

Dear City Council

The bi-laws currently in place were designed to protect homeowners with conforming lots that abided by the set backs and zoning laws in place.

Non-conforming lot owners were fully aware of the restrictions to develop these properties. Now they want these bi-laws to change in order to accommodate them and when they knew full well what they could do to upgrade or develop their property and what they could not.

This new proposal the set backs will need to be adjusted to accommodate them when they knew what the law was and in many cases purchased these lots for a much lesser price than a conforming lot. The impact of this change on conforming lots can decrease the value of conforming lots because in many cases there are 2 non-conforming lots along side a conforming lot. That will affect shed-views, sun light etc resulting in land locking these properties when both non-conforming lots are developed and making non-conforming lots possibly more appealing and valuable. This also continues the cycle of non-conforming lots.

Why are they more important than me? Why is it I had to purchase a bigger conforming lot to expand my house and the non-conforming lot owners do not? I understand changing that if the house burns down more than 50% that they can't rebuild so why not just change that law that they are able to build to what it was previously?

I am opposed to this change as I believe it puts conforming lots at a disadvantage value wise and non-conforming lots at an value advantage.

I bought my home knowing the laws of conforming lots and non-conforming lots this is why I purchased my property. Again why are they more important than me?

Sincerely,

Lynette Mortimer  
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