

Sincerely,
Austin Chesser
Owner/Operator
Backcountry Pawn