

APPLICATION FORM

COUNTY ZONE CHANGE

Zone Change # 725 - Project # PZX-24-00155

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: RR3

Proposed Zoning: C3

TAX ID: D06595

CITY ELECTION WARD 3

Legal Description of Property:

Address or General Location: 406 Johnson Lane

Size of Parcel (Area & Dimensions): 10 Acres

Present Land-Use: Vacant lot and two existing vacant buildings

Proposed Land-Use: Future Commercial structure TBD

Covenants or Deed Restrictions on Property: Yes _____ No X _____

Owner(s): Vlahos, Christos
832 Granite Estates Lane Billings MT 59101
(406)672-3661 superbuilds@gmail.com

Agent(s): Jeff Wollschlager
725 Grand Ave. Billings MT 59102
406-321-2280 alinedrafting@gmail.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: *Christos Vlahos* Date: 6-12-24
(Recorded Owner)



Date Stamp

Written Statement for Zoning change request.

PROJECT#: 406 Johnson Lane Zone change

Property Address: 406 JOHNSON LN
Township: 01 N Range: 27 E Section: 30
Full Legal: S30, T01 N, R27 E, S2S2SENW4 (96)

To whom it may concern,

We are proposing a Zone change from RR3 to an C3-Zoning. The zoning change will allow for the construction of commercial structures compliant with C3 Zoning along Johnson Lane. There are two existing structures on the property. The modular home on the Southeast corner of the property is not a permanent structure and is subject to removal once development has been defined. The existing vacant commercial structure will remain and be a leasable space until further development plans have been established. This zone change is consistent with the adopted Growth Policy, Neighborhood Plans, and other applicable city development policies.

Sincerely,



Jeff Wollschlager
Agent/ Representative

Zoning change request.

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To whom it may concern,

A neighborhood meeting is scheduled for the 25th day of June at 5 PM. The location of the meeting will be held at the Lockwood Fire Station 501 Johnson Lane. We are proposing a Zone change from RR3 to a C3-Zoning. The zoning change will allow the front 500' of this property to be used as commercial property. This zone change will allow the development and construction of leasable commercial business space. This zone change will match the local growth policy proposed by the County.

The purposes of a neighborhood meeting are to: inform neighboring property owners of the details of a proposed use of the lot, identify how the owner intends to meet the standards contained in this zoning code, and to allow the applicant to receive preliminary public comment on the proposal.

Sincerely,



Jeff Wollschlager

Agent/ Representative