

Husman, Karen

From: Berns Brenda
Sent: Monday, February 23, 2026 10:26 AM
To: Husman, Karen
Subject: FW: [EXTERNAL] Variance #303/Project Number PZ-26-00022

Follow Up Flag: Flag for follow up
Flag Status: Flagged

FYI only – I’m sure you’re aware already.



Brenda Berns
Planning Clerk
bernsb@billingsmt.gov

MAIL TO:
PO Box 1178, Billings MT 59103

billingsmt.gov

PHYSICAL ADDRESS:
316 N 26th St, 5th Floor
Billings, MT 59101

P 406.247.8610

Notice: The City is rolling out new Community Development Software on March 2. This will impact applications and permits submitted to Building, Planning, Engineering, Code Enforcement, and Business Licenses. Please email permits@billingsmt.gov or visit our website with any questions.

From: Bill Honaker <bill@honaker.us>
Sent: Saturday, February 21, 2026 4:00 PM
To: Paul, Makayla <paulm@billingsmt.gov>; Berns Brenda <bernsb@billingsmt.gov>
Subject: [EXTERNAL] Variance #303/Project Number PZ-26-00022

i **This message needs your attention**

- This is their first mail to some recipients.

Report this Email or Mark as Safe

Powered by Mimecast

To all-

I am writing to formally oppose the request for Variance #303/Project Number PZ-26-00022, submitted by Mark and Tina Boone. As you are aware, the Petitioners are requesting that they be allowed to

subdivide their 20 acre parcel into (2) individual parcels, one of which is under the required 10-acre minimum.

To my knowledge, we have had two splits of parcels since the beginning, both of which honored the 10 acre minimum rule in the covenants. We have had no problems, because the neighbors have always considered the neighborhood as a whole first. And we have welcomed some great folks into our subdivision as a result. So I have two main issues- 1.) an 8-acre parcel is worth less than a 10-acre piece and I worry about the effects it has on other parcels' values, and 2.) I also worry about the precedence it creates for us to have to do it again in the future. In my 18 years in this subdivision, folks have been attracted to the neighborhood based on the privacy it affords and I believe that was the reasoning in making the tracts 20 acres, as well as sub-dividable into 10 acre parcels without special arrangements. I just don't believe that a request for variance should necessarily be based on what's easier for the Petitioner, but rather what's best for the neighborhood. The Petitioner is still able to subdivide their property into (2) 10-acre parcels without a variance and I hope they would do so in a manner that is best for the neighborhood, even if it isn't necessarily required.

Consequently, I am respectfully hoping the variance is denied. Thank you!

Bill Honaker
Honaker Real Estate Group
P.O. Box 2094
Billings, MT 59103
(c) 406.861.3201
bill@honaker.us